

*Forest Lake  
Community Development District*

*Meeting Agenda*

*August 2, 2022*

# AGENDA

# *Forest Lake*

## *Community Development District*

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219 East Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

July 26, 2022

**Board of Supervisors  
Forest Lake  
Community Development District**

Dear Board Members:

A meeting of the Board of Supervisors of the **Forest Lake Community Development District** will be held **Tuesday, August 2, 2022 at 1:45 PM at 346 E. Central Ave., Winter Haven, FL 33880.**

**Zoom Video Link:** <https://us06web.zoom.us/j/82967337512>

**Zoom Call-In Number:** 1-646-876-9923

**Meeting ID:** 829 6733 7512

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period
3. Organizational Matters
  - A. Acceptance of Resignation from Patrick Marone
  - B. Appointment to Fill the Vacant Board Seat
  - C. Administration of Oath to Newly Appointed Supervisor
  - D. Consideration of Resolution 2022-08 Appointing Assistant Secretary
4. Approval of Minutes from the May 3, 2022 Board of Supervisors Meeting and May 18, 2022 Continued Board of Supervisors Meeting
5. Public Hearings
  - A. Public Hearing on the Adoption of the Fiscal Year 2023 Budget
    - i. Consideration of Resolution 2022-09 Adopting the District's Fiscal Year 2023 Budget and Appropriating Funds
  - B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments
    - i. Consideration of Resolution 2022-10 Imposing Special Assessments and Certifying an Assessment Roll
6. Consideration of Resolution 2022-11 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2023

7. Consideration of Resolution 2022-12 Designating a Date, Time, and Location for a Landowners' Meeting and Election
8. Consideration of Resolution 2022-13 Ratifying Series 2022 (Assessment Area Two Project) Bonds
9. Consideration of Amended and Restated Disclosure of Public Financing
10. Consideration of Proposal from AMTEC for Series 2022 (Assessment Area Two Project) Arbitrage Rebate Services
11. Staff Reports
  - A. Attorney
  - B. Engineer
    - i. Ratification of Stormwater Needs Analysis Report
  - C. Field Manager's Report
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
    - iii. Ratification of Funding Requests
      - a) Summary of Series 2022 #1 through #10
12. Other Business
13. Supervisors Requests and Audience Comments
14. Adjournment

## SECTION III

# SECTION A

Jill, please accept this email as my resignation from my remaining CDD boards. It has been a pleasure working with you and everyone at GMS these past years.

Thanks again,

Patrick Marone

# SECTION D

**RESOLUTION 2022-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT  
ELECTING THE OFFICERS OF THE DISTRICT, AND  
PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“**Board**”), shall organize by electing one of its members as Chair and by electing an Assistant Secretary, and such other officers as the Board may deem necessary.

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

**SECTION 1. DISTRICT OFFICERS.** The following persons are elected to the offices shown:

Assistant Secretary \_\_\_\_\_

**SECTION 2. CONFLICTS.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 2nd day of August 2022

ATTEST:

**FOREST LAKE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

# MINUTES

**MINUTES OF MEETING  
FOREST LAKE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Forest Lake Community Development District was held Tuesday, **May 3, 2022** at 1:45 p.m. at 346 E. Central Ave., Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath  
Andrew Rhinehart  
Matthew Cassidy  
Patrick Marone

Chairman  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

Also present were:

Jill Burns  
Roy Van Wyk *via Zoom*  
Marshall Tindall

District Manager, GMS  
KE Law Group  
GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order and called the roll. There were three Board members present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns stated that there were no members of the public present or joining the meeting by Zoom.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the April 5,  
2022 Board of Supervisors Meeting**

Ms. Burns asked for any questions, comments, or corrections to the April 5, 2022 meeting minutes. The Board had no changes or corrections.

On MOTION by Mr. Rhinehart, seconded by Mr. Heath, with all in favor, the Minutes of the April 5, 2022 Board of Supervisors Meeting, were approved.
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**FOURTH ORDER OF BUSINESS****Presentation and Approval of Supplemental Assessment Methodology for Assessment Area Two (dated May 3, 2022)**

Ms. Burns noted that this assessment report provides for an assessment methodology that allocates debt to be incurred to the benefitting properties within Assessment Area 2 of the District. She overviewed the tables attached in the methodology and offered to answer any questions. She also stated that the assessments were fairly and reasonably apportioned across the product types and the benefit on the lands is equal to or in excess of the burden placed on them.

Mr. Van Wyk asked Ms. Burns if the methodology was consistent with the Master Assessment Methodology Report, she replied that yes, it is.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Supplemental Assessment Methodology for Assessment Area Two (dated May 3, 2022), was approved.

**FIFTH ORDER OF BUSINESS****Consideration of Series 2022 Developer's Agreements and Notice of Special Assessments:****A. Completion Agreement**

Ms. Burns stated that the landowner requested that the District limit the amount of debt assessments imposed on the Assessment Area 2 project and allowed the landowner to directly fund a portion of the assessments in the Assessment Area 2 project.

**B. Acquisition Agreement**

Ms. Burns stated that this agreement sets forth the process by which the District will acquire work products or improvements on any real property that is being conveyed by the landowner.

**C. True-Up Agreement**

Ms. Burns stated that this agreement confirms the landowner's intention and obligation if required to make true-up payments related to the Assessment Area 2 assessments that are on the Phase 3 lands.

**D. Collateral Assignment Agreement**

Ms. Burns stated that this agreement outlines that in the event of default of the payment of the Assessment Area 2 bonds that the landowner will assign certain development rights to the District in order to allow the District or a third party to complete development of the Assessment Area 2 project.

**E. Declaration of Consent**

Ms. Burns stated that under this agreement the landowner is confirming and agreeing that the debt assessments have been dually adopted by the Board and that all proceedings undertaken by the District have been in accordance with Florida law.

**F. Notice of Special Assessments**

Ms. Burns stated that the District has taken all action necessary to levy and impose the Assessment Area 2 special assessments.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, Series 2022 Developer's Agreements and Notice of Special Assessments, was approved as amended.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-04  
Supplemental Assessment Resolution**

Ms. Burns stated that this item was tabled.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-07  
Approving the Proposed Fiscal Year  
2022/2023 Budget (Suggested Date:  
August 2, 2022), Declaring Special  
Assessments, and Setting the Public  
Hearings on the Fiscal Year 2022/2023  
Budget and Imposition of Operations and  
Maintenance Assessments *(Two versions of  
budget included)***

Ms. Burns stated that there were two versions of the Fiscal Year 2022/2023 budget included in the packet. She overviewed the differences, and the Board agreed on approving the lower option budget. The lower version did not include staffing the amenity with security.

On MOTION by Mr. Heath, seconded by Mr. Marone, with all in favor, Resolution 2022-07 Approving the Proposed Fiscal Year 2022/2023 Budget, Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2022/2023 Budget and Imposition of Operations and Maintenance Assessments for August 2, 2022, was approved.

**EIGHTH ORDER OF BUSINESS****Consideration of Draft Fiscal Year 2021  
Audit Report**

Ms. Burns stated that as seen in the report provided, there were no instances of noncompliance and no findings. It was considered a clean audit and will be submitted to the state prior to the June deadline.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Draft Fiscal Year 2021 Audit Report, was approved.

**NINTH ORDER OF BUSINESS****Staff Reports****A. Attorney**

Mr. Van Wyk had nothing further to report.

**B. Engineer****i. Consideration of Proposal for Stormwater Needs Analysis Report  
Services**

Ms. Burns presented the Stormwater Needs Analysis report to the Board. The Board decided to table this item until the May meeting and asked the engineer to provide a not-to-exceed amount in the proposal.

**C. Field Manager's Report****i. Consideration of Proposal to Add Solar Lights to Amenity Area  
Mailboxes**

Mr. Tindall presented the field manager's report to the Board. He outlined the proposal for adding solar lights to amenity area mailboxes. The Board decided to approve adding two solar lights.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Proposal to Add Two Solar Lights to Amenity Area Mailboxes, was approved.

**D. District Manager's Report**

**i. Approval of the Check Register**

Ms. Burns presented the check register and asked for any questions. Hearing none, there was a motion to approve.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Check Register, was approved.

**ii. Balance Sheet and Income Statement**

Ms. Burns stated the financials were in the package for review, and there was no action that needed to be taken.

**iii. Presentation of Number of Registered Voters – 71**

Ms. Burns stated that there were 71 registered voters within the District as of April 15, 2022.

**TENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being none, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Continuation of Meeting to Wednesday,  
May 18, 2022 at 12:45 PM at 346 E.  
Central Ave., Winter Haven, FL 33880**

Ms. Burns asked for a motion to continue the meeting to Wednesday, May 18, 2022 at 12:45 p.m. at 346 E. Central Ave., Winter Haven, FL 33880.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the meeting was continued to May 18, 2022.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

**MINUTES OF MEETING  
FOREST LAKE  
COMMUNITY DEVELOPMENT DISTRICT**

The continued meeting of the Board of Supervisors of the Forest Lake Community Development District was held Wednesday, **May 18, 2022** at 12:45 p.m. at 346 E. Central Ave., Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk  
Andrew Rhinehart  
Patrick Marone

Vice Chairman  
Assistant Secretary  
Assistant Secretary

Also present were:

Jill Burns

District Manager, GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order and called the roll. There were three Board members present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns stated that there were no members of the public present or joining the meeting by Zoom.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2022-04  
Supplemental Assessment Resolution**

Ms. Burns noted that the District entered into a Bond Purchase Contract on May 6, 2022. Resolution 2022-04 sets forth the term of the sale of the Assessment Area 2 bonds. The terms of the bonds were attached as exhibits to the resolution. Ms. Burns noted that they are schedule to close on May 24, 2022. The Board had no questions on the resolution.

On MOTION by Mr. Rhinehart, seconded by Mr. Marone, with all in favor, Resolution 2022-04 Supplemental Assessment Resolution, was approved.
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**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. Engineer**

**i. Consideration of Revised Proposal for Stormwater Needs Analysis Report Services**

Ms. Burns presented the proposal for the Stormwater Needs Analysis Report that was tabled at their prior Board meeting. The proposal was a not to exceed \$5,000.

On MOTION by Ms. Schwenk, seconded by Mr. Marone, with all in favor, the Revised Proposal for Stormwater Needs Analysis Report from Wood & Associates with a Not to Exceed \$5,000, was approved.
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**FIFTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**SIXTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being none, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

Ms. Burns asked for a motion to adjourn.

On MOTION by Mr. Rhinehart, seconded by Mr. Marone, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION V

# SECTION A

# SECTION 1

## **RESOLUTION 2022-09**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Forest Lake Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing; and

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

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

#### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Forest Lake Community Development District for the Fiscal Year Ending September 30, 2023.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

## SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND – SERIES 2020	\$ _____
CAPITAL RESERVE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

## SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within sixty (60) days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to the budget under subparagraphs c. and d. above are posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

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

**PASSED AND ADOPTED THIS 2ND DAY OF AUGUST, 2022.**

ATTEST:

**FOREST LAKE COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairman, Board of Supervisors

**Exhibit A:** Fiscal Year 2022/2023 Budget

***Forest Lake***  
***Community Development District***

***Proposed Budget***  
***FY2023***



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**Forest Lake**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Total Thru 9/30/22	Proposed Budget FY2023
<b><u>Revenues</u></b>					
Assessments - Tax Roll	\$ 270,152	\$ 270,624	\$ -	\$ 270,624	\$ 351,781
Assessments - Direct Bill	\$ 58,278	\$ -	\$ 58,278	\$ 58,278	\$ 60,641
<b>Total Revenues</b>	<b>\$ 328,430</b>	<b>\$ 270,624</b>	<b>\$ 58,278</b>	<b>\$ 328,902</b>	<b>\$ 412,422</b>
<b><u>Expenditures</u></b>					
<b><u>Administrative</u></b>					
Supervisor Fees	\$ 12,000	\$ 6,200	\$ 3,000	\$ 9,200	\$ 12,000
Engineering	\$ 15,000	\$ -	\$ 3,750	\$ 3,750	\$ 15,000
Attorney	\$ 30,000	\$ 13,198	\$ 7,500	\$ 20,698	\$ 30,000
Annual Audit	\$ 4,500	\$ 4,400	\$ -	\$ 4,400	\$ 5,500
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Arbitrage	\$ 900	\$ 450	\$ 450	\$ 900	\$ 900
Dissemination	\$ 6,000	\$ 5,000	\$ 1,500	\$ 6,500	\$ 6,000
Trustee Fees	\$ 7,100	\$ 4,041	\$ 3,059	\$ 7,100	\$ 8,081
Management Fees	\$ 36,050	\$ 27,038	\$ 9,013	\$ 36,050	\$ 37,853
Information Technology	\$ 1,800	\$ 1,350	\$ 450	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 900	\$ 300	\$ 1,200	\$ 1,200
Telephone	\$ 300	\$ -	\$ 75	\$ 75	\$ -
Postage & Delivery	\$ 1,000	\$ 134	\$ 250	\$ 384	\$ 1,000
Insurance	\$ 5,500	\$ 5,175	\$ -	\$ 5,175	\$ 6,210
Copies	\$ 1,000	\$ 26	\$ 250	\$ 276	\$ 500
Legal Advertising	\$ 10,000	\$ 2,290	\$ 7,500	\$ 9,790	\$ 10,000
Other Current Charges	\$ 5,000	\$ 409	\$ 1,250	\$ 1,659	\$ 6,460
Office Supplies	\$ 625	\$ 32	\$ 156	\$ 189	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ 165	\$ 165	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 143,810</b>	<b>\$ 75,818</b>	<b>\$ 38,668</b>	<b>\$ 114,486</b>	<b>\$ 148,304</b>

**Forest Lake**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Total Thru 9/30/22	Proposed Budget FY2023
<u>Operations &amp; Maintenance</u>					
<b>Field Expenditures</b>					
Property Insurance	\$ 5,000	\$ 4,686	\$ -	\$ 4,686	\$ 5,000
Field Management	\$ 15,000	\$ 8,125	\$ 3,750	\$ 11,875	\$ 15,750
Landscape Maintenance	\$ 40,000	\$ 32,531	\$ 14,021	\$ 46,551	\$ 74,000
Landscape Replacement	\$ 2,500	\$ -	\$ 625	\$ 625	\$ 12,000
Streetlights	\$ 15,000	\$ 11,618	\$ 3,873	\$ 15,491	\$ 16,764
Electric	\$ 5,000	\$ 3,388	\$ 1,128	\$ 4,516	\$ 6,600
Water & Sewer	\$ 3,000	\$ -	\$ 750	\$ 750	\$ 3,000
Sidewalk & Asphalt Maintenance	\$ 500	\$ -	\$ 125	\$ 125	\$ 2,500
Irrigation Repairs	\$ 2,500	\$ 183	\$ 625	\$ 808	\$ 7,500
General Repairs & Maintenance	\$ 5,000	\$ 1,547	\$ 1,250	\$ 2,797	\$ 12,000
Contingency	\$ 2,500	\$ 74	\$ 625	\$ 699	\$ 7,500
<b>Subtotal Field Expenses</b>	<b>\$ 96,000</b>	<b>\$ 62,151</b>	<b>\$ 26,772</b>	<b>\$ 88,923</b>	<b>\$ 162,614</b>
<b>Amenity Expenses</b>					
Amenity - Electric	\$ 14,400	\$ 5,152	\$ 2,850	\$ 8,002	\$ 12,540
Amenity - Water	\$ 3,500	\$ 1,838	\$ 900	\$ 2,738	\$ 3,696
Playground Lease	\$ 14,000	\$ 4,781	\$ 7,172	\$ 11,954	\$ 28,688
Internet	\$ 3,000	\$ 372	\$ 279	\$ 651	\$ 1,500
Pest Control	\$ 720	\$ -	\$ 180	\$ 180	\$ 480
Janitorial Services	\$ 8,500	\$ 1,414	\$ 3,300	\$ 4,714	\$ 6,600
Security Services	\$ 10,000	\$ 5,589	\$ 2,500	\$ 8,089	\$ 2,500
Pool Maintenance	\$ 18,000	\$ 6,750	\$ 4,050	\$ 10,800	\$ 18,000
Amenity Access Management	\$ 5,000	\$ 1,667	\$ 1,250	\$ 2,917	\$ 5,000
Amenity Repairs & Maintenance	\$ 1,000	\$ 359	\$ 250	\$ 609	\$ 10,000
Contingency	\$ 7,500	\$ 1,924	\$ 1,875	\$ 3,799	\$ 7,500
<b>Subtotal Amenity Expenses</b>	<b>\$ 85,620</b>	<b>\$ 29,846</b>	<b>\$ 24,606</b>	<b>\$ 54,452</b>	<b>\$ 96,504</b>
<u><b>Total Operations &amp; Maintenance</b></u>	<b>\$ 181,620</b>	<b>\$ 91,997</b>	<b>\$ 51,378</b>	<b>\$ 143,375</b>	<b>\$ 259,118</b>
<u>Other Expenditures</u>					
Capital Reserves - Transfer	\$ 3,000	\$ -	\$ 3,000	\$ 3,000	\$ 5,000
<u><b>Total Other Expenditures</b></u>	<b>\$ 3,000</b>	<b>\$ -</b>	<b>\$ 3,000</b>	<b>\$ 3,000</b>	<b>\$ 5,000</b>
<b>Total Expenditures</b>	<b>\$ 328,430</b>	<b>\$ 167,815</b>	<b>\$ 93,046</b>	<b>\$ 260,861</b>	<b>\$ 412,422</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 0</b>	<b>\$ 102,809</b>	<b>\$ (34,768)</b>	<b>\$ 68,041</b>	<b>\$ -</b>

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Platted	388.00	388	1	\$351,781.30	\$906.65	\$974.90
Unplatted	66.88	186	0.36	\$60,640.63	\$326.02	\$350.56
	<b>454.88</b>	<b>574</b>		<b>\$412,421.93</b>		

# Forest Lake

## Community Development District

### General Fund Budget

#### **Revenues:**

##### **Assessments**

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during the fiscal year.

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#### **Expenditures:**

##### **General & Administrative:**

###### **Supervisor Fees**

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

###### **Engineering**

The District's engineer, Wood & Associates Engineering, LLC, provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

###### **Attorney**

The District's legal counsel, KE Law Group, provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

###### **Annual Audit**

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is currently contracted with Grau & Associates for these services.

###### **Assessment Administration**

The District has contracted with Governmental Management Services-Central Florida, LLC, to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

###### **Arbitrage**

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2020 bonds and another anticipated bond issuance.

###### **Dissemination**

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the Series 2020 bonds and another anticipated bond issuance.

###### **Trustee Fees**

The District will incur trustee related costs with the issuance of its' issued bonds.

# Forest Lake

## Community Development District

### General Fund Budget

#### Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

#### Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc. Governmental Management Services-Central Florida, LLC, provides these services.

#### Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services-Central Florida, LLC, provides these services.

#### Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

#### Insurance

The District's general liability and public official's liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

#### Copies

Printing agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

#### Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

#### Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

#### Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

#### Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

# Forest Lake

## Community Development District

### General Fund Budget

#### **Operations & Maintenance:**

##### **Field Expenditures**

###### Property Insurance

The District's property insurance coverages.

###### Field Management

Governmental Management Services-Central Florida, LLC, provides onsite field management of contracts for the District such as landscape maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

###### Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed. The District has contracted with Prince & Sons, Inc. to provide these services.

###### Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

###### Streetlights

Represents the cost to maintain streetlights within the District Boundaries that are expected to be in place throughout the fiscal year.

###### Electric

Represents current and estimated electric charges of common areas throughout the District.

###### Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

###### Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

###### Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

###### General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

# Forest Lake

## Community Development District

### General Fund Budget

#### Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

#### **Amenity Expenditures**

##### Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

##### Amenity – Water

Represents estimated water charges for the District's amenity facilities.

##### Playground Lease

The District will enter into a leasing agreement for playgrounds installed in the community.

##### Internet

Internet service will be added for use at the Amenity Center.

##### Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

##### Janitorial Services

Represents estimated costs to provide janitorial services and supplies for the District's amenity facilities.

##### Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities, as well as maintaining security systems.

##### Pool Maintenance

Represents the costs of regular cleaning and treatments of the District's pool. The services are provided by Resort Pool Services.

##### Amenity Access Management

Represents the cost of managing access to the District's amenity facilities. Governmental Management Services-Central Florida, LLC, provides these services.

##### Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

**Forest Lake**  
**Community Development District**  
**General Fund Budget**

*Contingency*

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

*Other Expenses:*

*Capital Reserves*

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

**Forest Lake**  
**Community Development District**  
**Proposed Budget**  
**Series 2020 Debt Service Fund**

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Total Thru 9/30/22	Proposed Budget FY2023
<b><u>Revenues</u></b>					
Special Assessments	\$ 505,199	\$ 499,229	\$ 5,970	\$ 505,199	\$ 505,199
Interest	\$ -	\$ 121	\$ -	\$ 121	\$ -
Carry Forward Surplus	\$ 168,365	\$ 289,809	\$ -	\$ 289,809	\$ 175,748
<b>Total Revenues</b>	<b>\$ 673,564</b>	<b>\$ 789,160</b>	<b>\$ 5,970</b>	<b>\$ 795,129</b>	<b>\$ 680,947</b>
<b><u>Expenditures</u></b>					
Interest Expense - 11/1	\$ 168,338	\$ 168,338	\$ -	\$ 168,338	\$ 163,978
Special Call - 11/1	\$ -	\$ 120,000	\$ -	\$ 120,000	\$ -
Principal Expense - 5/1	\$ 170,000	\$ 165,000	\$ -	\$ 165,000	\$ 170,000
Interest Expense - 5/1	\$ 168,338	\$ 166,044	\$ -	\$ 166,044	\$ 163,978
<b>Total Expenditures</b>	<b>\$ 506,675</b>	<b>\$ 619,381</b>	<b>\$ -</b>	<b>\$ 619,381</b>	<b>\$ 497,956</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 166,889</b>	<b>\$ 169,778</b>	<b>\$ 5,970</b>	<b>\$ 175,748</b>	<b>\$ 182,991</b>

Interest Expense 11/1/23	\$ 161,747
<b>Total</b>	<b>\$ 161,747</b>

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
SF - Phase 1	203	\$ 273,995	\$1,350	\$1,451
SF - Phase 2	185	\$ 231,204	\$1,250	\$1,344
	388	\$ 505,199		

**Forest Lake**  
**Community Development District**  
**Series 2020 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/22	\$ 8,565,000.00	\$ -	\$ 163,978.13	\$ 495,121.88
05/01/23	\$ 8,565,000.00	\$ 170,000.00	\$ 163,978.13	\$ -
11/01/23	\$ 8,395,000.00	\$ -	\$ 161,746.88	\$ 495,725.00
05/01/24	\$ 8,395,000.00	\$ 175,000.00	\$ 161,746.88	\$ -
11/01/24	\$ 8,220,000.00	\$ -	\$ 159,450.00	\$ 496,196.88
05/01/25	\$ 8,220,000.00	\$ 180,000.00	\$ 159,450.00	\$ -
11/01/25	\$ 8,040,000.00	\$ -	\$ 157,087.50	\$ 496,537.50
05/01/26	\$ 8,040,000.00	\$ 185,000.00	\$ 157,087.50	\$ -
11/01/26	\$ 7,855,000.00	\$ -	\$ 154,081.25	\$ 496,168.75
05/01/27	\$ 7,855,000.00	\$ 190,000.00	\$ 154,081.25	\$ -
11/01/27	\$ 7,665,000.00	\$ -	\$ 150,993.75	\$ 495,075.00
05/01/28	\$ 7,665,000.00	\$ 200,000.00	\$ 150,993.75	\$ -
11/01/28	\$ 7,465,000.00	\$ -	\$ 147,743.75	\$ 498,737.50
05/01/29	\$ 7,465,000.00	\$ 205,000.00	\$ 147,743.75	\$ -
11/01/29	\$ 7,260,000.00	\$ -	\$ 144,412.50	\$ 497,156.25
05/01/30	\$ 7,260,000.00	\$ 210,000.00	\$ 144,412.50	\$ -
11/01/30	\$ 7,050,000.00	\$ -	\$ 141,000.00	\$ 495,412.50
05/01/31	\$ 7,050,000.00	\$ 220,000.00	\$ 141,000.00	\$ -
11/01/31	\$ 6,830,000.00	\$ -	\$ 136,600.00	\$ 497,600.00
05/01/32	\$ 6,830,000.00	\$ 225,000.00	\$ 136,600.00	\$ -
11/01/32	\$ 6,605,000.00	\$ -	\$ 132,100.00	\$ 493,700.00
05/01/33	\$ 6,605,000.00	\$ 235,000.00	\$ 132,100.00	\$ -
11/01/33	\$ 6,370,000.00	\$ -	\$ 127,400.00	\$ 494,500.00
05/01/34	\$ 6,370,000.00	\$ 245,000.00	\$ 127,400.00	\$ -
11/01/34	\$ 6,125,000.00	\$ -	\$ 122,500.00	\$ 494,900.00
05/01/35	\$ 6,125,000.00	\$ 255,000.00	\$ 122,500.00	\$ -
11/01/35	\$ 5,870,000.00	\$ -	\$ 117,400.00	\$ 494,900.00
05/01/36	\$ 5,870,000.00	\$ 265,000.00	\$ 117,400.00	\$ -
11/01/36	\$ 5,605,000.00	\$ -	\$ 112,100.00	\$ 494,500.00
05/01/37	\$ 5,605,000.00	\$ 280,000.00	\$ 112,100.00	\$ -
11/01/37	\$ 5,325,000.00	\$ -	\$ 106,500.00	\$ 498,600.00
05/01/38	\$ 5,325,000.00	\$ 290,000.00	\$ 106,500.00	\$ -
11/01/38	\$ 5,035,000.00	\$ -	\$ 100,700.00	\$ 497,200.00
05/01/39	\$ 5,035,000.00	\$ 300,000.00	\$ 100,700.00	\$ -
11/01/39	\$ 4,735,000.00	\$ -	\$ 94,700.00	\$ 495,400.00
05/01/40	\$ 4,735,000.00	\$ 315,000.00	\$ 94,700.00	\$ -
11/01/40	\$ 4,420,000.00	\$ -	\$ 88,400.00	\$ 498,100.00
05/01/41	\$ 4,420,000.00	\$ 325,000.00	\$ 88,400.00	\$ -
11/01/41	\$ 4,095,000.00	\$ -	\$ 81,900.00	\$ 495,300.00
05/01/42	\$ 4,095,000.00	\$ 340,000.00	\$ 81,900.00	\$ -
11/01/42	\$ 3,755,000.00	\$ -	\$ 75,100.00	\$ 497,000.00
05/01/43	\$ 3,755,000.00	\$ 355,000.00	\$ 75,100.00	\$ -
11/01/43	\$ 3,400,000.00	\$ -	\$ 68,000.00	\$ 498,100.00

**Forest Lake**  
**Community Development District**  
**Series 2020 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
05/01/44	\$ 3,400,000.00	\$ 370,000.00	\$ 68,000.00	\$ -
11/01/44	\$ 3,030,000.00	\$ -	\$ 60,600.00	\$ 498,600.00
05/01/45	\$ 3,030,000.00	\$ 385,000.00	\$ 60,600.00	\$ -
11/01/45	\$ 2,645,000.00	\$ -	\$ 52,900.00	\$ 498,500.00
05/01/46	\$ 2,645,000.00	\$ 400,000.00	\$ 52,900.00	\$ -
11/01/46	\$ 2,245,000.00	\$ -	\$ 44,900.00	\$ 497,800.00
05/01/47	\$ 2,245,000.00	\$ 415,000.00	\$ 44,900.00	\$ -
11/01/47	\$ 1,830,000.00	\$ -	\$ 36,600.00	\$ 496,500.00
05/01/48	\$ 1,830,000.00	\$ 430,000.00	\$ 36,600.00	\$ -
11/01/48	\$ 1,400,000.00	\$ -	\$ 28,000.00	\$ 494,600.00
05/01/49	\$ 1,400,000.00	\$ 450,000.00	\$ 28,000.00	\$ -
11/01/49	\$ 950,000.00	\$ -	\$ 19,000.00	\$ 497,000.00
05/01/50	\$ 950,000.00	\$ 465,000.00	\$ 19,000.00	\$ -
11/1/50	\$ 485,000.00	\$ -	\$ 9,700.00	\$ 493,700.00
5/1/51	\$ 485,000.00	\$ 485,000.00	\$ 9,700.00	\$ 494,700.00
		\$ 8,565,000	\$ 5,991,188	\$ 14,887,331

**Forest Lake**  
**Community Development District**  
**Proposed Budget**  
**Series 2022 Debt Service Fund**

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Total Thru 9/30/22	Proposed Budget FY2023
<b><u>Revenues</u></b>					
Special Assessments	\$ -	\$ -	\$ -	\$ -	\$ 319,706
Interest	\$ -	\$ 19	\$ -	\$ 19	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 109,737
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 19</b>	<b>\$ -</b>	<b>\$ 19</b>	<b>\$ 429,443</b>
<b><u>Expenditures</u></b>					
Interest Expense - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 109,717
Principal Expense - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 65,000
Interest Expense - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 124,247
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 298,964</b>
<b><u>Other Financing Sources/(Uses)</u></b>					
Bond Proceeds	\$ -	\$ 429,424	\$ -	\$ 429,424	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ 429,424</b>	<b>\$ -</b>	<b>\$ 429,424</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 19</b>	<b>\$ -</b>	<b>\$ 429,443</b>	<b>\$ 130,479</b>

Interest Expense 11/1/23	\$ 124,247
<b>Total</b>	<b>\$ 124,247</b>

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family	186	\$ 319,706	\$1,719	\$1,848
	186	\$ 319,706		

**Forest Lake**  
**Community Development District**  
**Series 2022 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/22	\$ 4,700,000.00	\$ -	\$ 109,717.38	\$ 109,717.38
05/01/23	\$ 4,700,000.00	\$ 65,000.00	\$ 125,790.63	\$ -
11/01/23	\$ 4,635,000.00	\$ -	\$ 124,246.88	\$ 315,037.50
05/01/24	\$ 4,635,000.00	\$ 70,000.00	\$ 124,246.88	\$ -
11/01/24	\$ 4,565,000.00	\$ -	\$ 122,584.38	\$ 316,831.25
05/01/25	\$ 4,565,000.00	\$ 75,000.00	\$ 122,584.38	\$ -
11/01/25	\$ 4,410,000.00	\$ -	\$ 120,803.13	\$ 318,387.50
05/01/26	\$ 4,330,000.00	\$ 80,000.00	\$ 120,803.13	\$ -
11/01/26	\$ 4,330,000.00	\$ -	\$ 118,903.13	\$ 319,706.25
05/01/27	\$ 4,330,000.00	\$ 80,000.00	\$ 118,903.13	\$ -
11/01/27	\$ 4,330,000.00	\$ -	\$ 117,003.13	\$ 315,906.25
05/01/28	\$ 4,330,000.00	\$ 85,000.00	\$ 117,003.13	\$ -
11/01/28	\$ 4,245,000.00	\$ -	\$ 114,878.13	\$ 316,881.25
05/01/29	\$ 4,245,000.00	\$ 90,000.00	\$ 114,878.13	\$ -
11/01/29	\$ 4,155,000.00	\$ -	\$ 112,628.13	\$ 317,506.25
05/01/30	\$ 4,155,000.00	\$ 95,000.00	\$ 112,628.13	\$ -
11/01/30	\$ 3,855,000.00	\$ -	\$ 110,253.13	\$ 317,881.25
05/01/31	\$ 3,855,000.00	\$ 100,000.00	\$ 110,253.13	\$ -
11/01/31	\$ 3,855,000.00	\$ -	\$ 107,753.13	\$ 318,006.25
05/01/32	\$ 3,855,000.00	\$ 105,000.00	\$ 107,753.13	\$ -
11/01/32	\$ 3,855,000.00	\$ -	\$ 105,128.13	\$ 317,881.25
05/01/33	\$ 3,855,000.00	\$ 110,000.00	\$ 105,128.13	\$ -
11/01/33	\$ 3,745,000.00	\$ -	\$ 102,171.88	\$ 317,300.00
05/01/34	\$ 3,745,000.00	\$ 115,000.00	\$ 102,171.88	\$ -
11/01/34	\$ 3,630,000.00	\$ -	\$ 99,081.25	\$ 316,253.13
05/01/35	\$ 3,630,000.00	\$ 120,000.00	\$ 99,081.25	\$ -
11/01/35	\$ 3,510,000.00	\$ -	\$ 95,856.25	\$ 314,937.50
05/01/36	\$ 3,510,000.00	\$ 130,000.00	\$ 95,856.25	\$ -
11/01/36	\$ 3,380,000.00	\$ -	\$ 92,362.50	\$ 318,218.75
05/01/37	\$ 3,380,000.00	\$ 135,000.00	\$ 92,362.50	\$ -
11/01/37	\$ 3,245,000.00	\$ -	\$ 88,734.38	\$ 316,096.88
05/01/38	\$ 3,245,000.00	\$ 145,000.00	\$ 88,734.38	\$ -
11/01/38	\$ 3,100,000.00	\$ -	\$ 84,837.50	\$ 318,571.88
05/01/39	\$ 3,100,000.00	\$ 150,000.00	\$ 84,837.50	\$ -
11/01/39	\$ 2,950,000.00	\$ -	\$ 80,806.25	\$ 315,643.75
05/01/40	\$ 2,620,000.00	\$ 160,000.00	\$ 80,806.25	\$ -
11/01/40	\$ 2,440,000.00	\$ -	\$ 76,506.25	\$ 317,312.50
05/01/41	\$ 2,440,000.00	\$ 170,000.00	\$ 76,506.25	\$ -
11/01/41	\$ 2,440,000.00	\$ -	\$ 71,937.50	\$ 318,443.75
05/01/42	\$ 2,440,000.00	\$ 180,000.00	\$ 71,937.50	\$ -
11/01/42	\$ 2,440,000.00	\$ -	\$ 67,100.00	\$ 319,037.50
05/01/43	\$ 2,440,000.00	\$ 190,000.00	\$ 67,100.00	\$ -
11/01/43	\$ 2,250,000.00	\$ -	\$ 61,875.00	\$ 318,975.00

**Forest Lake**  
**Community Development District**  
**Series 2022 Special Assessment Bonds**  
**Amortization Schedule**

Date		Balance		Prinicipal		Interest		Total	
05/01/44	\$	2,250,000.00	\$	200,000.00	\$	61,875.00	\$	-	
11/01/44	\$	2,050,000.00	\$	-	\$	56,375.00	\$	318,250.00	
05/01/45	\$	2,050,000.00	\$	210,000.00	\$	56,375.00	\$	-	
11/01/45	\$	1,840,000.00	\$	-	\$	50,600.00	\$	316,975.00	
05/01/46	\$	1,840,000.00	\$	220,000.00	\$	50,600.00	\$	-	
11/01/46	\$	1,620,000.00	\$	-	\$	44,550.00	\$	315,150.00	
05/01/47	\$	1,620,000.00	\$	235,000.00	\$	44,550.00	\$	-	
11/01/47	\$	1,385,000.00	\$	-	\$	38,087.50	\$	317,637.50	
05/01/48	\$	1,385,000.00	\$	250,000.00	\$	38,087.50	\$	-	
11/01/48	\$	1,135,000.00	\$	-	\$	31,212.50	\$	319,300.00	
05/01/49	\$	1,135,000.00	\$	260,000.00	\$	31,212.50	\$	-	
11/01/49	\$	875,000.00	\$	-	\$	24,062.50	\$	315,275.00	
05/01/50	\$	875,000.00	\$	275,000.00	\$	24,062.50	\$	-	
11/1/50	\$	600,000.00	\$	-	\$	16,500.00	\$	315,562.50	
5/1/51	\$	600,000.00	\$	290,000.00	\$	16,500.00	\$	-	
11/1/51	\$	310,000.00	\$	-	\$	8,525.00	\$	315,025.00	
5/1/52	\$	310,000.00	\$	310,000.00	\$	8,525.00	\$	318,525.00	
				\$	4,700,000	\$	4,926,233	\$	9,626,233

**Forest Lake**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve Fund**

	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Total Thru 9/30/22	Proposed Budget FY2023
<b><u>Revenues</u></b>					
Interest	\$ -	\$ -	\$ -	\$ -	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 3,000
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,000</b>
<b><u>Expenditures</u></b>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b><u>Other Financing Sources/(Uses)</u></b>					
Transfer In/(Out)	\$ 3,000	\$ -	\$ 3,000	\$ 3,000	\$ 5,000
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 3,000</b>	<b>\$ -</b>	<b>\$ 3,000</b>	<b>\$ 3,000</b>	<b>\$ 5,000</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 3,000</b>	<b>\$ -</b>	<b>\$ 3,000</b>	<b>\$ 3,000</b>	<b>\$ 8,000</b>

## SECTION B

# SECTION 1

## RESOLUTION 2022-10

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the District is located in Polk County, Florida (“**County**”); and

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

**WHEREAS**, for the fiscal year beginning October 1, 2022, and ending September 30, 2023 (“**Fiscal Year 2022/2023**”), the Board of Supervisors (“**Board**”) of the District has adopted its budgets, including its operations and maintenance budget and debt service budgets (together, “**Adopted Budget**”) attached hereto as **Exhibit “A”** and now desires to set forth the method by which operations and maintenance and debt service special assessments shall be collected and enforced; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached hereto as **Exhibit “B”**, and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B”**; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits “A” and “B”**, is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 170, 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B”**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments levied on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B”**.
- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments levied on the Direct Collect Property will be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B”**. Assessments directly collected by the District are due in full on December 1, 2022; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 25% due no later than October 1, 2022, 25% due no later than December 1, 2022, 25% due no later than February 1, 2023 and 25% due no later than May 1, 2023. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2022/2023, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of

collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

*[Continued on following page]*

**PASSED AND ADOPTED** this 2nd day of August 2022.

ATTEST:

**FOREST LAKE COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary / Assistant Secretary

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Chairperson, Board of Supervisors

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll (Uniform Method)  
Assessment Roll (Direct Collect)

**Exhibit A**  
Budget

***Forest Lake***  
***Community Development District***

***Proposed Budget***  
***FY2023***



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**Forest Lake**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Total Thru 9/30/22	Proposed Budget FY2023
<b><u>Revenues</u></b>					
Assessments - Tax Roll	\$ 270,152	\$ 270,624	\$ -	\$ 270,624	\$ 351,781
Assessments - Direct Bill	\$ 58,278	\$ -	\$ 58,278	\$ 58,278	\$ 60,641
<b>Total Revenues</b>	<b>\$ 328,430</b>	<b>\$ 270,624</b>	<b>\$ 58,278</b>	<b>\$ 328,902</b>	<b>\$ 412,422</b>
<b><u>Expenditures</u></b>					
<b><u>Administrative</u></b>					
Supervisor Fees	\$ 12,000	\$ 6,200	\$ 3,000	\$ 9,200	\$ 12,000
Engineering	\$ 15,000	\$ -	\$ 3,750	\$ 3,750	\$ 15,000
Attorney	\$ 30,000	\$ 13,198	\$ 7,500	\$ 20,698	\$ 30,000
Annual Audit	\$ 4,500	\$ 4,400	\$ -	\$ 4,400	\$ 5,500
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Arbitrage	\$ 900	\$ 450	\$ 450	\$ 900	\$ 900
Dissemination	\$ 6,000	\$ 5,000	\$ 1,500	\$ 6,500	\$ 6,000
Trustee Fees	\$ 7,100	\$ 4,041	\$ 3,059	\$ 7,100	\$ 8,081
Management Fees	\$ 36,050	\$ 27,038	\$ 9,013	\$ 36,050	\$ 37,853
Information Technology	\$ 1,800	\$ 1,350	\$ 450	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 900	\$ 300	\$ 1,200	\$ 1,200
Telephone	\$ 300	\$ -	\$ 75	\$ 75	\$ -
Postage & Delivery	\$ 1,000	\$ 134	\$ 250	\$ 384	\$ 1,000
Insurance	\$ 5,500	\$ 5,175	\$ -	\$ 5,175	\$ 6,210
Copies	\$ 1,000	\$ 26	\$ 250	\$ 276	\$ 500
Legal Advertising	\$ 10,000	\$ 2,290	\$ 7,500	\$ 9,790	\$ 10,000
Other Current Charges	\$ 5,000	\$ 409	\$ 1,250	\$ 1,659	\$ 6,460
Office Supplies	\$ 625	\$ 32	\$ 156	\$ 189	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ 165	\$ 165	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 143,810</b>	<b>\$ 75,818</b>	<b>\$ 38,668</b>	<b>\$ 114,486</b>	<b>\$ 148,304</b>

**Forest Lake**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Total Thru 9/30/22	Proposed Budget FY2023
<u>Operations &amp; Maintenance</u>					
<b>Field Expenditures</b>					
Property Insurance	\$ 5,000	\$ 4,686	\$ -	\$ 4,686	\$ 5,000
Field Management	\$ 15,000	\$ 8,125	\$ 3,750	\$ 11,875	\$ 15,750
Landscape Maintenance	\$ 40,000	\$ 32,531	\$ 14,021	\$ 46,551	\$ 74,000
Landscape Replacement	\$ 2,500	\$ -	\$ 625	\$ 625	\$ 12,000
Streetlights	\$ 15,000	\$ 11,618	\$ 3,873	\$ 15,491	\$ 16,764
Electric	\$ 5,000	\$ 3,388	\$ 1,128	\$ 4,516	\$ 6,600
Water & Sewer	\$ 3,000	\$ -	\$ 750	\$ 750	\$ 3,000
Sidewalk & Asphalt Maintenance	\$ 500	\$ -	\$ 125	\$ 125	\$ 2,500
Irrigation Repairs	\$ 2,500	\$ 183	\$ 625	\$ 808	\$ 7,500
General Repairs & Maintenance	\$ 5,000	\$ 1,547	\$ 1,250	\$ 2,797	\$ 12,000
Contingency	\$ 2,500	\$ 74	\$ 625	\$ 699	\$ 7,500
<b>Subtotal Field Expenses</b>	<b>\$ 96,000</b>	<b>\$ 62,151</b>	<b>\$ 26,772</b>	<b>\$ 88,923</b>	<b>\$ 162,614</b>
<b>Amenity Expenses</b>					
Amenity - Electric	\$ 14,400	\$ 5,152	\$ 2,850	\$ 8,002	\$ 12,540
Amenity - Water	\$ 3,500	\$ 1,838	\$ 900	\$ 2,738	\$ 3,696
Playground Lease	\$ 14,000	\$ 4,781	\$ 7,172	\$ 11,954	\$ 28,688
Internet	\$ 3,000	\$ 372	\$ 279	\$ 651	\$ 1,500
Pest Control	\$ 720	\$ -	\$ 180	\$ 180	\$ 480
Janitorial Services	\$ 8,500	\$ 1,414	\$ 3,300	\$ 4,714	\$ 6,600
Security Services	\$ 10,000	\$ 5,589	\$ 2,500	\$ 8,089	\$ 2,500
Pool Maintenance	\$ 18,000	\$ 6,750	\$ 4,050	\$ 10,800	\$ 18,000
Amenity Access Management	\$ 5,000	\$ 1,667	\$ 1,250	\$ 2,917	\$ 5,000
Amenity Repairs & Maintenance	\$ 1,000	\$ 359	\$ 250	\$ 609	\$ 10,000
Contingency	\$ 7,500	\$ 1,924	\$ 1,875	\$ 3,799	\$ 7,500
<b>Subtotal Amenity Expenses</b>	<b>\$ 85,620</b>	<b>\$ 29,846</b>	<b>\$ 24,606</b>	<b>\$ 54,452</b>	<b>\$ 96,504</b>
<u><b>Total Operations &amp; Maintenance</b></u>	<b>\$ 181,620</b>	<b>\$ 91,997</b>	<b>\$ 51,378</b>	<b>\$ 143,375</b>	<b>\$ 259,118</b>
<u>Other Expenditures</u>					
Capital Reserves - Transfer	\$ 3,000	\$ -	\$ 3,000	\$ 3,000	\$ 5,000
<u><b>Total Other Expenditures</b></u>	<b>\$ 3,000</b>	<b>\$ -</b>	<b>\$ 3,000</b>	<b>\$ 3,000</b>	<b>\$ 5,000</b>
<b>Total Expenditures</b>	<b>\$ 328,430</b>	<b>\$ 167,815</b>	<b>\$ 93,046</b>	<b>\$ 260,861</b>	<b>\$ 412,422</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 0</b>	<b>\$ 102,809</b>	<b>\$ (34,768)</b>	<b>\$ 68,041</b>	<b>\$ -</b>

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Platted	388.00	388	1	\$351,781.30	\$906.65	\$974.90
Unplatted	66.88	186	0.36	\$60,640.63	\$326.02	\$350.56
	<b>454.88</b>	<b>574</b>		<b>\$412,421.93</b>		

# Forest Lake

## Community Development District

### General Fund Budget

#### **Revenues:**

##### **Assessments**

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during the fiscal year.

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#### **Expenditures:**

##### **General & Administrative:**

##### **Supervisor Fees**

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

##### **Engineering**

The District's engineer, Wood & Associates Engineering, LLC, provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

##### **Attorney**

The District's legal counsel, KE Law Group, provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

##### **Annual Audit**

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is currently contracted with Grau & Associates for these services.

##### **Assessment Administration**

The District has contracted with Governmental Management Services-Central Florida, LLC, to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

##### **Arbitrage**

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2020 bonds and another anticipated bond issuance.

##### **Dissemination**

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the Series 2020 bonds and another anticipated bond issuance.

##### **Trustee Fees**

The District will incur trustee related costs with the issuance of its' issued bonds.

# Forest Lake

## Community Development District

### General Fund Budget

#### Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

#### Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc. Governmental Management Services-Central Florida, LLC, provides these services.

#### Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services-Central Florida, LLC, provides these services.

#### Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

#### Insurance

The District's general liability and public official's liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

#### Copies

Printing agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

#### Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

#### Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

#### Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

#### Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

**Forest Lake**  
**Community Development District**  
**General Fund Budget**

**Operations & Maintenance:**

**Field Expenditures**

Property Insurance

The District's property insurance coverages.

Field Management

Governmental Management Services-Central Florida, LLC, provides onsite field management of contracts for the District such as landscape maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed. The District has contracted with Prince & Sons, Inc. to provide these services.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Streetlights

Represents the cost to maintain streetlights within the District Boundaries that are expected to be in place throughout the fiscal year.

Electric

Represents current and estimated electric charges of common areas throughout the District.

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

# Forest Lake

## Community Development District

### General Fund Budget

#### Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

#### **Amenity Expenditures**

##### Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

##### Amenity - Water

Represents estimated water charges for the District's amenity facilities.

##### Playground Lease

The District will enter into a leasing agreement for playgrounds installed in the community.

##### Internet

Internet service will be added for use at the Amenity Center.

##### Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

##### Janitorial Services

Represents estimated costs to provide janitorial services and supplies for the District's amenity facilities.

##### Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities, as well as maintaining security systems.

##### Pool Maintenance

Represents the costs of regular cleaning and treatments of the District's pool. The services are provided by Resort Pool Services.

##### Amenity Access Management

Represents the cost of managing access to the District's amenity facilities. Governmental Management Services-Central Florida, LLC, provides these services.

##### Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

**Forest Lake**  
**Community Development District**  
**General Fund Budget**

*Contingency*

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

*Other Expenses:*

*Capital Reserves*

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

**Forest Lake**  
**Community Development District**  
**Proposed Budget**  
**Series 2020 Debt Service Fund**

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Total Thru 9/30/22	Proposed Budget FY2023
<b><u>Revenues</u></b>					
Special Assessments	\$ 505,199	\$ 499,229	\$ 5,970	\$ 505,199	\$ 505,199
Interest	\$ -	\$ 121	\$ -	\$ 121	\$ -
Carry Forward Surplus	\$ 168,365	\$ 289,809	\$ -	\$ 289,809	\$ 175,748
<b>Total Revenues</b>	<b>\$ 673,564</b>	<b>\$ 789,160</b>	<b>\$ 5,970</b>	<b>\$ 795,129</b>	<b>\$ 680,947</b>
<b><u>Expenditures</u></b>					
Interest Expense - 11/1	\$ 168,338	\$ 168,338	\$ -	\$ 168,338	\$ 163,978
Special Call - 11/1	\$ -	\$ 120,000	\$ -	\$ 120,000	\$ -
Principal Expense - 5/1	\$ 170,000	\$ 165,000	\$ -	\$ 165,000	\$ 170,000
Interest Expense - 5/1	\$ 168,338	\$ 166,044	\$ -	\$ 166,044	\$ 163,978
<b>Total Expenditures</b>	<b>\$ 506,675</b>	<b>\$ 619,381</b>	<b>\$ -</b>	<b>\$ 619,381</b>	<b>\$ 497,956</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 166,889</b>	<b>\$ 169,778</b>	<b>\$ 5,970</b>	<b>\$ 175,748</b>	<b>\$ 182,991</b>

Interest Expense 11/1/23	\$ 161,747
<b>Total</b>	<b>\$ 161,747</b>

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
SF - Phase 1	203	\$ 273,995	\$1,350	\$1,451
SF - Phase 2	185	\$ 231,204	\$1,250	\$1,344
	388	\$ 505,199		

**Forest Lake**  
**Community Development District**  
**Series 2020 Special Assessment Bonds**  
**Amortization Schedule**

Date		Balance		Principal		Interest		Total
11/01/22	\$	8,565,000.00	\$	-	\$	163,978.13	\$	495,121.88
05/01/23	\$	8,565,000.00	\$	170,000.00	\$	163,978.13	\$	-
11/01/23	\$	8,395,000.00	\$	-	\$	161,746.88	\$	495,725.00
05/01/24	\$	8,395,000.00	\$	175,000.00	\$	161,746.88	\$	-
11/01/24	\$	8,220,000.00	\$	-	\$	159,450.00	\$	496,196.88
05/01/25	\$	8,220,000.00	\$	180,000.00	\$	159,450.00	\$	-
11/01/25	\$	8,040,000.00	\$	-	\$	157,087.50	\$	496,537.50
05/01/26	\$	8,040,000.00	\$	185,000.00	\$	157,087.50	\$	-
11/01/26	\$	7,855,000.00	\$	-	\$	154,081.25	\$	496,168.75
05/01/27	\$	7,855,000.00	\$	190,000.00	\$	154,081.25	\$	-
11/01/27	\$	7,665,000.00	\$	-	\$	150,993.75	\$	495,075.00
05/01/28	\$	7,665,000.00	\$	200,000.00	\$	150,993.75	\$	-
11/01/28	\$	7,465,000.00	\$	-	\$	147,743.75	\$	498,737.50
05/01/29	\$	7,465,000.00	\$	205,000.00	\$	147,743.75	\$	-
11/01/29	\$	7,260,000.00	\$	-	\$	144,412.50	\$	497,156.25
05/01/30	\$	7,260,000.00	\$	210,000.00	\$	144,412.50	\$	-
11/01/30	\$	7,050,000.00	\$	-	\$	141,000.00	\$	495,412.50
05/01/31	\$	7,050,000.00	\$	220,000.00	\$	141,000.00	\$	-
11/01/31	\$	6,830,000.00	\$	-	\$	136,600.00	\$	497,600.00
05/01/32	\$	6,830,000.00	\$	225,000.00	\$	136,600.00	\$	-
11/01/32	\$	6,605,000.00	\$	-	\$	132,100.00	\$	493,700.00
05/01/33	\$	6,605,000.00	\$	235,000.00	\$	132,100.00	\$	-
11/01/33	\$	6,370,000.00	\$	-	\$	127,400.00	\$	494,500.00
05/01/34	\$	6,370,000.00	\$	245,000.00	\$	127,400.00	\$	-
11/01/34	\$	6,125,000.00	\$	-	\$	122,500.00	\$	494,900.00
05/01/35	\$	6,125,000.00	\$	255,000.00	\$	122,500.00	\$	-
11/01/35	\$	5,870,000.00	\$	-	\$	117,400.00	\$	494,900.00
05/01/36	\$	5,870,000.00	\$	265,000.00	\$	117,400.00	\$	-
11/01/36	\$	5,605,000.00	\$	-	\$	112,100.00	\$	494,500.00
05/01/37	\$	5,605,000.00	\$	280,000.00	\$	112,100.00	\$	-
11/01/37	\$	5,325,000.00	\$	-	\$	106,500.00	\$	498,600.00
05/01/38	\$	5,325,000.00	\$	290,000.00	\$	106,500.00	\$	-
11/01/38	\$	5,035,000.00	\$	-	\$	100,700.00	\$	497,200.00
05/01/39	\$	5,035,000.00	\$	300,000.00	\$	100,700.00	\$	-
11/01/39	\$	4,735,000.00	\$	-	\$	94,700.00	\$	495,400.00
05/01/40	\$	4,735,000.00	\$	315,000.00	\$	94,700.00	\$	-
11/01/40	\$	4,420,000.00	\$	-	\$	88,400.00	\$	498,100.00
05/01/41	\$	4,420,000.00	\$	325,000.00	\$	88,400.00	\$	-
11/01/41	\$	4,095,000.00	\$	-	\$	81,900.00	\$	495,300.00
05/01/42	\$	4,095,000.00	\$	340,000.00	\$	81,900.00	\$	-
11/01/42	\$	3,755,000.00	\$	-	\$	75,100.00	\$	497,000.00
05/01/43	\$	3,755,000.00	\$	355,000.00	\$	75,100.00	\$	-
11/01/43	\$	3,400,000.00	\$	-	\$	68,000.00	\$	498,100.00

**Forest Lake**  
**Community Development District**  
**Series 2020 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
05/01/44	\$ 3,400,000.00	\$ 370,000.00	\$ 68,000.00	\$ -
11/01/44	\$ 3,030,000.00	\$ -	\$ 60,600.00	\$ 498,600.00
05/01/45	\$ 3,030,000.00	\$ 385,000.00	\$ 60,600.00	\$ -
11/01/45	\$ 2,645,000.00	\$ -	\$ 52,900.00	\$ 498,500.00
05/01/46	\$ 2,645,000.00	\$ 400,000.00	\$ 52,900.00	\$ -
11/01/46	\$ 2,245,000.00	\$ -	\$ 44,900.00	\$ 497,800.00
05/01/47	\$ 2,245,000.00	\$ 415,000.00	\$ 44,900.00	\$ -
11/01/47	\$ 1,830,000.00	\$ -	\$ 36,600.00	\$ 496,500.00
05/01/48	\$ 1,830,000.00	\$ 430,000.00	\$ 36,600.00	\$ -
11/01/48	\$ 1,400,000.00	\$ -	\$ 28,000.00	\$ 494,600.00
05/01/49	\$ 1,400,000.00	\$ 450,000.00	\$ 28,000.00	\$ -
11/01/49	\$ 950,000.00	\$ -	\$ 19,000.00	\$ 497,000.00
05/01/50	\$ 950,000.00	\$ 465,000.00	\$ 19,000.00	\$ -
11/1/50	\$ 485,000.00	\$ -	\$ 9,700.00	\$ 493,700.00
5/1/51	\$ 485,000.00	\$ 485,000.00	\$ 9,700.00	\$ 494,700.00
		<b>\$ 8,565,000</b>	<b>\$ 5,991,188</b>	<b>\$ 14,887,331</b>

**Forest Lake**  
**Community Development District**  
**Proposed Budget**  
**Series 2022 Debt Service Fund**

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Total Thru 9/30/22	Proposed Budget FY2023
<b><u>Revenues</u></b>					
Special Assessments	\$ -	\$ -	\$ -	\$ -	\$ 319,706
Interest	\$ -	\$ 19	\$ -	\$ 19	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 109,737
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 19</b>	<b>\$ -</b>	<b>\$ 19</b>	<b>\$ 429,443</b>
<b><u>Expenditures</u></b>					
Interest Expense - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 109,717
Principal Expense - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 65,000
Interest Expense - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 124,247
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 298,964</b>
<b><u>Other Financing Sources/(Uses)</u></b>					
Bond Proceeds	\$ -	\$ 429,424	\$ -	\$ 429,424	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ 429,424</b>	<b>\$ -</b>	<b>\$ 429,424</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 19</b>	<b>\$ -</b>	<b>\$ 429,443</b>	<b>\$ 130,479</b>

Interest Expense 11/1/23	\$ 124,247
<b>Total</b>	<b>\$ 124,247</b>

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family	186	\$ 319,706	\$1,719	\$1,848
	186	\$ 319,706		

**Forest Lake**  
**Community Development District**  
**Series 2022 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/22	\$ 4,700,000.00	\$ -	\$ 109,717.38	\$ 109,717.38
05/01/23	\$ 4,700,000.00	\$ 65,000.00	\$ 125,790.63	\$ -
11/01/23	\$ 4,635,000.00	\$ -	\$ 124,246.88	\$ 315,037.50
05/01/24	\$ 4,635,000.00	\$ 70,000.00	\$ 124,246.88	\$ -
11/01/24	\$ 4,565,000.00	\$ -	\$ 122,584.38	\$ 316,831.25
05/01/25	\$ 4,565,000.00	\$ 75,000.00	\$ 122,584.38	\$ -
11/01/25	\$ 4,410,000.00	\$ -	\$ 120,803.13	\$ 318,387.50
05/01/26	\$ 4,330,000.00	\$ 80,000.00	\$ 120,803.13	\$ -
11/01/26	\$ 4,330,000.00	\$ -	\$ 118,903.13	\$ 319,706.25
05/01/27	\$ 4,330,000.00	\$ 80,000.00	\$ 118,903.13	\$ -
11/01/27	\$ 4,330,000.00	\$ -	\$ 117,003.13	\$ 315,906.25
05/01/28	\$ 4,330,000.00	\$ 85,000.00	\$ 117,003.13	\$ -
11/01/28	\$ 4,245,000.00	\$ -	\$ 114,878.13	\$ 316,881.25
05/01/29	\$ 4,245,000.00	\$ 90,000.00	\$ 114,878.13	\$ -
11/01/29	\$ 4,155,000.00	\$ -	\$ 112,628.13	\$ 317,506.25
05/01/30	\$ 4,155,000.00	\$ 95,000.00	\$ 112,628.13	\$ -
11/01/30	\$ 3,855,000.00	\$ -	\$ 110,253.13	\$ 317,881.25
05/01/31	\$ 3,855,000.00	\$ 100,000.00	\$ 110,253.13	\$ -
11/01/31	\$ 3,855,000.00	\$ -	\$ 107,753.13	\$ 318,006.25
05/01/32	\$ 3,855,000.00	\$ 105,000.00	\$ 107,753.13	\$ -
11/01/32	\$ 3,855,000.00	\$ -	\$ 105,128.13	\$ 317,881.25
05/01/33	\$ 3,855,000.00	\$ 110,000.00	\$ 105,128.13	\$ -
11/01/33	\$ 3,745,000.00	\$ -	\$ 102,171.88	\$ 317,300.00
05/01/34	\$ 3,745,000.00	\$ 115,000.00	\$ 102,171.88	\$ -
11/01/34	\$ 3,630,000.00	\$ -	\$ 99,081.25	\$ 316,253.13
05/01/35	\$ 3,630,000.00	\$ 120,000.00	\$ 99,081.25	\$ -
11/01/35	\$ 3,510,000.00	\$ -	\$ 95,856.25	\$ 314,937.50
05/01/36	\$ 3,510,000.00	\$ 130,000.00	\$ 95,856.25	\$ -
11/01/36	\$ 3,380,000.00	\$ -	\$ 92,362.50	\$ 318,218.75
05/01/37	\$ 3,380,000.00	\$ 135,000.00	\$ 92,362.50	\$ -
11/01/37	\$ 3,245,000.00	\$ -	\$ 88,734.38	\$ 316,096.88
05/01/38	\$ 3,245,000.00	\$ 145,000.00	\$ 88,734.38	\$ -
11/01/38	\$ 3,100,000.00	\$ -	\$ 84,837.50	\$ 318,571.88
05/01/39	\$ 3,100,000.00	\$ 150,000.00	\$ 84,837.50	\$ -
11/01/39	\$ 2,950,000.00	\$ -	\$ 80,806.25	\$ 315,643.75
05/01/40	\$ 2,620,000.00	\$ 160,000.00	\$ 80,806.25	\$ -
11/01/40	\$ 2,440,000.00	\$ -	\$ 76,506.25	\$ 317,312.50
05/01/41	\$ 2,440,000.00	\$ 170,000.00	\$ 76,506.25	\$ -
11/01/41	\$ 2,440,000.00	\$ -	\$ 71,937.50	\$ 318,443.75
05/01/42	\$ 2,440,000.00	\$ 180,000.00	\$ 71,937.50	\$ -
11/01/42	\$ 2,440,000.00	\$ -	\$ 67,100.00	\$ 319,037.50
05/01/43	\$ 2,440,000.00	\$ 190,000.00	\$ 67,100.00	\$ -
11/01/43	\$ 2,250,000.00	\$ -	\$ 61,875.00	\$ 318,975.00

**Forest Lake**  
**Community Development District**  
**Series 2022 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
05/01/44	\$ 2,250,000.00	\$ 200,000.00	\$ 61,875.00	\$ -
11/01/44	\$ 2,050,000.00	\$ -	\$ 56,375.00	\$ 318,250.00
05/01/45	\$ 2,050,000.00	\$ 210,000.00	\$ 56,375.00	\$ -
11/01/45	\$ 1,840,000.00	\$ -	\$ 50,600.00	\$ 316,975.00
05/01/46	\$ 1,840,000.00	\$ 220,000.00	\$ 50,600.00	\$ -
11/01/46	\$ 1,620,000.00	\$ -	\$ 44,550.00	\$ 315,150.00
05/01/47	\$ 1,620,000.00	\$ 235,000.00	\$ 44,550.00	\$ -
11/01/47	\$ 1,385,000.00	\$ -	\$ 38,087.50	\$ 317,637.50
05/01/48	\$ 1,385,000.00	\$ 250,000.00	\$ 38,087.50	\$ -
11/01/48	\$ 1,135,000.00	\$ -	\$ 31,212.50	\$ 319,300.00
05/01/49	\$ 1,135,000.00	\$ 260,000.00	\$ 31,212.50	\$ -
11/01/49	\$ 875,000.00	\$ -	\$ 24,062.50	\$ 315,275.00
05/01/50	\$ 875,000.00	\$ 275,000.00	\$ 24,062.50	\$ -
11/1/50	\$ 600,000.00	\$ -	\$ 16,500.00	\$ 315,562.50
5/1/51	\$ 600,000.00	\$ 290,000.00	\$ 16,500.00	\$ -
11/1/51	\$ 310,000.00	\$ -	\$ 8,525.00	\$ 315,025.00
5/1/52	\$ 310,000.00	\$ 310,000.00	\$ 8,525.00	\$ 318,525.00
		\$ 4,700,000	\$ 4,926,233	\$ 9,626,233

**Forest Lake**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve Fund**

	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Total Thru 9/30/22	Proposed Budget FY2023
<b><u>Revenues</u></b>					
Interest	\$ -	\$ -	\$ -	\$ -	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 3,000
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,000</b>
<b><u>Expenditures</u></b>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b><u>Other Financing Sources/(Uses)</u></b>					
Transfer In/(Out)	\$ 3,000	\$ -	\$ 3,000	\$ 3,000	\$ 5,000
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 3,000</b>	<b>\$ -</b>	<b>\$ 3,000</b>	<b>\$ 3,000</b>	<b>\$ 5,000</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 3,000</b>	<b>\$ -</b>	<b>\$ 3,000</b>	<b>\$ 3,000</b>	<b>\$ 8,000</b>

**Exhibit B**

Assessment Roll (Uniform Method)

Assessment Roll (Direct Collect)

**Forest Lake CDD**  
**FY 23 Assessment Roll**[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

PARCEL ID	Units	O&M	2020 Debt	2022 Debt	Total
272705726014003520	1.00	\$974.90	\$1,303.76	\$0.00	\$2,278.66
272705726014003530	1.00	\$974.90	\$1,303.76	\$0.00	\$2,278.66
272705726014003540	1.00	\$974.90	\$1,303.76	\$0.00	\$2,278.66
272705726014003550	1.00	\$974.90	\$1,303.76	\$0.00	\$2,278.66
272705726014003560	1.00	\$974.90	\$1,303.76	\$0.00	\$2,278.66
272705726014003570	1.00	\$974.90	\$1,303.76	\$0.00	\$2,278.66
272705726014003580	1.00	\$974.90	\$1,303.76	\$0.00	\$2,278.66
272705726014003590	1.00	\$974.90	\$1,303.76	\$0.00	\$2,278.66
272705726014003600	1.00	\$974.90	\$1,303.76	\$0.00	\$2,278.66
272705726014003610	1.00	\$974.90	\$1,303.76	\$0.00	\$2,278.66
272705726014003620	1.00	\$974.90	\$1,303.76	\$0.00	\$2,278.66
272705726014003630	1.00	\$974.90	\$1,303.76	\$0.00	\$2,278.66
272705726014003640	1.00	\$974.90	\$1,303.76	\$0.00	\$2,278.66
272705726014003650	1.00	\$974.90	\$1,303.76	\$0.00	\$2,278.66
272705726014003660	1.00	\$974.90	\$1,303.76	\$0.00	\$2,278.66
272705726014003670	1.00	\$974.90	\$1,303.76	\$0.00	\$2,278.66
272705726014003680	1.00	\$974.90	\$1,303.76	\$0.00	\$2,278.66
272705726014003690	1.00	\$974.90	\$1,303.76	\$0.00	\$2,278.66
272705726014003700	1.00	\$974.90	\$1,303.76	\$0.00	\$2,278.66
272705726014003710	1.00	\$974.90	\$1,303.76	\$0.00	\$2,278.66
272705726014003720	1.00	\$974.90	\$1,303.76	\$0.00	\$2,278.66
272705726014003730	1.00	\$974.90	\$1,303.76	\$0.00	\$2,278.66
272705726014003740	1.00	\$974.90	\$1,303.76	\$0.00	\$2,278.66
272705726014003750	1.00	\$974.90	\$1,303.76	\$0.00	\$2,278.66
272705726014003760	1.00	\$974.90	\$1,303.76	\$0.00	\$2,278.66
272705726014003770	1.00	\$974.90	\$1,303.76	\$0.00	\$2,278.66
272705726014003780	1.00	\$974.90	\$1,303.76	\$0.00	\$2,278.66
272705726014003790	1.00	\$974.90	\$1,303.76	\$0.00	\$2,278.66
272705726014003800	1.00	\$974.90	\$1,303.76	\$0.00	\$2,278.66
272705726014003810	1.00	\$974.90	\$1,303.76	\$0.00	\$2,278.66
272705726014003820	1.00	\$974.90	\$1,303.76	\$0.00	\$2,278.66
272705726014003830	1.00	\$974.90	\$1,303.76	\$0.00	\$2,278.66
272705726014003840	1.00	\$974.90	\$1,303.76	\$0.00	\$2,278.66
272705726014003850	1.00	\$974.90	\$1,303.76	\$0.00	\$2,278.66
272705726014003860	1.00	\$974.90	\$1,303.76	\$0.00	\$2,278.66
272705726014003870	1.00	\$974.90	\$1,303.76	\$0.00	\$2,278.66
272705726014003880	1.00	\$974.90	\$1,303.76	\$0.00	\$2,278.66
Total Gross Onroll		\$378,261.20	\$535,872.43	\$0.00	\$914,133.63
Total Net Onroll		\$351,782.92	\$498,361.36	\$0.00	\$850,144.28
<b>Direct Billing</b>	<b>Acres</b>				
272705726014003900	13.09	\$23,784.66	\$0.00	\$123,565.02	\$147,349.68
272705726014003910	8.56	\$15,553.47	\$0.00	\$80,802.68	\$96,356.14
272705726014003920	14.24	\$25,866.85	\$0.00	\$134,382.31	\$160,249.17
Total Gross Assessments (Direct)	35.89	\$65,204.98	\$0.00	\$338,750.01	\$403,954.99
Total Net Assessments (Direct)		\$60,640.63	\$0.00	\$315,037.51	\$375,678.14
Total Combined Gross Assessments		\$443,466.18	\$535,872.43	\$338,750.01	\$1,318,088.62
Total Combined Net Assessments		\$412,423.55	\$498,361.36	\$315,037.51	\$1,225,822.42

## SECTION VI

## RESOLUTION 2022-11

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2022-2023; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Forest Lake Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Polk County, Florida; 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; and

**WHEREAS**, the Board desires to adopt the Fiscal Year 2022-2023 annual meeting schedule attached as **Exhibit A**.

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

**SECTION 1.** The Fiscal Year 2022-2023 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.

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

**PASSED AND ADOPTED** this 2nd day of August 2022.

ATTEST:

**FOREST LAKE COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairperson, Board of Supervisors

**Exhibit A:** Fiscal Year 2022-2023 Annual Meeting Schedule

**Exhibit A**

**BOARD OF SUPERVISORS MEETING DATES  
FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022-2023**

The Board of Supervisors of the Forest Lake Community Development District will hold their regular meetings for Fiscal Year 2022-2023 on the 1<sup>st</sup> Tuesday of each month, at the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida 33880, at 10:00 a.m., unless otherwise indicated as follows:

**October 4, 2022**  
**November 1, 2022**  
**December 6, 2022**  
**January 3, 2023**  
**February 7, 2023**  
**March 7, 2023**  
**April 4, 2023**  
**May 2, 2023**  
**June 6, 2023**  
**July 4, 2023**  
**August 1, 2023**  
**September 5, 2023**

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 Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

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) 841-5524 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

## SECTION VII

## RESOLUTION 2022-12

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNERS' ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

**WHEREAS**, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("**Board**") "shall exercise the powers granted to the district pursuant to Chapter 190, *Florida Statutes*," and the Board shall consist of five members; and

**WHEREAS**, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on the first Tuesday in November, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

**1. EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Rennie Heath	November 2024
2	Lauren Schwenk	November 2024
3	Matthew Cassidy	November 2022
4	Patrick Marone	November 2022
5	Andrew Rhinehart	November 2022

This year, Seat 3, currently held by Matthew Cassidy, Seat 4, currently held by Patrick Marone, and Seat 5, currently held by Andrew Rhinehart, are subject to election by landowners in November 2022. The two successful candidates shall be elected for a term of four (4) years. The term of office for each successful candidate shall commence upon election.

**2. LANDOWNERS' ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the 1st day of November, 2022, 10:00 AM and located at the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida 33880.

**3. PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

**4. FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting

and election have been announced by the Board at its August 2, 2022 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at 346 E. Central Avenue, Winter Haven, Florida 33880, or at the office of the District Manager, Governmental Management Services – Central Florida, LLC, located at 219 E. Livingston Street, Orlando, Florida 32801.

**5. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**6. EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 2nd day of August 2022.

**ATTEST:**

**FOREST LAKE COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairperson, Board of Supervisors

**Exhibit A:** Sample Election Documents

## EXHIBIT A

### NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Forest Lake Community Development District ("**District**") the location of which is generally described as comprising a parcel or parcels of land containing 117.53 acres, more or less, generally located in an area north of Forest Lake Drive, east of Holly Hill Road, and south of Florida Davenport Road in Polk County, Florida, advising that a meeting of landowners will be held for the purpose of electing two (2) people to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: Tuesday, November 1, 2022  
TIME: 10:00 AM  
PLACE: Holiday Inn—Winter Haven  
200 Cypress Gardens Blvd.  
Winter Haven, Florida 33880

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Governmental Management Services – Central Florida, LLC, located at 219 East Livingston Street, Orlando, Florida 32801, Ph: (407) 841-5524 ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors or staff will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. 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 Manager's Office.

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

Jill Burns  
District Manager  
Run Date(s): \_\_\_\_\_ & \_\_\_\_\_

**PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT**

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF  
FOREST LAKE  
COMMUNITY DEVELOPMENT DISTRICT  
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **Tuesday, November 1, 2022**

TIME: **10:00AM**

LOCATION: **Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida 33880**

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, two (2) seats on the Board will be up for election by landowners. Successful candidates shall be elected for a term of four (4) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

**LANDOWNER PROXY**

**FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT  
POLK COUNTY, FLORIDA  
LANDOWNERS' MEETING – Tuesday, November 1, 2022**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Forest Lake Community Development District to be held at the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida 33880, on Tuesday, November 1, 2022, at 10:00 am., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

\_\_\_\_\_  
Printed Name of Legal Owner

\_\_\_\_\_  
Signature of Legal Owner

\_\_\_\_\_  
Date

**Parcel Description**

**Acreage**

**Authorized Votes**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

**Total Number of Authorized Votes:**

\_\_\_\_\_

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2021), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

**OFFICIAL BALLOT**

**FOREST LAKE  
COMMUNITY DEVELOPMENT DISTRICT  
POLK COUNTY, FLORIDA  
LANDOWNERS' MEETING – TUESDAY, NOVEMBER 1, 2022**

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**For Election (3 Supervisors):** The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Lucerne Park Community Development District and described as follows:

**Description**

**Acreage**

_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

**Attach Proxy.**

I, \_\_\_\_\_, as Landowner, or as the proxy holder of \_\_\_\_\_ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Printed Name: \_\_\_\_\_

## SECTION VIII

## RESOLUTION 2022-13

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRPERSON, VICE CHAIRPERSON, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF \$4,700,000 FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2022 (ASSESSMENT AREA TWO PROJECT); PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the District previously adopted Resolution No. 2020-24 and Resolution No. 2022-03 on December 17, 2019 and March 1, 2022, respectively (collectively, the “**Bond Resolution**”), authorizing the issuance of \$4,700,000 Forest Lake Community Development District Special Assessment Bonds, Series 2022 (Assessment Area Two Project) (the “**Series 2022 Bonds**”), for the purpose of financing a portion of the acquisition and/or construction of the District’s “Assessment Area Two Project”; and

**WHEREAS**, the District closed on the issuance of the Series 2022 Bonds on May 24, 2022; and

**WHEREAS**, as prerequisites to the issuance of the Series 2022 Bonds, the Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and District staff including the District Manager, District Financial Advisor, District Counsel and Bond Counsel (the “**District Staff**”) were required to execute and deliver various documents (the “**Closing Documents**”); and

**WHEREAS**, the District desires to ratify, confirm, and approve all actions of the District Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and District Staff in closing on the issuance of the Series 2022 Bonds.

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

**SECTION 1.** The issuance of the Series 2022 Bonds, the adoption of resolutions relating to such bonds, and all actions taken in the furtherance of the closing on such bonds, are hereby

declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed by the Board of Supervisors of the District.

**SECTION 2.** The actions of the Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2022 Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Series 2022 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

**SECTION 3.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective upon its adoption.

**PASSED AND ADOPTED** this 2nd day of August 2022.

ATTEST:

**FOREST LAKE COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary

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Chairperson, Board of Supervisors

## SECTION IX

Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

Forest Lake Community Development District  
c/o Governmental Management Services  
Central Florida, LLC  
219 E. Livingston St.  
Orlando, Florida 32801

**AMENDED AND RESTATED  
DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE  
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY  
THE FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT<sup>1</sup>**

**Board of Supervisors<sup>2</sup>**

**Forest Lake Community Development District**

Warren K. (Rennie) Heath, II  
Chairperson

Patrick Marone  
Assistant Secretary

Lauren Schwenk  
Vice Chairperson

Andrew Rhinehart  
Assistant Secretary

Matthew Cassidy  
Assistant Secretary

Governmental Management Services – Central Florida, LLC  
District Manager  
219 E. Livingston St.  
Orlando, Florida 32801  
(407) 841-5524

District records are on file at the offices of Governmental Management Services – Central Florida, LLC, located at 219 E. Livingston St., Orlando, Florida 32801, and at the District's local records office at 346 East Central Avenue, Winter Haven, Florida 33880, and are available for public inspection upon request during normal business hours.

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<sup>1</sup> This document amends, supplements, and restates the *Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Forest Lake Community Development District*, recorded in the Official Records of Polk County, Book 11444, Pages 0123 – 0134.

<sup>2</sup> This list reflects the composition of the Board of Supervisors as of August 2, 2022. For a current list of Board Members, please contact the District Manager's office.

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# **FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT**

## **INTRODUCTION**

The Forest Lake Community Development District (“**District**”) is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes*. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition, as well maintenance, of roadways, utilities, earthwork, stormwater management, landscape, irrigation, entry features, street lighting, underground electric, conservation and mitigation, an amenity facility, and other related public infrastructure.

## **DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT**

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the Forest Lake Community Development District and the assessments, fees and charges that may be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

### **What is the District and how is it governed?**

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes* (the “Act”), and established by Ordinance No. 19-071, enacted by the Board of County Commissioners in and for Polk County, Florida, which was effective on December 3, 2019. The District encompasses approximately 117.53 acres of land, more or less, which were subsequently annexed into the City of Davenport, Florida (“City”) in Polk County, Florida (“County”), by Ordinance No. 975 of the City Commission of the City of Davenport. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing six (6) years after the initial appointment of Supervisors and when the District has attained a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A “qualified elector” in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Polk County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in a local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida’s public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State’s open meetings law and are generally subject to the same disclosure requirements as other elected officials under the State’s ethics laws.

**What infrastructure improvements does the District provide  
and how are the improvements funded?**

The District is comprised of approximately 117.53 acres of land. The legal description of the lands encompassed within the District is attached hereto as Exhibit “A.” The public infrastructure necessary to support the District’s development program includes, but is not limited to, roadways, stormwater management system facilities, off-site improvements; water and wastewater facilities, recreational facilities, entry feature, landscaping, hardscaping and irrigation, and street lighting. These infrastructure improvements are more fully detailed below. To plan the infrastructure improvements necessary for the District, the District adopted a *Engineer’s Report for Capital Improvements*, dated December 17, 2019 (the “Master Engineer’s Report”), which details all of the improvements contemplated for the completion of the infrastructure of the District (the “Capital Improvement Plan”). The Master Engineer’s Report has been supplemented by the First Supplemental Engineer’s Report for Capital Improvements, dated February 10, 2022, as revised April 19, 2022 (together with the Master Engineer’s Report, the (“Engineer’s Report”). Copies of the Engineer’s Report are available for review in the District’s public records.

These public infrastructure improvements have been and will be funded by the District’s sale of bonds. On February 26, 2020, the Circuit Court for the Tenth Judicial Circuit, in and for Polk County, entered a Final Judgment validating the District’s ability to issue an aggregate principal amount not to exceed \$17,500,000 in Special Assessment Bonds for infrastructure needs of the District.

On September 29, 2020, the District issued a series of bonds for purposes of partially financing the construction and acquisition costs of infrastructure for the improvements to the District associated with the development of Phase 1 and Phase 2 (the “Assessment Area One Project”) of the District. These bonds are titled “Forest Lake Community Development District Special Assessment Bonds, Series 2020 (Assessment Area One Project)”, and were issued in the principal amount of \$8,845,000.00 (the “Assessment Area One Bonds”). Proceeds of the Assessment Area One Bonds are being used to finance the cost of a portion of the acquisition, construction, installation, and equipping of the Assessment Area One Project.

On May 24, 2022, the District issued an additional series of bonds for purposes of partially financing the construction and acquisition costs of District infrastructure improvements associated with the development of Phase 3. These bonds are titled: “Forest Lake Community Development District Special Assessment Bonds, Series 2022 (Assessment Area Two Project)”, and were issued in the principal amount of \$4,700,000 (the “Assessment Area Two Bonds”). Proceeds of the Assessment Area Two Bonds are being used to finance the cost of a portion of the acquisition, construction, installation, and equipping of the Assessment Area Two Project.

**Stormwater Management Facilities**

Stormwater management facilities consisting of storm conveyance systems and retention ponds are contained within the District boundaries. Stormwater runs off via roadway curb and gutter to storm inlets. Storm culverts convey the runoff into the proposed retention ponds for

water quality treatment and attenuation. The stormwater systems will utilize dry retention and wet retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District's stormwater management systems is regulated by the City, the County and the SWFWMD. There are no known surface waters.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C-0220G (dated 12/22/2016) demonstrates that the property is located within Flood Zone X. Based on this information and the site topography, it does not appear that floodplain compensation will be required.

During the construction of stormwater management facilities, utilities and roadway improvements, the contractor will be required to adhere to a *Stormwater Pollution Prevention Plan* (SWPPP) as required by Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict for the contractor the proposed locations of required erosion control measures and staked turbidity barriers specifically along the down gradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting on various forms associated with erosion control, its maintenance and any rainfall events that occur during construction activity.

### **Public Roadways**

The proposed public roadway sections are to be 50' R/W with 24' of asphalt and Miami curb or Type F curb and gutter on both sides. The proposed roadway section will consist of stabilized subgrade, lime rock, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2' wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and also to provide stormwater runoff conveyance to the proposed stormwater inlets.

The proposed roadways will also require signing and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications, and addressing, which will be utilized by the residents and public. As stated above, the District's funding of roadway construction will occur for all public roadways.

### **Water and Wastewater Facilities**

A potable water system inclusive of water main, gate valves, fire hydrants and appurtenances will be installed for the District. The water service provider will be the City of Haines City Public Utilities. The water system will be a "looped" system, installed within the proposed public rights-of-way within the District, and will provide the potable (domestic) and fire protection services which will serve the entire District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The sewer service provider will be City of Haines City Public Utilities. The gravity sanitary sewer mains will be 8" diameter PVC. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved

roadways. Branching off from these sewer lines will be laterals to serve the individual lots. Lift stations are anticipated for this CIP. Flow from the lift station shall be connected to a proposed force main along Forest Lake Drive.

Reclaimed water is not available for this site. An irrigation well will be installed onsite to provide irrigation within the public right of way or irrigation water service shall be provided as part of the domestic water system design. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.

### **Off-Site Improvements**

The District will provide funding for the anticipated turn lanes at the development entrance. The site construction activities associated with the Capital Improvement Plan are anticipated for completion by phases based on the following estimated schedule: Phase 1 in 2020, Phase 2 in 2021; and Phase 3 in 2022. Upon completion of each phase of these improvements, inspection/certifications will be obtained from the SWFWMD; the Polk County Health Department (water distribution system), Florida Department of Environmental Protection (FDEP) (wastewater collection) and the City and the County, as applicable.

### **Public Amenities and Parks**

The District will provide funding for a public Amenity Center to include the following: pavilion with tot lot, dog park/all-purpose play field, walking trails between the phases to provide connectivity to the public Amenity Center, and passive parks throughout the District which will include benches and walking trails.

### **Electric and Lighting**

The electric distribution system through the District is currently planned to be underground. The District presently intends to fund the difference between overhead and underground service to the District. Electric facilities funded by the District will be owned and maintained by the District, with Duke Energy providing underground electrical service to the District. The District will enter into a lighting agreement with Duke Energy for the street light poles and lighting service. Only undergrounding of wire in public right-of-way on District land is included in the cost estimate of the Capital Improvement Plan.

### **Entry Feature, Landscaping, and Irrigation**

Landscaping, irrigation, entry features and walls at the entrances and along the outside boundary of the District will be provided by the District. The irrigation system will use an irrigation well. The well and irrigation watermain to the various phases of the development within the District will be constructed or acquired and operated and maintained by the District.

Landscaping for the roadways will consist of sod, annual flowers, shrubs, ground cover and trees for the internal roadways within the District. Perimeter fencing will be provided at the site entrances and perimeters. These items will be funded, owned and maintained by the District.

### **Assessments, Fees and Charges**

#### ***Assessment Area One Special Assessments***

A portion of the master infrastructure improvements of the Assessment Area One Project, identified in the District's Capital Improvement Plan, will be financed by the District from the proceeds of the sale of its Assessment Area One Bonds. The amortization schedules for the Assessment Area One Bonds are available in the District's public records. The annual debt service obligations of the District must be defrayed by annual assessments on benefited property.

The Assessment Area One Bonds and associated interest are payable solely from and secured by non-ad valorem special assessments levied against those lands within the District that benefit from the design, construction, and/or acquisition and operation of the District's Assessment Area One Project (the "Assessment Area One Special Assessments"). The Assessment Area One Special Assessments will be levied initially on the approximately 80.86 acres of land, more or less, located within Assessment Area One, which Assessment Area One lands are planned for 388 single-family homes, with Phase 1 planned for 203 single-family homes and Phase 2 planned for 185 single-family homes. The Assessment Area One Special Assessments are typically billed in the same manner as are county ad valorem taxes but may be billed directly by the District. The Assessment Area One Special Assessments are levied in accordance with the District's Assessment Report, as defined below, and represent an allocation of the costs of the Assessment Area One Project to those lands within the District benefiting from the Assessment Area One Project.

#### ***Assessment Area Two Special Assessments***

A portion of the master infrastructure improvements of the Assessment Area Two Project, identified in the District's Capital Improvement Plan, will be financed by the District from the proceeds of the sale of its Assessment Area One Bonds. The amortization schedules for the Assessment Area One Bonds are available in the District's public records. The annual debt service obligations of the District must be defrayed by annual assessments on benefited property.

The Assessment Area Two Bonds and associated interest are payable solely from and secured by non-ad valorem special assessments levied against those lands within the District that benefit from the design, construction, and/or acquisition and operation of the District's Assessment Area Two Project (the "Assessment Area Two Special Assessments"). The Assessment Area Two Special Assessments will be levied initially on the approximately 35.86 acres of land, more or less, located within Assessment Area Two, which Assessment Area Two lands are planned for 186 single-family homes. The Assessment Area Two Special Assessments are typically billed in the same manner as are county ad valorem taxes but may be billed directly by the District. The Assessment Area Two Special Assessments are levied in accordance with the District's Assessment Report, as defined below, and represent an allocation of the costs of

the Assessment Area Two Project to those lands within the District benefiting from the Assessment Area Two Project.

### ***Special Assessments – Additional Information***

Copies of the District's *Master Assessment Methodology*, dated December 17, 2019, as supplemented by that *Supplemental Assessment Methodology for Forest Lake Community Development District for Assessment Area One*, dated September 10, 2020, and the *Supplemental Assessment Methodology for Forest Lake Community Development District Series 2022 (Assessment Area Two Project)*, dated May 6, 2022 (together, the "Assessment Report"), are available for review in the District's public records.

The Assessment Area One Special Assessments and Assessment Area Two Special Assessments described above exclude any operations and maintenance assessments ("O&M Assessments"), which may be determined and calculated annually by the District's Board of Supervisors and are levied against all benefitted lands in the District. A detailed description of all costs and allocations which result in the formulation of assessments, fees, and charges is available for public inspection upon request.

The Capital Improvement Plan and financing plan of the District as presented herein reflect the District's current intentions, and the District expressly reserves the right in its sole discretion to change those plans at any time. Additionally, the District may undertake the construction, reconstruction, acquisition, or installation of future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, *Florida Statutes*.

### **Method of Collection**

The District's Assessment Area One Special Assessments, Assessment Area Two Special Assessments and/or O&M Assessments may appear on that portion of the annual Polk County Tax Notice entitled "non-ad valorem assessments," and will be collected by the Polk County Tax Collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax notice, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect the assessment directly.

This description of the Forest Lake Community Development District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing maintenance and infrastructure improvements essential to the use and development of this community. If you have any questions or would simply like additional information about the District, please write to or call the: District Manager, Forest Lake Community Development District, 219 E. Livingston St., Orlando, Florida 32801 or call (407) 841-5524.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District's public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District's activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager's office with regard to any questions or points of interest raised by the information presented herein.

*[SIGNATURES SET FORTH ON THE FOLLOWING PAGE]*

**IN WITNESS WHEREOF**, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been approved and executed as of the 2nd day of August, 2022, and recorded in the Official Records of Polk County, Florida.

**FOREST LAKE  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Warren K. (Rennie) Heath, II  
Chairperson, Board of Supervisors

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_ day of August, 2022, by Warren K. (Rennie) Heath, II, as Chairperson of the Board of Supervisors of the Forest Lake Community Development District.

[notary seal]

\_\_\_\_\_  
(Official Notary Signature)  
Name: \_\_\_\_\_  
Personally Known \_\_\_\_\_  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

## EXHIBIT A

### LEGAL DESCRIPTION

#### HOLLY HILL PARCEL (MAP # 10-18)

ALL THAT PART OF TRACTS 1 THRU 6, AND TRACTS 11 THRU 16 IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF HOLLY HILL GROVE & FRUIT COMPANY ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 10 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE AFORESAID TRACT 1, HOLLY HILL GROVE & FRUIT COMPANY; THENCE NORTH 89°44'09" EAST, ALONG THE NORTH BOUNDARY OF THE AFOREMENTIONED TRACTS 1, 2, 3, 4, 5, AND 6, THE SAME ALSO BEING THE SOUTH BOUNDARY OF THAT PLATTED, UN-OPENED RIGHT-OF-WAY LYING NORTH OF SAID TRACTS, A DISTANCE OF 1948.98 FEET TO THE NORTHEAST CORNER OF SAID TRACT 6; THENCE SOUTH 00°21'34" EAST, ALONG THE EAST BOUNDARY OF SAID TRACT 6 AND THE AFOREMENTIONED TRACT 11, THE SAME ALSO BEING THE WEST BOUNDARY OF DEL WEBB ORLANDO PHASE 1, AS RECORDED IN PLAT BOOK 154, PAGE 1 AND THE WEST BOUNDARY OF DEL WEBB ORLANDO PHASE 4 AS RECORDED IN PLAT BOOK 161, PAGE 20 AND THE WEST BOUNDARY OF DEL WEBB ORLANDO PHASE 3 AS RECORDED IN PLAT BOOK 159, PAGE 13, ALL BEING RECORDED IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, A DISTANCE OF 1279.51 FEET TO THE NORTH RIGHT-OF-WAY LINE OF FOREST LAKE DRIVE AS RECORDED IN OFFICIAL RECORDS BOOK 8650, PAGE 1214, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH 89°57'45" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE AND THE NORTH RIGHT-OF-WAY LINE AS RECORDED IN OFFICIAL RECORDS BOOK 8650, PAGE 1215, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, A DISTANCE OF 653.31 FEET TO THE WEST BOUNDARY OF THE AFOREMENTIONED TRACT 12; THENCE SOUTH 00°24'17" EAST, ALONG SAID WEST BOUNDARY, A DISTANCE OF 5.75 FEET TO THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF THE AFORESAID FOREST LAKE DRIVE AS RECORDED IN MAP BOOK 17, PAGES 100-108 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE WESTERLY ALONG SAID MAINTAINED THE FOLLOWING THREE (3) COURSES: 1.) NORTH 89°56'11" WEST, A DISTANCE OF 486.54 FEET; THENCE 2.) NORTH 89°54'02" WEST, A DISTANCE OF 428.09 FEET; THENCE 3.) NORTH 89°50'34" WEST, A DISTANCE OF 352.87 FEET TO THE EAST LINE OF THE WEST 25 FEET OF THE AFOREMENTIONED TRACT 16; THENCE NORTH 00°30'15" WEST, ALONG SAID LINE, A DISTANCE OF 17.67 FEET TO THE NORTH LINE OF THE SOUTH 25 FEET OF SAID TRACT 16; THENCE SOUTH 89°57'45" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 25.00 FEET TO THE WEST BOUNDARY OF SAID TRACT 16 AND THE EASTERLY PLATTED RIGHT-OF-WAY OF HOLLY HILL ROAD; THENCE NORTH 00°30'15" WEST, ALONG SAID WEST BOUNDARY AND SAID EAST RIGHT-OF-WAY, A DISTANCE OF 1256.82 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 57.15 ACRES, MORE OR LESS.

#### AND

#### RIGHT-OF-WAY PARCEL (MAP #8)

ALL THAT PART OF THAT CERTAIN 30 FOOT WIDE PLATTED, UNOPENED RIGHT-OF-WAY LYING NORTH OF AND CONTIGUOUS WITH THE NORTH BOUNDARY OF TRACTS 1 THRU 6, HOLLY HILL GROVE & FRUIT COMPANY IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 27 SOUTH, RANGE 27 EAST, AS RECORDED IN PLAT BOOK 22, PAGE 10 AND SOUTH OF AND CONTIGUOUS WITH THE SOUTH BOUNDARY OF TRACTS 27 THRU 32, IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 26 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT AS RECORDED IN PLAT BOOK 3, PAGES 60-63, BOTH RECORDED IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE AFORESAID TRACT 1, HOLLY HILL GROVE & FRUIT COMPANY; THENCE NORTH 00°30'15" WEST, ALONG THE NORTHERLY EXTENSION OF THE WEST BOUNDARY OF SAID TRACT 1, A DISTANCE OF 30.00 FEET TO THE NORTH BOUNDARY OF SAID RIGHT-OF-WAY, AND THE SOUTH BOUNDARY OF THE AFORESAID TRACT 32, FLORIDA DEVELOPMENT CO. TRACT; THENCE NORTH 89°44'09" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, AND THE SOUTHERN BOUNDARY OF THE AFOREMENTIONED TRACTS 27 THRU 32, FLORIDA DEVELOPMENT CO. TRACT, A DISTANCE OF 1855.66 FEET TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED TRACT 27, THE SAME ALSO BEING THE WEST BOUNDARY OF DEL WEBB ORLANDO PHASE 1 AS RECORDED IN PLAT BOOK 154, PAGE 17 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTHERLY ALONG THE WEST BOUNDARY OF SAID DEL WEBB ORLANDO PHASE 1 THE FOLLOWING THREE (3) COURSES: 1.) SOUTH 00°01'54" EAST, A DISTANCE OF 15.00 FEET; THENCE 2.) SOUTH 89°44'09" WEST, A DISTANCE OF 6.52 FEET; THENCE 3.) SOUTH 00°21'34" EAST, A DISTANCE OF 15.00 FEET TO THE SOUTH LINE OF SAID PLATTED RIGHT-OF-WAY AND THE NORTHEAST CORNER OF THE AFOREMENTIONED TRACT 6, HOLLY HILL GROVE & FRUIT COMPANY; THENCE SOUTH 89°44'09" WEST, ALONG SAID SOUTH RIGHT-OF-WAY, AND THE NORTH BOUNDARY OF THE AFOREMENTIONED TRACTS 1 THRU 6, HOLLY HILL GROVE AND FRUIT COMPANY, A DISTANCE OF 1948.98 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 1.34 ACRES, MORE OR LESS.

AND

**FLORIDA DEVELOPMENT COMPANY PARCEL ONE (MAP # 3, 4, 5, 6, 7, AND 9)**

ALL THAT PART OF TRACTS 17 THRU 22 AND TRACTS 27 THRU 32 IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 26 SOUTH RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT AS RECORDED IN PLAT BOOK 3, PAGES 60-63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED TRACT 32; THENCE NORTH 00°15' 54" WEST, ALONG THE WEST BOUNDARY THEREOF, THE SAME ALSO BEING THE EAST RIGHT-OF-WAY LINE OF HOLLY HILL ROAD, A DISTANCE OF 659.15 FEET TO THE NORTH LINE OF THE SOUTH 10 FEET OF THE AFOREMENTIONED TRACT 17; THENCE NORTH 89°45'26" EAST, ALONG SAID NORTH LINE AND THE NORTH LINE OF THE SOUTH 10 FEET OF TRACTS 18 AND 19, A DISTANCE OF 979.14 FEET TO THE WEST BOUNDARY OF THE AFOREMENTIONED TRACT 20; THENCE NORTH 00°08'54" WEST, ALONG THE WEST BOUNDARY OF SAID TRACT 20, A DISTANCE OF 638.79 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE NORTH 89°46'42" EAST, ALONG THE NORTH BOUNDARY OF TRACTS 20 THRU 22, A DISTANCE OF 995.44 FEET TO THE NORTHEAST CORNER OF SAID TRACT 22; THENCE SOUTH 00°01'54" EAST, ALONG THE EAST BOUNDARY OF SAID TRACT 22 AND THE EAST BOUNDARY OF THE AFOREMENTIONED TRACT 27, THE SAME ALSO BEING THE WEST BOUNDARY OF DEL WEBB ORLANDO PHASE ONE AS RECORDED IN PLAT BOOK 154, PAGE 17, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, A DISTANCE 1296.85 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 27; THENCE SOUTH 89°44'09" WEST, ALONG THE SOUTH BOUNDARY OF THE AFOREMENTIONED TRACTS 27 THRU 32, AND THE NORTH RIGHT-OF-WAY LINE OF THAT PLATTED, UN-OPENED RIGHT-OF-WAY LYING SOUTH OF SAID TRACTS, A DISTANCE OF 1970.60 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 44.41 ACRES, MORE OR LESS.

AND

**FLORIDA DEVELOPMENT COMPANY PARCEL TWO (MAP #1 AND 2)**

ALL OF TRACTS 14 THRU 16 IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 26 SOUTH RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT AS RECORDED IN PLAT BOOK 3, PAGES 60-63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT 16; THENCE NORTH 00°16'22" WEST, ALONG THE WEST BOUNDARY THEREOF, THE SAME ALSO BEING THE EAST RIGHT-OF-WAY LINE OF HOLLY HILL ROAD, A DISTANCE OF 649.20 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 89°47'59" EAST, ALONG THE NORTH BOUNDARY OF SAID TRACTS 14 THRU 16, A DISTANCE OF 981.82 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED TRACT 14; THENCE SOUTH 00°08'54" EAST, ALONG THE EAST BOUNDARY OF SAID TRACT 14, A DISTANCE OF 648.79 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89°46'33" WEST, ALONG THE SOUTH BOUNDARY OF SAID TRACT 14 THRU 16, A DISTANCE OF 980.42 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 14.62 ACRES, MORE OR LESS.

AND

**PUMP HOUSE PARCEL (MAP # 19)**

THE SOUTH 25 FEET OF THE WEST 25 FEET OF TRACT 16 IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 27 SOUTH, RANGE 27 EAST OF HOLLY HILL GROVE & FRUIT COMPANY ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 10 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF AFORESAID TRACT 16, HOLLY HILL GROVE & FRUIT COMPANY; THENCE NORTH 00°30'15" WEST ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 25.00 FEET; THENCE NORTH 89°57'45" EAST, AND PARALLEL WITH THE SOUTH BOUNDARY OF SAID TRACT 16, A DISTANCE OF 25.00 FEET; THENCE SOUTH 00°30'15" EAST, AND PARALLEL WITH THE AFOREMENTIONED WEST BOUNDARY OF TRACT 16, A DISTANCE OF 25.00 FEET TO THE AFORESAID SOUTH BOUNDARY; THENCE SOUTH 89°57'45" WEST, ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT MAINTAINED RIGHT-OF-WAY FOR FOREST LAKE DRIVE AS RECORDED IN MAP BOOK 17, PAGES 100-108 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

SAID LANDS CONTAIN 409.58 SQUARE FEET (0.009 ACRES), MORE OR LESS.

CDD CONTAINS 117.53 ACRES, MORE OR LESS.

# SECTION X

**Arbitrage Rebate Computation  
Proposal For  
Forest Lake  
Community Development District  
(City of Davenport, Florida)  
\$4,700,000 Special Assessment Bonds  
(Assessment Area Two Project)  
Series 2022**





# AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane  
Avon, CT 06001  
(T) 860-321-7521  
(F) 860-321-7581

[www.amteccorp.com](http://www.amteccorp.com)

May 23, 2022

Forest Lake Community Development District  
Board of Supervisors  
c/o Ms. Katie Costa  
Governmental Management Services-CF, LLC  
6200 Lee Vista Blvd  
Suite 300  
Orlando, FL 32822

Re: \$4,700,000 Forest Lake Community Development District (City of Davenport, Florida),  
Special Assessment Bonds (Assessment Area Two Project), Series 2022

To Whom It May Concern:

AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the above-referenced Forest Lake Community Development District (the "District") Series 2022 bond issue (the "Bonds"). We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than \$1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

### **Firm History**

AMTEC was incorporated in 1990 and maintains a prominent client base of colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 6,900 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

### **Southeast Client Base**

We provide arbitrage rebate services to over 350 bond issues aggregating more than \$9.1 billion of tax-exempt debt in the southeastern United States. We have recently performed computations for the Magnolia West, East Park, Palm Coast Park, and Town Center at Palm Coast Park Community Development Districts. Additionally, we are exclusive rebate consultant to the Town of Palm Beach and Broward County in Florida. Nationally, we are rebate consultants for the City of Lubbock (TX), the City of Tulsa (OK) and the States of Connecticut, New Jersey, Montana, West Virginia, Vermont, Mississippi and Alaska.

We have prepared a Proposal for the computation of arbitrage for the District's Bonds. We have established a "bond year end" of May 24<sup>th</sup>, based upon the closing date of the Bonds in May 2022.

## Proposal

We are proposing rebate computation services based on the following:

- \$4,700,000 Series 2022 Bonds
- Fixed Rate Debt; and
- Acquisition & Construction, Capitalized Interest, Cost of Issuance and Debt Service Accounts

Should the Tax Agreement require rebate computations for any other accounts, computations will be extended to include those accounts at no additional cost to the District.

Our guaranteed fee for rebate computations for the Series 2022 Bonds is \$450 per year and will encompass all activity from May 24, 2022, the date of the closing, through May 24, 2027, the end of the 5<sup>th</sup> Bond Year and initial Computation Date. The fee is based upon the size as well as the complexity. Our fee is payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following table.

### AMTEC's Professional Fee – Series 2022 Bonds

Report Date	Type of Report	Period Covered	Fee
May 31, 2023	Rebate and Opinion	Closing – May 31, 2023	\$450
May 31, 2024	Rebate and Opinion	Closing – May 31, 2024	\$450
May 31, 2025	Rebate and Opinion	Closing – May 31, 2025	\$450
May 31, 2026	Rebate and Opinion	Closing – May 31, 2026	\$450
May 24, 2027	Rebate and Opinion	Closing – May 24, 2027	\$450

**In order to begin, we are requesting copies of the following documentation:**

1. Arbitrage Certificate or Tax Regulatory Agreement
2. IRS Form 8038-G
3. Closing Memorandum
4. US Bank statements for all accounts from May 24, 2022, the date of the closing, through each report date

### AMTEC's Scope of Services

Our standard engagement includes the following services:

- Review of all bond documents and account statements for possible rebate exceptions;
- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through required reporting date of the Bonds;
- Independent calculation of the yield on the Bonds to ensure the correct basis for any rebate liability. This effort provides the basis for our unqualified opinion;
- Reconciliation of the sources and uses of funds from the bond documentation;

- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;
- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;
- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you, your auditors, and our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

The District agrees to furnish AMTEC with the required documentation necessary to fulfill its obligation under the scope of services. The District will make available staff knowledgeable about the bond transactions, investments and disbursements of bond proceeds.

The District agrees to pay AMTEC its fee after it has been satisfied that the scope of services, as outlined under the Proposal, has been fulfilled. AMTEC agrees that its fee is all-inclusive and that it will not charge the District for any expenses connected with this engagement.

The parties have executed this Agreement on \_\_\_\_\_, 2022.

Forest Lake Community  
Development District

Consultant: American Municipal Tax-Exempt  
Compliance Corporation



By: \_\_\_\_\_

By: Michael J. Scarfo  
Senior Vice President

## SECTION XI

## SECTION B

# SECTION 1

**FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT**

**STORMWATER NEEDS ANALYSIS**

**JUNE 2022**

Prepared by:



1925 Bartow Road  
Lakeland, FL 33801  
863-940-2040

## Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

Name of Local Government:	<b>Forest Lake Community Development District</b>
Name of stormwater utility, if applicable:	
Contact Person	
Name:	<b>Jill Burns</b>
Position/Title:	<b>District Manager</b>
Email Address:	<a href="mailto:jburns@gmscfl.com">jburns@gmscfl.com</a>
Phone Number:	<b>407-841-5524 ext. 115</b>

Indicate the Water Management District(s) in which your service area is located.

<b>x</b>	Northwest Florida Water Management District (NFWFMD)
	Suwannee River Water Management District (SRWMD)
	St. Johns River Water Management District (SJRWMD)
	Southwest Florida Water Management District (SWFWMD)
	South Florida Water Management District (SFWMD)

Indicate the type of local government:

<b>x</b>	Municipality
	County
	Independent Special District

## Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

## Part 1.1 Narrative Description:

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

The Forest Lake Community Development District (CDD) consists of 574 single family residential lots. The development shall be constructed in three phases. Phase 1 and 2 consisting of 388 lots has been developed and phase 3 is currently under construction. The stormwater management system is permitted through the Southwest Florida Water Management District under permit number 43044527.000. The CDD is responsible for planning, financing, improving, operating and maintaining the stormwater management system. The CDD professional engineering staff has established BMPs system. The budget for operation and maintenance is provided through an annual assessment. The CDD has established the annual assessment program in conjunction with the EOR and District Manager. The CDD is tasked with the review and assessment of the stormwater management system's current conditions. After assessments are completed, the EOR provides a report which identifies area and infrastructure needing attention on a priority basis schedule.

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

0	1	2	3	4	5	
					X	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
				X		Water quality improvement (TMDL Process/BMAPs/other)
					X	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise
						Other:

#### Part 1.2 Current Stormwater Program Activities:

Please provide answers to the following questions regarding your stormwater management program.

- Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit?

No

If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:	
• Does your jurisdiction have a dedicated stormwater utility?	<b>No</b>
If no, do you have another funding mechanism?	<b>Yes</b>
If yes, please describe your funding mechanism.	
CDD Operation and Maintenance Budget - Annual Assessment	
• Does your jurisdiction have a Stormwater Master Plan or Plans?	<b>Yes</b>
If Yes:	
How many years does the plan(s) cover?	<b>In perpetuity</b>
Are there any unique features or limitations that are necessary to understand what the plan does or does not address?	
<b>No</b>	
Please provide a link to the most recently adopted version of the document (if it is published online):	
<b>Not published online</b>	
• Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?	<b>Yes</b>
If Yes, does it include 100% of your facilities?	<b>Yes</b>
If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?	<b>N/A</b>
• Does your stormwater management program implement the following (answer Yes/No):	
A construction sediment and erosion control program for new construction (plans review and/or inspection)?	<b>Yes</b>
An illicit discharge inspection and elimination program?	<b>Yes</b>
A public education program?	<b>Yes</b>
A program to involve the public regarding stormwater issues?	<b>Yes</b>

A “housekeeping” program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, <i>etc.</i> ?	No
A stormwater ordinance compliance program ( <i>i.e.</i> , for low phosphorus fertilizer)?	Yes
Water quality or stream gage monitoring?	No
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, <i>etc.</i> )?	Yes
A system for managing stormwater complaints?	Yes
Other specific activities?	

Notes or Comments on any of the above:

**The CDD through the EOR is responsible for reviewing, implementing and inspecting all stormwater improvements within the CDD for erosion control compliance. Periodic inspections for illicit discharges. CDD follows F.S. 576 which prohibits phosphorus fertilizer from 6/1 to 9/30.**

### Part 1.3 Current Stormwater Program Operation and Maintenance Activities

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (*i.e.*, systems that are dedicated to public ownership and/or operation upon completion)?

Notes or Comments on the above:

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No)

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, <i>etc.</i> ?	Yes
Debris and trash removal from pond skimmers, inlet grates, ditches, <i>etc.</i> ?	Yes
Invasive plant management associated with stormwater infrastructure?	Yes
Ditch cleaning?	Yes

Sediment removal from the stormwater system (vacator trucks, other)?	Yes
Muck removal (dredging legacy pollutants from water bodies, canal, etc. )?	No
Street sweeping?	Yes
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, etc. ?	No
Non-structural programs like public outreach and education?	No
Other specific routine activities?	

**Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)**

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of
Estimated feet or miles of buried culvert:	5270 +/- LF	
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:	510 +/- LF	
Estimated number of storage or treatment basins (i.e., wet or dry ponds):	8	
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, etc. :	0	
Number of chemical treatment systems (e.g., alum or polymer injection):	0	
Number of stormwater pump stations:	0	
Number of dynamic water level control structures (e.g., operable gates and weirs that control canal water levels):	0	

Number of stormwater treatment wetland systems:	0	
---	---	--

Other:


Notes or Comments on any of the above:

--

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes	No	
Rain gardens	No	
Green roofs	No	
Pervious pavement/pavers	No	
Littoral zone plantings	No	
Living shorelines	No	

Other Best Management Practices:


Please indicate which resources or documents you used when answering these questions (check all that apply).

Asset management system	X
GIS program	

MS4 permit application	
Aerial photos	
Past or ongoing budget investments	X
Water quality projects	X
Other(s):	

**Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)**

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government's population, please describe in the first text box provided below for part 4.0.

**Independent Special Districts:**

If an independent special district's boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

**City of Davenport**

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template. **N/A**

**Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)**

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

**N/A**

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (*e.g.*, the expiration of an interlocal agreement, introduction of an independent special district, *etc.* ).

N/A

[Proceed to Part 5](#)

## Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)

Given the volume of services, jurisdictions should use the template's service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, "services" means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project's capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

**If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.**

## Part 5.1 Routine Operation and Maintenance

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR's website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

**Routine Operation and Maintenance**

	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs	10	20	22	24	26
Brief description of growth greater than 15% over any 5-year period:					

**Part 5.2 Future Expansion (Committed Funding Source)**

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project's remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

**5.2.1 Flood Protection (Committed Funding Source):** Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, etc. Also include major hardware purchases such as vacator/jet trucks.

**5.2.2 Water Quality Projects (Committed Funding Source):** Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, etc., that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

**Expansion Projects with a Committed Funding Source****5.2.1 Flood Protection**

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Forest Lake Phase 3 Expansion	0	885	0	0	0

**5.2.2 Water Quality**

Project Name (or, if applicable, BMAP Project Number or ProjID)	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42


**Part 5.3 Future Expansion with No Identified Funding Source - N/A**

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

**5.3.1 Future Flood Protection with No Identified Funding Source:** Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, etc.

**5.3.2 Future Water Quality Projects with no Identified Funding Source:** Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

**Expansion Projects with No Identified Funding Source**

**5.3.1 Flood Protection**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

**5.3.2 Water Quality**

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

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

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

Stormwater Master Plan

Basin Studies or Engineering Reports

Adopted BMAP

Adopted Total Maximum Daily Load

Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan

Specify:

Other(s):

#### Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change - N/A

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

##### Resiliency Projects with a Committed Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

##### Resiliency Projects with No Identified Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

- Has a vulnerability assessment been completed for your jurisdiction's storm water system?

If no, how many facilities have been assessed?

- Does your jurisdiction have a long-range resiliency plan of 20 years or more?

If yes, please provide a link if available:

If no, is a planning effort currently underway?

**Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)**

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

**If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.**

**End of Useful Life Replacement Projects with a Committed Funding Source**

Expenditures (in \$thousands)					
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

**End of Useful Life Replacement Projects with No Identified Funding Source**

Expenditures (in \$thousands)					
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

**Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)**

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as “actual” expenditures.

Consistent with expenditure projections, the jurisdiction’s actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR’s interpretation of subparagraph 403.9302(3)(f), F.S., is that “capital account” refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

**Routine O&M**

	Total	Funding Sources for Actual Expenditures (in \$thousands)					
	Actual Expenditures	Amount Drawn	Amount Drawn	Amount Drawn	Amount Drawn	Contributions to	Balance of
2016-17	n/a	0					
2017-18	n/a	0					
2018-19	n/a	0					
2019-20	n/a	0					
2020-21	0	0					

**Expansion**

	Total	Funding Sources for Actual Expenditures (in \$thousands)					
	Actual Expenditures	Amount Drawn	Amount Drawn	Amount Drawn	Amount Drawn	Contributions to	Balance of
2016-17	n/a						
2017-18	n/a						
2018-19	n/a						
2019-20	n/a						
2020-21	0						

**Resiliency**

	Total	Funding Sources for Actual Expenditures (in \$thousands)					
	Actual Expenditures	Amount Drawn	Amount Drawn	Amount Drawn	Amount Drawn	Contributions to	Balance of
2016-17	n/a						
2017-18	n/a						
2018-19	n/a						
2019-20	n/a						
2020-21	0						

**Replacement of Aging Infrastructure**

	Total	Funding Sources for Actual Expenditures (in \$thousands)					
	Actual Expenditures	Amount Drawn	Amount Drawn	Amount Drawn	Amount Drawn	Contributions to	Balance of
2016-17	n/a						
2017-18	n/a						
2018-19	n/a						
2019-20	n/a						
2020-21	0						

**Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)**

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

<b>Committed Funding Source</b>	<b>2022-23 to 2026-27</b>	<b>2027-28 to 2031-32</b>	<b>2032-33 to 2036-37</b>	<b>2037-38 to 2041-42</b>
Maintenance	20	22	24	26
Expansion	885	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
<b>Total Committed Revenues (=Total Committed Projects)</b>	<b>905</b>	<b>22</b>	<b>24</b>	<b>26</b>

<b>No Identified Funding Source</b>	<b>2022-23 to 2026-27</b>	<b>2027-28 to 2031-32</b>	<b>2032-33 to 2036-37</b>	<b>2037-38 to 2041-42</b>
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
<b>Projected Funding Gap (=Total Non-Committed Needs)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

<b>Strategies for New Funding Sources</b>	<b>2022-23 to 2026-27</b>	<b>2027-28 to 2031-32</b>	<b>2032-33 to 2036-37</b>	<b>2037-38 to 2041-42</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Remaining Unfunded Needs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

# SECTION C

# Forest Lake CDD

## Field Management Report



August 02, 2022  
Clayton Smith  
Field Services Manager  
GMS

# Complete

## Landscape Review and General Maint.

- ✚ Monitoring landscaping
- ✚ Repaired damaged monument sign.



- ✚ Replacement of x4 palms at the amenity center.
- ✚ Working with landscaper to catch up on mows, notably bushhogging the ponds.



# Complete

## Amenity Review

- ✚ Added cover to pool lift.
- ✚ Repaired entry gate keycard system.
- ✚ Playground Installed.
- ✚ Swings pending.
- ✚ Shade structure



# In Progress

## Mailbox Lighting

- ✚ Approved mailbox lighting is being scheduled for installation.



## Sod

- ✚ Arranging for grading and sod of ponds where previous sod did not establish.
- ✚ Will work within budget to focus on priority areas
- ✚ Further areas will be planned for in the future.



# Upcoming

## Fence

- ✚ Coordinating to prepare for perimeter fence along tract D.



## New Phase

- ✚ Monitoring new phase construction.
- ✚ Will gather any needed maintenance addendums when it becomes ready.



# Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-201-1514, or by email at [csmith@gmscfl.com](mailto:csmith@gmscfl.com). Thank you.

Respectfully,  
Clayton Smith

# SECTION D

# SECTION 1

# Forest Lake

## Community Development District

### Summary of Checks

April 26, 2022 to July 25, 2022

Bank	Date	Check No.'s	Amount
General Fund	5/3/22	183-185	\$ 5,475.53
	5/12/22	186-188	\$ 98,460.11
	5/17/22	189-197	\$ 15,503.41
	5/27/22	198-204	\$ 9,175.70
	6/9/22	205	\$ 12,746.16
	6/16/22	206-208	\$ 6,262.74
	6/24/16	209-213	\$ 10,640.73
	7/7/22	214	\$ 687.96
	7/12/22	215-220	\$ 12,225.18
	7/21/22	221-223	\$ 6,721.46
			<hr/>
			\$ 177,898.98
			<hr/>
			<b>\$ 177,898.98</b>

\*\*\* CHECK DATES 04/26/2022 - 07/25/2022 \*\*\*

FOREST LAKE CDD  
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
5/03/22	00015	3/31/22 00044796	202203 310-51300-48000	NOT OF AMENITY RULE DEV	*	292.19	
		3/31/22 00044796	202203 310-51300-48000	NOTICE OF RULE MAKING	*	555.64	
				CA FLORIDA HOLDINGS, LLC			847.83 000183
5/03/22	00014	4/12/22 1940	202203 310-51300-31500	GENERAL COUNSEL - MAR 22	*	2,237.00	
				KE LAW GROUP, PLLC			2,237.00 000184
5/03/22	00033	4/27/22 04272022	202204 300-15500-10000	EQUIPMENT LEASE - MAY 22	*	2,390.70	
				WHFS, LLC			2,390.70 000185
5/12/22	00034	3/01/22 1089	202205 300-20700-10100	FY22 SER22 FR#2	*	3,750.00	
		3/18/22 1096	202205 300-20700-10100	FY22 SER22 FR#2	*	3,750.00	
		4/01/22 1102	202205 300-20700-10100	FY22 SER22 FR#2	*	3,750.00	
		4/16/22 1109	202205 300-20700-10100	FY22 SER22 FR#2	*	3,750.00	
				JMBI REAL ESTATE LLC			15,000.00 000186
5/12/22	00014	4/12/22 1941	202205 300-20700-10100	FY22 SER22 FR#2	*	724.91	
				KE LAW GROUP, PLLC			724.91 000187
5/12/22	00032	4/25/22 75402	202205 300-20700-10100	FY22 SER22 FR#2	*	82,735.20	
				TUCKER PAVING INC			82,735.20 000188
5/17/22	00005	5/03/22 AR050320	202205 310-51300-11000	SUPERVISOR FEE 5/3/22	*	200.00	
				ANDREW RHINEHART			200.00 000189
5/17/22	00023	4/26/22 04262022	202204 330-57200-43200	1595 ASPEN DR - APR 22	*	335.92	
				CITY OF HAINES CITY			335.92 000190
5/17/22	00031	4/25/22 7252	202204 330-57200-48200	MTHLY CLEANING SVC-APR 22	*	550.00	
				CLEAN STAR SERVICES OF			550.00 000191
5/17/22	00001	4/30/22 50	202202 320-53800-48000	INSTALL GRAND OPEN SIGN	*	160.00	

FORL FOREST LAKE CD CWRIGHT



\*\*\* CHECK DATES 04/26/2022 - 07/25/2022 \*\*\*

FOREST LAKE CDD  
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
5/27/22	00005	5/18/22 AR051820	202205 310-51300-11000	SUPERVISOR FEE 5/18/22	*	200.00	
				ANDREW RHINEHART			200.00 000198
5/27/22	00035	5/24/22 53-BID-5	202204 330-57200-49000	POOL PERMIT FOR FY23	*	280.00	
				FLORIDA DEPARTMENT OF HEALTH			280.00 000199
5/27/22	00014	5/17/22 2350	202204 310-51300-31500	GENERAL COUNSEL - APR 22	*	1,231.50	
				KE LAW GROUP, PLLC			1,231.50 000200
5/27/22	00006	5/18/22 LS051820	202205 310-51300-11000	SUPERVISOR FEE 5/18/22	*	200.00	
				LAUREN OAKLEY SCHWENK			200.00 000201
5/27/22	00016	5/01/22 5907	202205 320-53800-46200	LANDSCAPE MAINT - MAY 22	*	3,386.00	
		5/01/22 5908	202205 320-53800-46200	LANDSCAPE MAINT - MAY 22	*	1,287.50	
				PRINCE & SONS INC.			4,673.50 000202
5/27/22	00004	5/18/22 PM051820	202205 310-51300-11000	SUPERVISOR FEE 5/18/22	*	200.00	
				PATRICK MARONE			200.00 000203
5/27/22	00033	5/27/22 05272022	202205 300-15500-10000	EQUIPMENT LEASE - JUNE 22	*	2,390.70	
				WHFS, LLC			2,390.70 000204
6/09/22	00036	5/31/22 40997	202205 300-20700-10300	POOL FURNITURE-FL AMENITY	*	12,746.16	
				PATIO SHOWCASE			12,746.16 000205
6/16/22	00023	5/24/22 62410MAY	202205 330-57200-43200	1595 ASPEN DR - MAY 22	*	312.04	
				CITY OF HAINES CITY			312.04 000206
6/16/22	00001	6/01/22 53	202206 310-51300-34000	MANAGEMENT FEES JUNE 22	*	3,004.17	
		6/01/22 53	202206 310-51300-35100	WEBSITE ADMIN JUNE 22	*	100.00	
		6/01/22 53	202206 310-51300-35200	INFO TECHNOLOGY JUNE 22	*	150.00	
		6/01/22 53	202206 310-51300-31300	DISSEMINATION JUNE 22	*	500.00	

FORL FOREST LAKE CD CWRIGHT

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	7/26/22	PAGE	4
*** CHECK DATES 04/26/2022 - 07/25/2022 ***														
FOREST LAKE CDD														
BANK A GENERAL FUND														

  

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/01/22	53	202206 330-57200-48300			*	416.67	
		AMENITY ACCESS JUNE 22					
6/01/22	53	202206 310-51300-51000			*	6.62	
		OFFICE SUPPLIES					
6/01/22	53	202206 310-51300-42000			*	50.74	
		POSTAGE					
							GOVERNMENTAL MANAGEMENT SERVICES-
						4,228.20	000207
6/16/22	00014	6/08/22 2725	202205 310-51300-31500		*	1,722.50	
		GENERAL COUNSEL - MAY 22					
							KE LAW GROUP, PLLC
						1,722.50	000208
6/24/22	00031	5/25/22 7439	202205 330-57200-48200		*	550.00	
		MTHLY CLEANING SVC-MAY 22					
							CLEAN STAR SERVICES OF
						550.00	000209
6/24/22	00001	6/01/22 54	202206 320-53800-12000		*	1,250.00	
		FIELD MANAGEMENT JUN 22					
6/01/22	54	202206 320-53800-48000			*	426.53	
		MTHLY MAINT MATERIALS					
							GOVERNMENTAL MANAGEMENT SERVICES-
						1,676.53	000210
6/24/22	00016	6/01/22 6116	202206 320-53800-46200		*	1,287.50	
		LANDSCAPE MAINT-AMENITY					
6/01/22	6117	202206 320-53800-46200			*	3,386.00	
		LANDSCAPE MAINT - JUNE 22					
							PRINCE & SONS INC.
						4,673.50	000211
6/24/22	00028	6/16/22 16381	202206 330-57200-48500		*	1,350.00	
		POOL MAINTENANCE - JUNE22					
							RESORT POOL SERVICES
						1,350.00	000212
6/24/22	00033	6/20/22 06202022	202206 300-15500-10000		*	2,390.70	
		EQUIPMENT LEASE - JUL 22					
							WHFS, LLC
						2,390.70	000213
7/07/22	00016	5/27/22 6226	202207 300-20700-10100		*	687.96	
		FY22 SER20 FR#10					
							PRINCE & SONS INC.
						687.96	000214
7/12/22	00023	6/30/22 64210JUN	202206 330-57200-43200		*	300.11	
		1595 ASPEN DR - JUN 22					
							CITY OF HAINES CITY
						300.11	000215
7/12/22	00012	4/04/22 22268	202204 310-51300-32200		*	4,400.00	
		AUDIT FYE 09/30/21					
							GRAU AND ASSOCIATES
						4,400.00	000216
FORL FOREST LAKE CD CWRIGHT							



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
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TOTAL FOR REGISTER 177,898.98

## SECTION 2

***Forest Lake***  
***Community Development District***

***Unaudited Financial Reporting***  
***June 30, 2022***



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5	<u>Series 2022 Debt Service Fund</u>
6	<u>Series 2020 Capital Projects Fund</u>
7	<u>Series 2022 Capital Projects Fund</u>
8-9	<u>Month to Month</u>
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11	<u>Assessment Receipt Schedule</u>

**Forest Lake**  
**Community Development District**  
**Combined Balance Sheet**  
**June 30, 2022**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<u><b>Cash:</b></u>				
Operating Account	\$ 169,965	\$ -	\$ -	\$ 169,965
<u><b>Series 2020</b></u>				
Reserve	\$ -	\$ 249,131	\$ -	\$ 249,131
Revenue	\$ -	\$ 166,899	\$ -	\$ 166,899
Prepayments	\$ -	\$ 1,439	\$ -	\$ 1,439
<u><b>Series 2022</b></u>				
Reserve	\$ -	\$ 319,706	\$ -	\$ 319,706
Revenue	\$ -	\$ 19	\$ -	\$ 19
Interest	\$ -	\$ 109,717	\$ -	\$ 109,717
Construction	\$ -	\$ -	\$ 3,828,271	\$ 3,828,271
Cost of Issuance	\$ -	\$ -	\$ 1,850	\$ 1,850
Prepaid Expenses	\$ 4,781	\$ -	\$ -	\$ 4,781
Due from Developer	\$ -	\$ -	\$ 688	\$ 688
Due from General Fund	\$ -	\$ 1,440	\$ -	\$ 1,440
<b>Total Assets</b>	<b>\$ 174,746</b>	<b>\$ 848,352</b>	<b>\$ 3,830,809</b>	<b>\$ 4,853,907</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 8,000	\$ -	\$ -	\$ 8,000
Contracts Payable	\$ -	\$ -	\$ 688	\$ 688
Due to Debt Service	\$ 1,440	\$ -	\$ -	\$ 1,440
<b>Total Liabilities</b>	<b>\$ 9,440</b>	<b>\$ -</b>	<b>\$ 688</b>	<b>\$ 10,128</b>
<b>Fund Balances:</b>				
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 418,909	\$ -	\$ 418,909
Debt Service - Series 2022	\$ -	\$ 429,442	\$ -	\$ 429,442
Capital Projects - Series 2022	\$ -	\$ -	\$ 3,830,121	\$ 3,830,121
Unassigned	\$ 165,306	\$ -	\$ -	\$ 165,306
<b>Total Fund Balances</b>	<b>\$ 165,306</b>	<b>\$ 848,352</b>	<b>\$ 3,830,121</b>	<b>\$ 4,843,779</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 174,746</b>	<b>\$ 848,352</b>	<b>\$ 3,830,809</b>	<b>\$ 4,853,907</b>

**Forest Lake**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2022**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/22	Thru 06/30/22	Variance
<b><u>Revenues</u></b>				
Assessments - Tax Roll	\$ 270,152	\$ 270,152	\$ 270,624	\$ 472
Assessments - Direct Bill	\$ 58,278	\$ 58,278	\$ -	\$ (58,278)
<b>Total Revenues</b>	<b>\$ 328,430</b>	<b>\$ 328,430</b>	<b>\$ 270,624</b>	<b>\$ (57,806)</b>
<b><u>Expenditures:</u></b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ 6,200	\$ 2,800
Engineering	\$ 15,000	\$ 11,250	\$ -	\$ 11,250
Attorney	\$ 30,000	\$ 22,500	\$ 13,198	\$ 9,302
Annual Audit	\$ 4,500	\$ 4,500	\$ 4,400	\$ 100
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 900	\$ 450	\$ 450	\$ -
Dissemination	\$ 6,000	\$ 4,500	\$ 5,000	\$ (500)
Trustee Fees	\$ 7,100	\$ 4,041	\$ 4,041	\$ -
Management Fees	\$ 36,050	\$ 27,038	\$ 27,038	\$ (0)
Information Technology	\$ 1,800	\$ 1,350	\$ 1,350	\$ -
Website Maintenance	\$ 1,200	\$ 900	\$ 900	\$ -
Telephone	\$ 300	\$ 225	\$ -	\$ 225
Postage & Delivery	\$ 1,000	\$ 750	\$ 134	\$ 616
Insurance	\$ 5,500	\$ 5,500	\$ 5,175	\$ 325
Printing & Binding	\$ 1,000	\$ 750	\$ 26	\$ 724
Legal Advertising	\$ 10,000	\$ 7,500	\$ 2,290	\$ 5,210
Other Current Charges	\$ 5,000	\$ 3,750	\$ 409	\$ 3,341
Office Supplies	\$ 625	\$ 469	\$ 32	\$ 436
Travel Per Diem	\$ 660	\$ 495	\$ -	\$ 495
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Subtotal General &amp; Administrative:</b>	<b>\$ 143,810</b>	<b>\$ 110,142</b>	<b>\$ 75,818</b>	<b>\$ 34,324</b>

**Forest Lake**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2022**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/22	Thru 06/30/22	Variance
<b><u>Operations and Maintenance</u></b>				
<b>Field Expenditures</b>				
Property Insurance	\$ 5,000	\$ 5,000	\$ 4,686	\$ 314
Field Management	\$ 15,000	\$ 11,250	\$ 8,125	\$ 3,125
Landscape Maintenance	\$ 40,000	\$ 30,000	\$ 32,531	\$ (2,531)
Landscape Replacement	\$ 2,500	\$ 1,875	\$ -	\$ 1,875
Streetlights	\$ 15,000	\$ 11,250	\$ 11,618	\$ (368)
Electric	\$ 5,000	\$ 3,750	\$ 3,388	\$ 362
Water & Sewer	\$ 3,000	\$ 2,250	\$ -	\$ 2,250
Sidewalk & Asphalt Maintenance	\$ 500	\$ 375	\$ -	\$ 375
Irrigation Repairs	\$ 2,500	\$ 1,875	\$ 183	\$ 1,692
General Repairs & Maintenance	\$ 5,000	\$ 3,750	\$ 1,547	\$ 2,203
Contingency	\$ 2,500	\$ 1,875	\$ 74	\$ 1,801
<b>Subtotal Field Expenditures</b>	<b>\$ 96,000</b>	<b>\$ 73,250</b>	<b>\$ 62,151</b>	<b>\$ 11,099</b>
<b>Amenity Expenditures</b>				
Amenity - Electric	\$ 14,400	\$ 10,800	\$ 5,152	\$ 5,648
Amenity - Water	\$ 3,500	\$ 2,625	\$ 1,838	\$ 787
Playground Lease	\$ 14,000	\$ 10,500	\$ 4,781	\$ 5,719
Internet	\$ 3,000	\$ 2,250	\$ 372	\$ 1,878
Pest Control	\$ 720	\$ 540	\$ -	\$ 540
Janitorial Services	\$ 8,500	\$ 6,375	\$ 1,414	\$ 4,961
Security Services	\$ 10,000	\$ 7,500	\$ 5,589	\$ 1,911
Pool Maintenance	\$ 18,000	\$ 13,500	\$ 6,750	\$ 6,750
Amenity Access Management	\$ 5,000	\$ 3,750	\$ 1,667	\$ 2,083
Amenity Repairs & Maintenance	\$ 1,000	\$ 750	\$ 359	\$ 391
Contingency	\$ 7,500	\$ 5,625	\$ 1,924	\$ 3,701
<b>Subtotal Amenity Expenditures</b>	<b>\$ 85,620</b>	<b>\$ 64,215</b>	<b>\$ 29,846</b>	<b>\$ 34,369</b>
<b>Total Expenditures</b>	<b>\$ 325,430</b>	<b>\$ 247,607</b>	<b>\$ 167,815</b>	<b>\$ 79,792</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 3,000</b>		<b>\$ 102,809</b>	
<b><u>Other Financing Sources/(Uses)</u></b>				
Transfer In/(Out)	\$ (3,000)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (3,000)</b>		<b>\$ -</b>	
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 102,809</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 62,497</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 165,306</b>	

**Forest Lake**  
**Community Development District**  
**Debt Service Fund Series 2020**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2022**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/22	Thru 06/30/22	Variance
<b>Revenues</b>				
Special Assessments	\$ 505,199	\$ 505,199	\$ 499,229	\$ (5,970)
Interest	\$ -	\$ -	\$ 121	\$ 121
<b>Total Revenues</b>	<b>\$ 505,199</b>	<b>\$ 505,199</b>	<b>\$ 499,350</b>	<b>\$ (5,849)</b>
<b>Expenditures:</b>				
Interest Expense - 11/1	\$ 168,338	\$ 168,338	\$ 168,338	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 120,000	\$ (120,000)
Principal Expense - 5/1	\$ 170,000	\$ 170,000	\$ 165,000	\$ 5,000
Interest Expense - 5/1	\$ 168,338	\$ 168,338	\$ 166,044	\$ 2,294
<b>Total Expenditures</b>	<b>\$ 506,675</b>	<b>\$ 506,675</b>	<b>\$ 619,381</b>	<b>\$ (112,706)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (1,476)</b>		<b>\$ (120,031)</b>	
<b>Net Change in Fund Balance</b>	<b>\$ (1,476)</b>		<b>\$ (120,031)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 168,365</b>		<b>\$ 538,940</b>	
<b>Fund Balance - Ending</b>	<b>\$ 166,889</b>		<b>\$ 418,909</b>	

# Forest Lake

## Community Development District

### Debt Service Fund Series 2022

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2022

	Adopted Budget	Prorated Budget Thru 06/30/22	Actual Thru 06/30/22	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 19	\$ 19
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 19</b>	<b>\$ 19</b>
<b>Expenditures:</b>				
Interest Expense - 11/1	\$ -	\$ -	\$ -	\$ -
Principal Expense - 11/1	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 19</b>	<b>\$ 19</b>
<b>Other Financing Sources/(Uses)</b>				
Bond Proceeds	\$ -	\$ -	\$ 429,424	\$ 429,424
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 429,424</b>	<b>\$ 429,424</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 429,442</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 429,442</b>	

**Forest Lake**  
**Community Development District**  
**Capital Projects Fund Series 2020**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2022**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/22	Thru 06/30/22	Variance
<b>Revenues</b>				
Developer Contribution	\$ -	\$ -	\$ 317,362	\$ 317,362
Interest	\$ -	\$ -	\$ 3	\$ 3
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 317,365</b>	<b>\$ 317,365</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 317,292	\$ (317,292)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 317,292</b>	<b>\$ (317,292)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 73</b>	
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 73</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ (73)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 0</b>	

# Forest Lake

## Community Development District

### Capital Projects Fund Series 2022

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2022

	Adopted Budget	Prorated Budget Thru 06/30/22	Actual Thru 06/30/22	Variance
<b><u>Revenues</u></b>				
Interest	\$ -	\$ -	\$ 172	\$ 172
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 172</b>	<b>\$ 172</b>
<b><u>Expenditures:</u></b>				
Capital Outlay	\$ -	\$ -	\$ 328,925	\$ -
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 277,625	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 606,550</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ (606,378)</b>	
<b><u>Other Financing Sources/(Uses)</u></b>				
Bond Proceeds	\$ -	\$ -	\$ 4,270,576	\$ 4,270,576
Developer Advances	\$ -	\$ -	\$ 165,922	\$ 165,922
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,436,499</b>	<b>\$ 4,436,499</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 3,830,121</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 3,830,121</b>	

**Forest Lake**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Revenues</b>													
Assessments - Tax Roll	\$ -	\$ -	\$ 83,404	\$ 66,184	\$ 118,863	\$ 1,393	\$ -	\$ -	\$ 781	\$ -	\$ -	\$ -	\$ 270,624
Assessments - Direct	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 83,404</b>	<b>\$ 66,184</b>	<b>\$ 118,863</b>	<b>\$ 1,393</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 781</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 270,624</b>
<b>Expenditures:</b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ -	\$ 1,800	\$ -	\$ 600	\$ 600	\$ 1,000	\$ 800	\$ 1,400	\$ -	\$ -	\$ -	\$ -	\$ 6,200
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 468	\$ 2,149	\$ 916	\$ 1,940	\$ 2,249	\$ 2,237	\$ 1,232	\$ 1,723	\$ 286	\$ -	\$ -	\$ -	\$ 13,198
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,400
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 1,000	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,041
Management Fees	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ -	\$ -	\$ -	\$ 27,038
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ 1,350
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ 900
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 4	\$ -	\$ 3	\$ 12	\$ 19	\$ 11	\$ 22	\$ 11	\$ 51	\$ -	\$ -	\$ -	\$ 134
Insurance	\$ 5,175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,175
Printing & Binding	\$ -	\$ -	\$ 12	\$ -	\$ 4	\$ 11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26
Legal Advertising	\$ -	\$ 311	\$ 824	\$ 307	\$ -	\$ 848	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,290
Other Current Charges	\$ 73	\$ 35	\$ 43	\$ 41	\$ 51	\$ 31	\$ 47	\$ 39	\$ 48	\$ -	\$ -	\$ -	\$ 409
Office Supplies	\$ 0	\$ -	\$ 13	\$ 0	\$ 5	\$ 3	\$ 1	\$ 3	\$ 7	\$ -	\$ -	\$ -	\$ 32
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Subtotal General &amp; Administrative:</b>	<b>\$ 19,640</b>	<b>\$ 8,050</b>	<b>\$ 5,565</b>	<b>\$ 6,654</b>	<b>\$ 6,683</b>	<b>\$ 7,895</b>	<b>\$ 10,256</b>	<b>\$ 6,930</b>	<b>\$ 4,145</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 75,818</b>

**Forest Lake**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Operations and Maintenance</b>													
<b>Field Expenditures</b>													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ 4,686	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,686
Field Management	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	8,125
Landscape Maintenance	\$ 1,580	\$ 3,386	\$ 3,386	\$ 3,386	\$ 3,386	\$ 3,386	\$ 4,674	\$ 4,674	\$ 4,674	\$ -	\$ -	\$ -	32,531
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ 1,248	\$ 1,248	\$ -	\$ 1,248	\$ 2,773	\$ 1,266	\$ 1,278	\$ 1,278	\$ 1,279	\$ -	\$ -	\$ -	11,618
Electric	\$ 525	\$ -	\$ 556	\$ 199	\$ 491	\$ 487	\$ 218	\$ 464	\$ 447	\$ -	\$ -	\$ -	3,388
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 183	\$ -	\$ -	\$ -	183
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ 160	\$ 160	\$ 480	\$ 320	\$ -	\$ 427	\$ -	\$ -	\$ -	1,547
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74	\$ -	\$ -	\$ -	\$ -	74
<b>Subtotal Field Expenditures</b>	<b>\$ 3,978</b>	<b>\$ 5,259</b>	<b>\$ 4,567</b>	<b>\$ 5,618</b>	<b>\$ 12,121</b>	<b>\$ 6,869</b>	<b>\$ 7,740</b>	<b>\$ 7,740</b>	<b>\$ 8,259</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>62,151</b>
<b>Amenity Expenditures</b>													
Amenity - Electric	\$ -	\$ -	\$ -	\$ 122	\$ -	\$ 1,899	\$ 1,114	\$ 1,110	\$ 908	\$ -	\$ -	\$ -	5,152
Amenity - Water	\$ -	\$ -	\$ 121	\$ 209	\$ 280	\$ 280	\$ 336	\$ 312	\$ 300	\$ -	\$ -	\$ -	1,838
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,391	\$ 2,391	\$ -	\$ -	\$ -	4,781
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 93	\$ 93	\$ 93	\$ 93	\$ -	\$ -	\$ -	372
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 314	\$ 550	\$ 550	\$ -	\$ -	\$ -	\$ -	1,414
Security Services	\$ -	\$ -	\$ -	\$ 2,000	\$ -	\$ 3,589	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,589
Pool Maintenance	\$ -	\$ -	\$ -	\$ 1,350	\$ -	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ -	\$ -	\$ -	6,750
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	1,667
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ 145	\$ -	\$ 94	\$ -	\$ 120	\$ -	\$ -	\$ -	\$ -	359
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,644	\$ 280	\$ -	\$ -	\$ -	\$ -	\$ -	1,924
<b>Subtotal Amenity Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 121</b>	<b>\$ 3,825</b>	<b>\$ 280</b>	<b>\$ 9,680</b>	<b>\$ 4,140</b>	<b>\$ 6,342</b>	<b>\$ 5,458</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>29,846</b>
<b>Total Expenditures</b>	<b>\$ 23,618</b>	<b>\$ 13,308</b>	<b>\$ 10,253</b>	<b>\$ 16,098</b>	<b>\$ 19,085</b>	<b>\$ 24,444</b>	<b>\$ 22,136</b>	<b>\$ 21,012</b>	<b>\$ 17,861</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>167,815</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (23,618)</b>	<b>\$ (13,308)</b>	<b>\$ 73,152</b>	<b>\$ 50,086</b>	<b>\$ 99,778</b>	<b>\$ (23,051)</b>	<b>\$ (22,136)</b>	<b>\$ (21,012)</b>	<b>\$ (17,081)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>102,809</b>
<b>Other Financing Sources/(Uses)</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Net Change in Fund Balance</b>	<b>\$ (23,618)</b>	<b>\$ (13,308)</b>	<b>\$ 73,152</b>	<b>\$ 50,086</b>	<b>\$ 99,778</b>	<b>\$ (23,051)</b>	<b>\$ (22,136)</b>	<b>\$ (21,012)</b>	<b>\$ (17,081)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>102,809</b>

# Forest Lake

## Community Development District

### Long Term Debt Report

Series 2020, Special Assessment Revenue Bonds		
Interest Rate:	2.625%, 3.250%, 4.000%	
Maturity Date:	5/1/2051	
Reserve Fund Definition	50% Maximum Annual Debt Service	
Reserve Fund Requirement	\$249,269	
Reserve Fund Balance	\$249,131	
Bonds Outstanding - 09/29/20		\$8,845,000
Less: Special Call - 11/1/21		(\$120,000)
<b>Current Bonds Outstanding</b>		<b>\$8,725,000</b>

Series 2022, Special Assessment Revenue Bonds		
Interest Rate:	4.750%, 5.000%, 5.375%, 5.500%	
Maturity Date:	5/1/2052	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$319,706	
Reserve Fund Balance	\$319,706	
Bonds Outstanding - 05/24/2022		\$4,700,000
<b>Current Bonds Outstanding</b>		<b>\$4,700,000</b>

**Forest Lake**  
**Community Development District**  
**Special Assessment Receipt Schedule**  
**Fiscal Year 2022**

Gross Assessments	\$ 290,487.84	\$ 535,872.43	\$ 826,360.27
Net Assessments	\$ 270,153.69	\$ 498,361.36	\$ 768,515.05

**ON ROLL ASSESSMENTS**

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	35.15%	64.85%	100.00%
							O&M Portion	Series 2020 Debt Service	Total
12/14/21	ACH	\$2,052.44	(\$39.41)	(\$82.11)	\$0.00	\$1,930.92	\$678.77	\$1,252.15	\$1,930.92
12/17/21	ACH	\$2,052.44	(\$39.41)	(\$82.11)	\$0.00	\$1,930.92	\$678.77	\$1,252.15	\$1,930.92
12/31/21	ACH	\$256,694.68	(\$4,931.92)	(\$10,098.59)	\$0.00	\$241,664.17	\$84,951.45	\$156,712.72	\$241,664.17
12/31/21	1% Fee Adj	(\$8,263.60)	\$0.00	\$0.00	\$0.00	(\$8,263.60)	(\$2,904.88)	(\$5,358.72)	(\$8,263.60)
01/18/22	ACH	\$200,078.54	(\$3,842.34)	(\$7,961.36)	\$0.00	\$188,274.84	\$66,183.67	\$122,091.17	\$188,274.84
02/18/22	ACH	\$359,177.00	(\$6,900.67)	(\$14,143.36)	\$0.00	\$338,132.97	\$118,862.82	\$219,270.15	\$338,132.97
03/16/22	ACH	\$4,104.88	(\$61.57)	(\$80.87)	\$0.00	\$3,962.44	\$1,392.90	\$2,569.54	\$3,962.44
06/14/22	ACH	\$2,266.30	(\$45.33)	\$0.00	\$0.00	\$2,220.97	\$780.73	\$1,440.24	\$2,220.97
<b>TOTAL</b>		<b>\$ 818,162.68</b>	<b>\$ (15,860.65)</b>	<b>\$ (32,448.40)</b>	<b>\$ -</b>	<b>\$ 769,853.63</b>	<b>\$ 270,624.23</b>	<b>\$ 499,229.40</b>	<b>\$ 769,853.63</b>

<b>100%</b>	<b>Net Percent Collected</b>
<b>0</b>	<b>Balance Remaining to Collect</b>

**DIRECT BILL ASSESSMENTS**

Winter Haven Management Services, LLC					
2022-01				\$58,276.96	\$58,276.96
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operations & Maintenance
	12/1/21		\$29,138.48		
	2/1/22		\$14,569.24		
	5/1/22		\$14,569.24		
			<b>\$58,276.96</b>	-	-

\*To be collected at lot closing

## SECTION 3

## SECTION (a)

Requisition	Payee/Vendor		Amount
1	Henkelman Construction, Inc.	\$	39,159.07
2	Henkelman Construction, Inc.	\$	27,094.00
3	Prince & Sons and Furr Wegman & Banks	\$	72,864.00
4	Wood & Associates Engineering and Henkelman Construction, Inc.	\$	22,780.25
5	Henkelman Construction, Inc.	\$	34,646.40
6	Henkelman Construction, Inc.	\$	23,222.00
7	RIPA & Associates, LLC	\$	79,010.00
8	KE Law Group	\$	1,342.00
9	KE Law Group	\$	184.95
10	Prince & Sons	\$	687.96
	TOTAL	\$	300,990.63