

*Forest Lake
Community Development District*

Meeting Agenda

June 6, 2023

AGENDA

Forest Lake

Community Development District

219 East Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

May 30, 2023

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

Dear Board Members:

A **Board of Supervisors Meeting** of the **Forest Lake Community Development District** will be held **Tuesday, June 6, 2023, at 10:15 AM** at the **Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

Zoom Video Link: <https://us06web.zoom.us/j/81805377676>

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

Meeting ID: 818 0537 7676

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes from the May 2, 2023 Board of Supervisors Meeting
4. Public Hearing
 - A. Public Hearing on the Adoption of Amended Parking and Towing Policies for the District
 - i. Consideration of Resolution 2023-08 Adopting Amended Parking and Towing Policies for the District
 - ii. Presentation of Updated Parking Sign Options and Quotes
5. Consideration of Resolution 2023-09 Appointing an Assistant Treasurer
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal for Palms Replacement at Amenity Center
 - ii. Review and Discussion of CDD Site Report Cataloging Oil and Spills on Asphalt
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Discussion Regarding July 2023 Board Meeting
 - iv. Reminder to Board to File Form 1's with the Supervisor of Elections in the County that they Reside by the July 1, 2023 Deadline (by mail or e-mail)
7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment

¹ Comments will be limited to three (3) minutes

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 2, 2023** at 10:15 a.m. at 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk *by Zoom*
Eric Lavoie
Jessica Kowalski
Jessica Petrucci
Bobbie Henley

Chairperson
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Lauren Gentry
Marshall Tindall

District Manager, GMS
District Counsel, KVV Law Group
Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns opened the meeting to the public for comment on anything specific to the agenda.

Resident Kenna Lee stated her concerns about parking conflict in the community, noting that the CDD should send out a letter to explain the parking rules and policies. Ms. Burns explained that she did like the idea of sending out a letter, but that they would want to hold off on sending one out due to setting the public hearing on parking for the meeting next month. She also added that they would be sending out the (possible) amended parking policies after that meeting and would include clarification of rules and policies.

Resident Kenna Lee also expressed her concerns about speeding around the community, and Ms. Burns noted that she could report specific areas to the local police department.

Resident Steven Diaz noted that the March meeting minutes had not been posted to the website and asked when they would be uploaded. Ms. Burns responded that she would double-check as to why it had not been posted.

THIRD ORDER OF BUSINESS

Approval of Minutes from the April 4, 2023 Board of Supervisors Meeting

Ms. Burns presented the meeting minutes from the April 4, 2023 Board of Supervisors meeting and asked for any comments or corrections from the Board.

On MOTION by Ms. Henley, seconded by Ms. Kowalski, with all in favor, the Minutes of the April 4, 2023 Board of Supervisors Meetings, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-06 Approving the Proposed Fiscal Year 2023/2024 Budget (Suggested Date: August 1, 2023), Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2023/2024 Budget and Imposition of Operations and Maintenance Assessments

Ms. Burns presented Resolution 2023-06, noting that the budget was included as an exhibit. She went over certain items of the budget, including that the admin portion of the budget decreased, and that property insurance, janitorial, security services, the Capital Reserve transfer, and landscape maintenance were increased. The Board set the public hearing for the budget for August 1st, 2023 at the current location. She asked for a motion to approve.

On MOTION by Mr. Lavoie, seconded by Ms. Kowalski, with all in favor, Resolution 2023-06 Approving the Proposed Fiscal Year 2023/2024 Budget, Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2023/2024 Budget and Imposition of Operations and Maintenance Assessments for August 1, 2023, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-07
Setting a Public Hearing on Amended
Parking and Towing Policies for the
District**

Ms. Burns presented Resolution 2023-07, noting that in order to avoid signage every 25 feet, the entire community would be designated as “no parking” with signage posted at the entrance stating that there was no parking unless noted. She explained that there would be designated parking zones for residents. The Board decided to set the public hearing on the parking and towing policies for June 6th, 2023.

On MOTION by Mr. Kowalski, seconded by Mr. Lavoie, with all in favor, Resolution 2023-07 Setting a Public Hearing on Amended Parking and Towing Policies for the District for June 6, 2023, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry noted she had nothing further to report.

B. Engineer

Ms. Burns stated the District Engineer was not in attendance.

C. Field Manager’s Report

Mr. Tindall presented the Field Manager’s report, noting that landscaping had been going well, including that grass was mowed weekly and the planters were kept neat. He added that maintenance of the amenity was satisfactory, the pool timer was continuing to be an issue but that it would be replaced. He also noted that the approved speed limit signs had been ordered and would be installed once they arrived. He also stated that they were monitoring Phases 2 and 3 for completion and maintenance needs, as well as that the site had been reviewed by the landscaper.

i. Consideration of Proposal for Installation of Message Board

Ms. Burns noted that there had been a request from a resident to install a message Board by the mailboxes that would only have access to the HOA and CDD for community events. She noted that the cost had a not-to-exceed of \$1,200. She asked for a motion to approve.

On MOTION by Mr. Lavoie, seconded by Ms. Kowalski, with all in favor, the Proposal for Installation of Message Board, with a NTE \$1,200, was approved.

D. District Manager’s Report

i. Approval of the Check Register

Ms. Burns presented the check register which was included in the agenda package. She asked for a motion to approve.

On MOTION by Ms. Kowalski, seconded by Mr. Lavoie, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Ms. Burns stated the financials through March 31st were in the package for review. There was no action that needed to be taken.

iii. Presentation of Number of Registered Voters – 322

Ms. Burns noted that there was a total of 322 registered voters in the community as of April 15th, 2023. She also noted that there would be two seats that would be up for election as of November 2026.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

An audience member noted that she had sent an email to the CDD regarding a fence that had pieces that were down and asked for an update. She also asked about a fence being at an angle and uneven and Mr. Tindall responded that there had been severe weather and they would have the fence fixed soon. As far as the uneven fence was concerned, Mr. Tindall responded that the fence had been built that way as a result of the uneven ground and it was much less expensive than having it leveled out. He also noted that he would have the GMS workers that were going to fix the broken fence look at the uneven portion as well to see if it was something that could be fixed.

Another audience member asked where the map was located that showed the parking sections, and Ms. Burns noted that she would add the map to the final agenda that would be posted.

The previous audience member also asked if there were any additional amenities that were proposed by the developer, and Ms. Burns responded that there were not.

NINTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

On MOTION by Ms. Kowalski, seconded by Mr., Lavoie, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

SECTION 1

RESOLUTION 2023-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENDED AND RESTATED RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT; AND PROVIDING FOR SEVERABILITY AND 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 within Polk County, Florida; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt resolutions as may be necessary for the conduct of district business; and

WHEREAS, the Board of Supervisors of the District (“Board”) is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, policies, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*; and

WHEREAS, the District desires to adopt *Amended and Restated Rules Relating to Overnight Parking and Parking Enforcement* (“Rules”), attached hereto as **Exhibit A** and incorporated herein, pursuant to the provisions of Sections 190.011(5) and 190.035 and Chapter 120, *Florida Statutes*; and

WHEREAS, the District has properly noticed for rule development and rulemaking regarding the Rules and a public hearing was held at a meeting of the Board on June 6, 2023; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution the Rules for immediate use and application.

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

SECTION 1. The recitals stated above are true and correct and by this reference are incorporated herein.

SECTION 2. The District hereby adopts the Rules, attached hereto as **Exhibit A**.

SECTION 3. If any provision of this Resolution or the Rules 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 passage and shall remain in effect unless rescinded or repealed.

[Continue onto next page]

PASSED AND ADOPTED this 6th day of June 2023.

ATTEST:

**FOREST LAKE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Rules Relating to Overnight Parking and Parking Enforcement

Exhibit A: Rules Relating to Overnight Parking and Parking Enforcement

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

In accordance with Chapter 190, *Florida Statutes*, and on June 6, 2023, at a duly noticed public meeting, the Board of Supervisors of the Forest Lake Community Development District (“District”) adopted the following policy to govern parking and parking enforcement on certain District property (the “Policy”). This Policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

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

SECTION 2. DEFINITIONS.

- A.** *Commercial Vehicle.* Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person.
- B.** *Designated Parking Areas.* Areas which have been explicitly approved for parking by the District, including areas indicated by asphalt markings and areas designated on the map attached hereto as **Exhibit A** and indicated by signage.
- C.** *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- D.** *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- E.** *Recreational Vehicle.* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- F.** *Abandoned/Broken-Down Vehicle.* A vehicle that has no license plate, is visibly not operational, or has not moved for a period of 7 days.
- G.** *Parked.* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.
- H.** *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action. **Any District Property not designated as a Designated Parking Area is a Tow-Away Zone.**

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

SECTION 3. DESIGNATED PARKING AREAS. Parking is permitted only in Designated Parking Areas, as indicated by asphalt markings for parking spaces and as indicated on the map attached hereto as **Exhibit A** for certain on-street parking areas. On-street parking is expressly prohibited on District roadways except where indicated. **Any Vehicle parked on District Property, including District roads, if any, must do so in compliance with all laws, ordinances, and codes, and shall not block access to driveways and property entrances.**

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

SECTION 5. EXCEPTIONS.

- A. **ON-STREET PARKING EXCEPTIONS.** Commercial Vehicles, Recreational Vehicles, and Vessels are not permitted to be parked on-street Overnight and shall be subject to towing at Owner’s expense.
- B. **ABANDONED/BROKEN-DOWN VEHICLES.** Abandoned and/or broken-down Vehicles are not permitted to be parked on District Property at any time and are subject to towing at the Owner’s expense.
- C. **PARKING DURING AMENITY HOURS.** Vehicles may park in the designated parking areas of amenity facilities depicted in **Exhibit A** during the open hours of operations of such amenity facilities, including any District-authorized special events occurring outside of regular hours of operation. Otherwise, no Overnight parking is permitted at the amenity facilities.
- D. **VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by a Parking Pass issued by the District.
- E. **DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery vehicles, including but not limited to, U.S.P.S., U.P.S., Fed Ex, moving company vehicles, and lawn maintenance vendors may park on District property while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also park on District Property while carrying out official duties.

SECTION 6. TOWING/REMOVAL PROCEDURES.

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

- B. TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle was not authorized to park under this rule in the Overnight Parking Areas and then must contact a firm authorized by Florida law to tow/remove Commercial Vehicle, Vehicles, Vessels and Recreational Vehicles for the removal of such unauthorized vehicle at the owner's expense. The Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*. Notwithstanding the foregoing, a towing service retained by the District may tow/remove any vehicle parked in a Tow-Away Zone.
- C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

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

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

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

Effective date: June 6, 2023

Forest Lake CDD - Street Parking Zones

EXHIBIT A

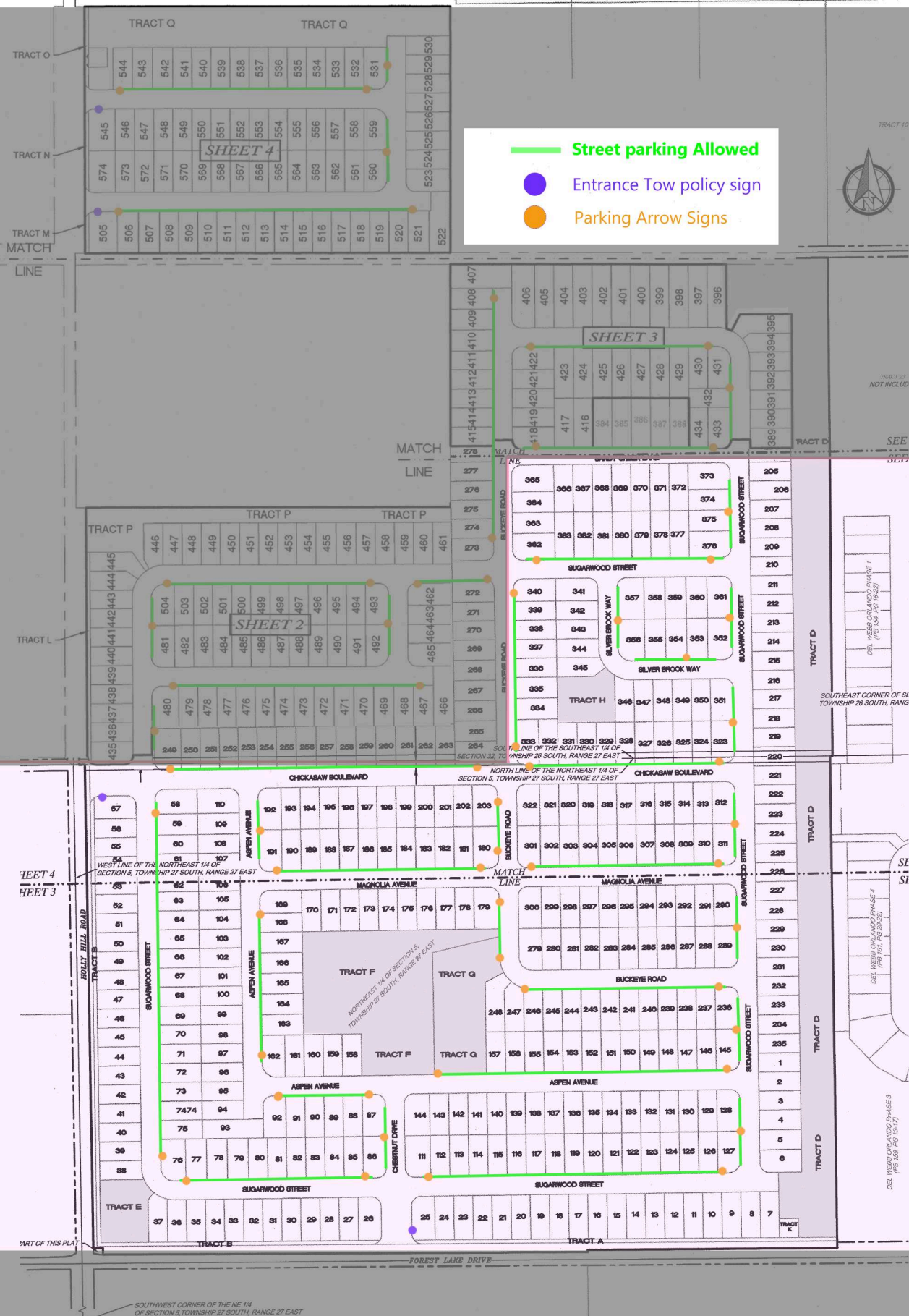
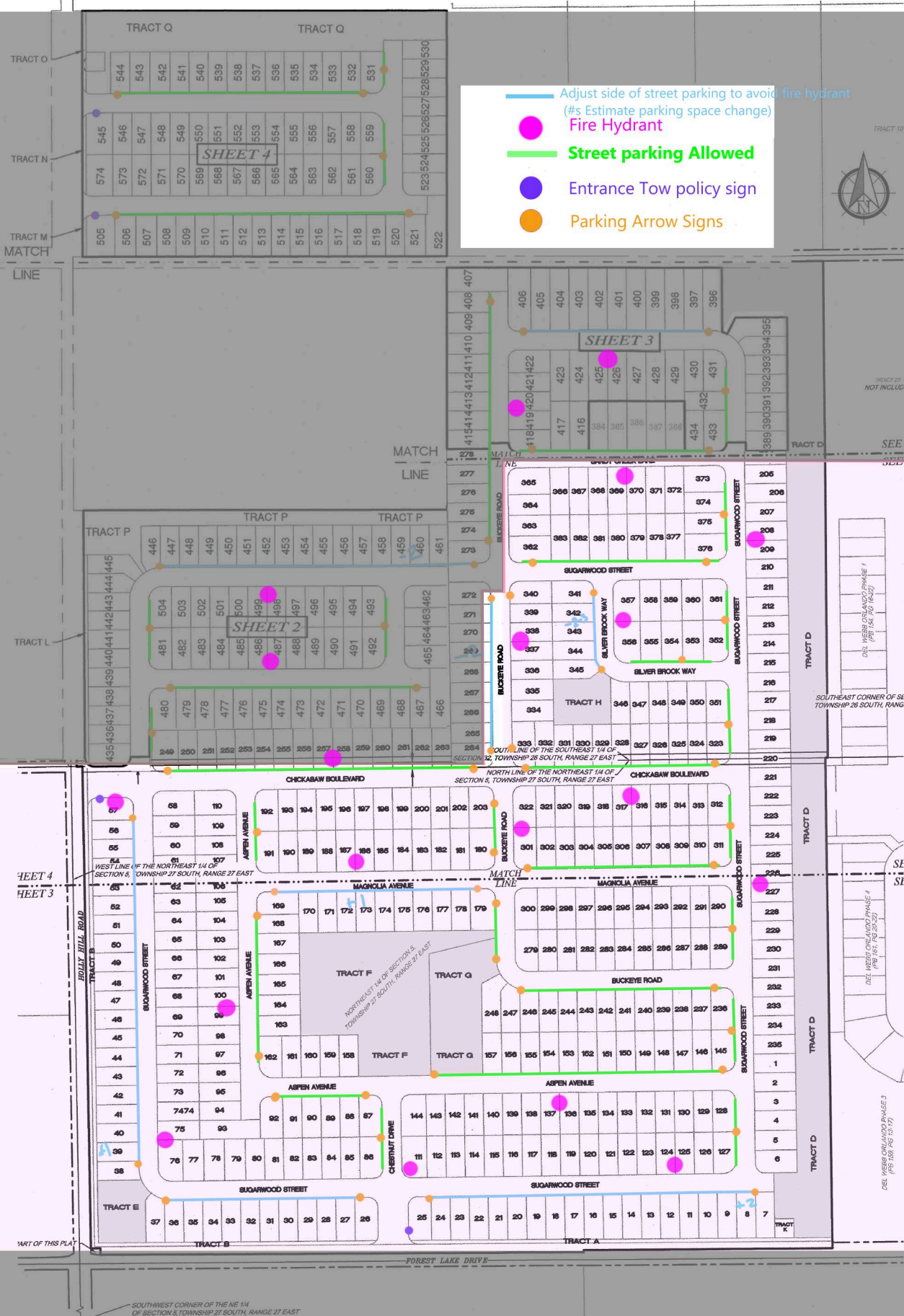


EXHIBIT B (Consideration of Fire Hydrants)



SHEET 4
SHEET 3

SHEET 2

SHEET 3

SHEET 4

DEL. WEBB/CORLANDO PHASE 3
(P&S 108, PG. 03-17)

DEL. WEBB/CORLANDO PHASE 4
(P&S 107, PG. 03-21)

DEL. WEBB/CORLANDO PHASE 1
(P&S 106, PG. 06-22)

SEE SHEET 3

TRACT D NOT INCLUDE

TRACT 10

PART OF THIS PLAN

SOUTHWEST CORNER OF THE NE 1/4 OF SECTION 5, TOWNSHIP 27 SOUTH, RANGE 27 EAST

FOREST LAKE DRIVE

SOUTHEAST CORNER OF SE TOWNSHIP 28 SOUTH, RANGE 27 EAST

SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 28 SOUTH, RANGE 27 EAST

NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 27 SOUTH, RANGE 27 EAST

NORTHEAST 1/4 OF SECTIONS 5, TOWNSHIP 27 SOUTH, RANGE 27 EAST

WEST LINE OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 27 SOUTH, RANGE 27 EAST

SECTION 2



**STREET PARKING IS
ALLOWED ON THIS
SIDE OF THE STREET
BETWEEN SIGNS.**



**STREET PARKING IS
ALLOWED ON THIS
SIDE OF THE STREET
BETWEEN SIGNS.**



**STREET PARKING IS
ALLOWED ON THIS
SIDE OF THE STREET
BETWEEN SIGNS.**



Proposal #282



Governmental Management Services

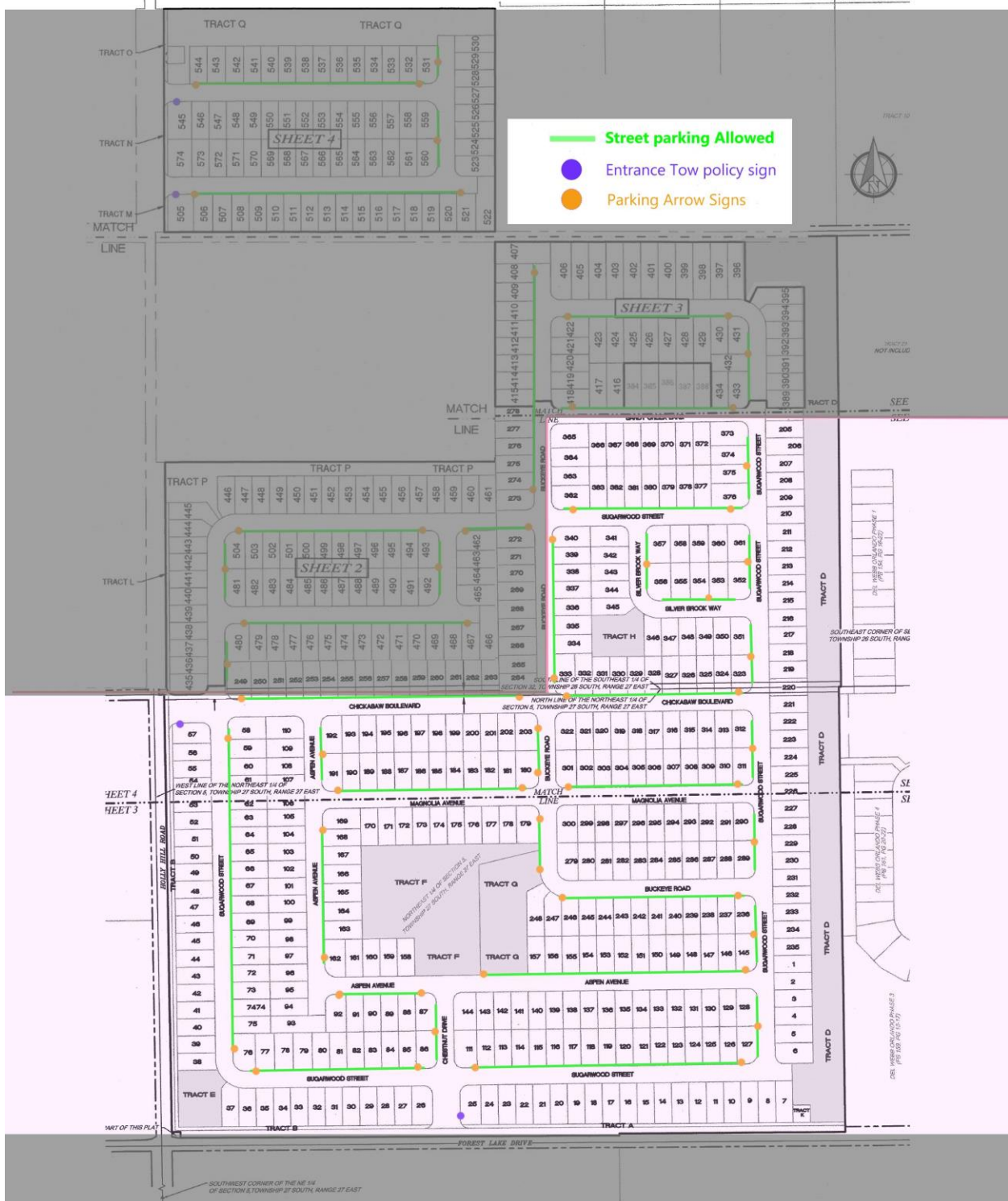
Maintenance Services

Bill To/District: Forest Lake CDD	Prepared By: Governmental Management Services, LLC 219 E. Livingston Street Orlando, FL 32801
Job name and Description	
<u>Forest Lake CDD – Custom Parking Plan Signs</u> (Option A) <ul style="list-style-type: none"> - Proposal is for delivery and installation of Qty_ 41 Parking Allowed arrow signs). - Includes x2 new Tow Policy Signs. - <i>Note difference option A vs B: x5 additional signs from lots 333-362-376 - 373</i> 	

Qty	Description	Unit Price	Line Total
	Labor		\$2,280.00
	Mobilization		\$195.00
	Equipment		\$225.00
	Materials		\$4,743.95
Total Due:			\$7,443.95

Proposal #282

Forest Lake CDD - Street Parking Zones



Proposal #283



Governmental Management Services

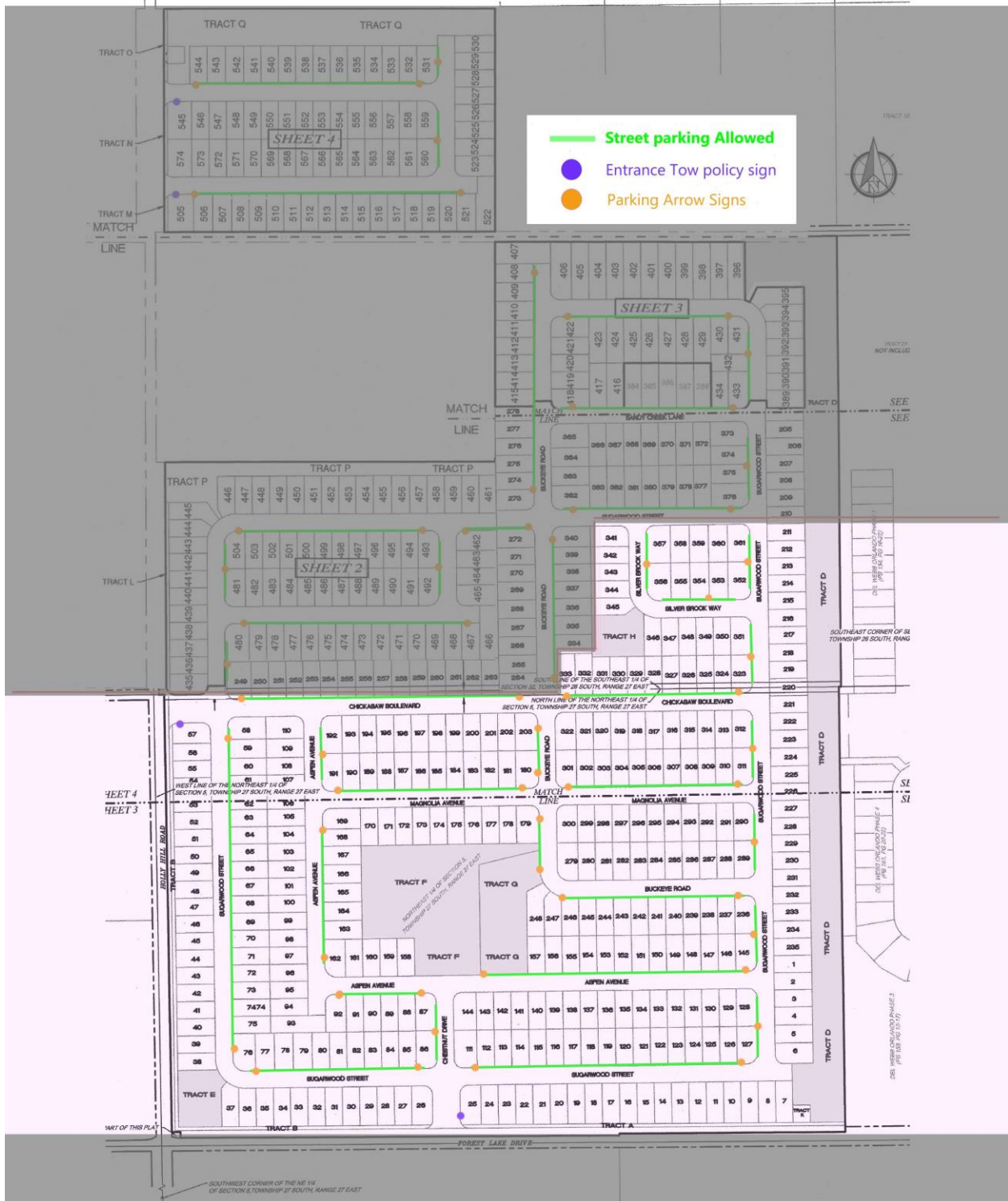
Maintenance Services

Bill To/District: Forest Lake CDD	Prepared By: Governmental Management Services, LLC 219 E. Livingston Street Orlando, FL 32801
Job name and Description	
<u>Forest Lake CDD – Custom Parking Plan Signs</u> (Option B) <ul style="list-style-type: none"> - Proposal is for delivery and installation of Qty_ 36 Parking Allowed arrow signs). - Includes x2 new Tow Policy Signs. - <i>Note difference option A vs B: x5 additional signs from lots 333-362-376 - 373</i> 	

Qty	Description	Unit Price	Line Total
	Labor		\$1,900.00
	Mobilization		\$195.00
	Equipment		\$225.00
	Materials		\$4,271.30
Total Due:			\$6,591.30

Proposal #283

Forest Lake CDD - Street Parking Zones



SECTION V

RESOLUTION 2023-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT APPOINTING AN ASSISTANT TREASURER OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District desires to appoint an Assistant Treasurer.

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

SECTION 1. Darrin Mossing, Sr. is appointed as an Assistant Treasurer.

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

PASSED AND ADOPTED this 6th day of June 2023.

ATTEST:

**FOREST LAKE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

SECTION VI

SECTION C

Forest Lake CDD

Field Management Report



June 06, 2023
Marshall Tindall
Field Services Manager
GMS

Complete

Landscape Review

- ✚ Landscaper has kept the common areas clean and well maintained.
- ✚ Fences were reviewed to ensure they were maintained.
- ✚ Proposal for palm replacement around the playground was prepared.



Complete

Amenity Review

- ✚ Vendors have done well with keeping the facility clean & operational.
- ✚ Playground review was completed.
- ✚ Arranged for some clean up and minor repairs.
- ✚ Facility did well through the holiday weekend.



Complete

General Maintenance

- ✚ Approved speed limit signs were installed.
- ✚ Approved message board was installed.
- ✚ Stop sign moved.
- ✚ Replaced caution turn diamond.
- ✚ Removed some unused posts.
- ✚ Minor fence repairs after storms.
- ✚ Arranged street light repair with Duke.
- ✚ Street review.



Pool Stones

- Stones in palm planters are being replaced with mulch.



Upcoming

Phase 2 / 3

- ✚ Monitoring phase 2 and 3 areas for completion and maintenance needs.
- ✚ Site has been reviewed with landscaper.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-346-2453, or by email at mtindall@gmscfl.com. Thank you.

Respectfully,

Marshall Tindall

SECTION 1



200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: April 3.2023

SUBMITTED TO:

GMS Services
135 W. Central Blvd
Orlando, FL 32801
Marshall Tindall
Phone: 407-346-2453
Email: MTindall@gmscfl.com

Job Name / Location:

Forest Lake
Amenity Center

Palm Tree replacements for dead sabal palms at amenity center 3

	Qty	Unit	Unit Cost	TOTAL
Sabal Palm	3	10'CT	\$550.00	\$1,650.00
				\$0.00
				\$0.00
				\$1,650.00

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc.required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Mark Stripling

Date Submitted: April 3.2023

Accepted by:

Date Accepted: _____

SECTION 2



Site Report

18310795009

Reference Number:

20230524-18310795009

Submitter Name:

Marshall Tindall (mtindall@gmscfl.com) |
mtindall@gmscfl.com

Location:

205 Cunningham Rd, Winter Haven, FL 33884, USA
May 24, 2023 1:05:20 PM EDT [[View Map](#)]

Form Name:

Site Report

Submission Date:

May 24, 2023 1:05:33 PM EDT

NEW PAGE

District Status Review

District

Forest Lake CDD

Site Inspected By

Marshall Tindal - Assistant Field Manager

Issue Details

ISSUE DETAILS

1 OF 10

Issue Details

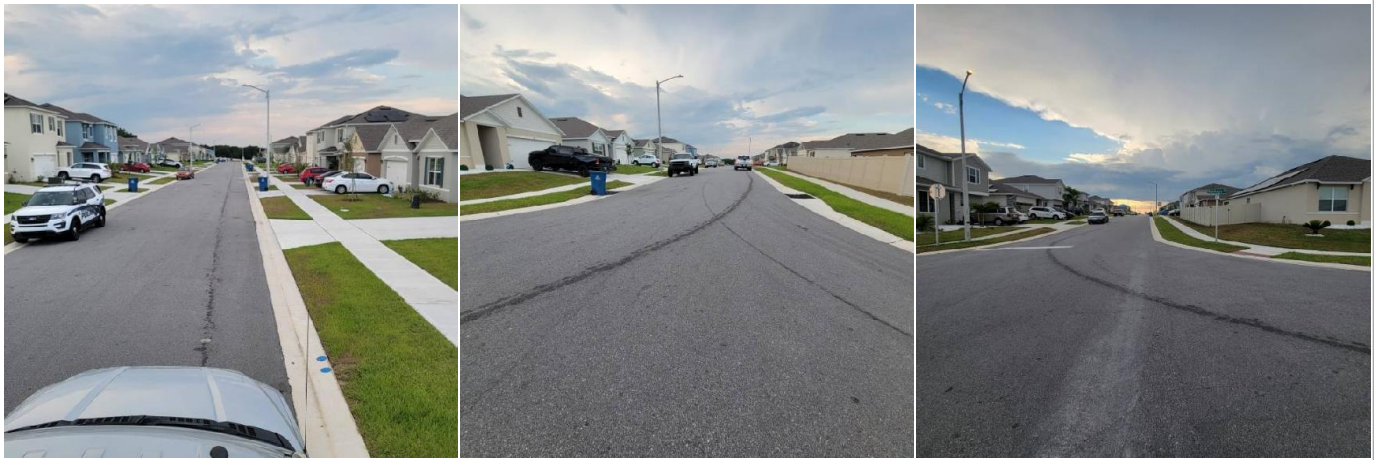
Date / Time

May 19, 2023 3:09:00 PM EDT

GeoLocation

1979 Chickasaw Blvd, Davenport, FL 33837, USA
latitude: 28.1722013 altitude: 28.3
longitude: -81.6281995 [[viewMap](#)]

Action Item Picture



Action Item Description

key test - non issue
cosmetic
buckeye and Chickasaw

Request Vendor Proposal

No

ISSUE DETAILS

2 OF 10

Issue Details

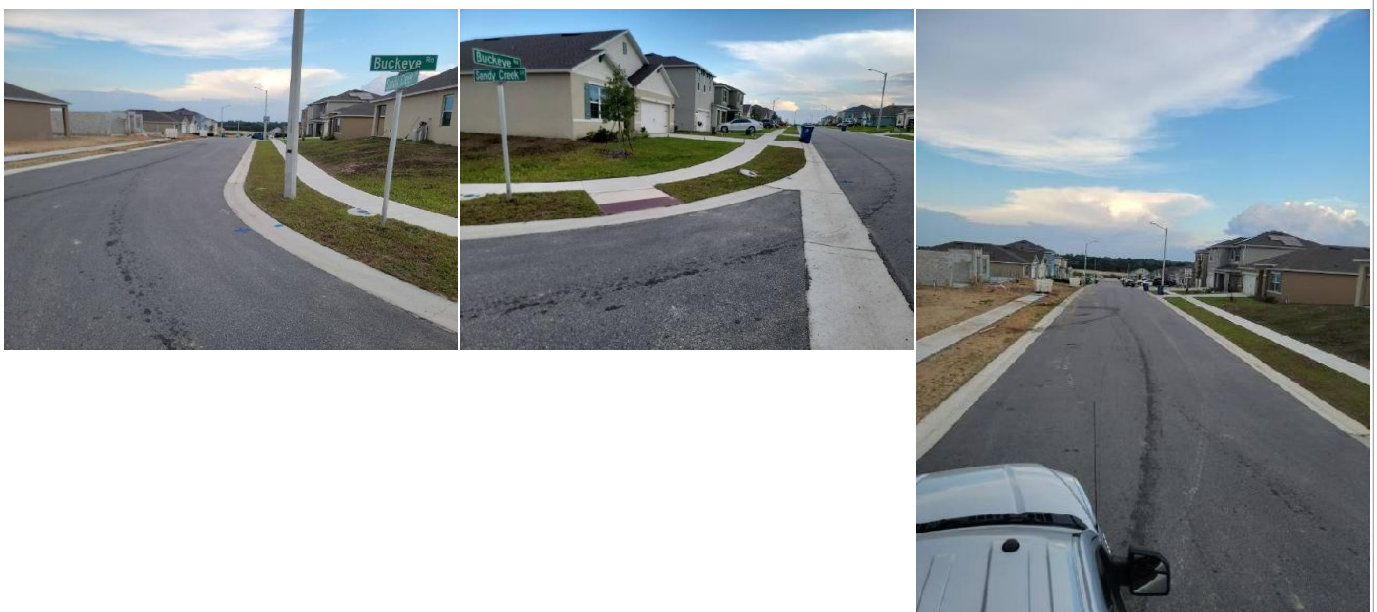
Date / Time

May 19, 2023 3:09:00 PM EDT

GeoLocation

1979 Chickasaw Blvd, Davenport, FL 33837, USA
latitude: 28.1722013 altitude: 28.3
longitude: -81.6281995 [[viewMap](#)]

Action Item Picture



Action Item Description

key test - non issue
cosmetic
buckeye and sandy creek (extends to chickasaw)

Request Vendor Proposal

No

ISSUE DETAILS

3 OF 10

Issue Details

Date / Time

May 19, 2023 3:09:00 PM EDT

GeoLocation

1747 Buckeye Rd, Davenport, FL 33837, USA
latitude: 28.1742059 altitude: 25.21276
longitude: -81.6282424 [[viewMap](#)]

Action Item Picture





Action Item Description

in front of 1736 buckeye road
key test - street did not fair will in pooled are
by curb.

Road spill. Appears to be from vehicle or piece
of equipment.

Request Vendor Proposal

No

ISSUE DETAILS

4 OF 10

Issue Details

Date / Time

May 19, 2023 3:09:00 PM EDT

GeoLocation

2506 Sandy Crk Ln, Davenport, FL 33837, USA
latitude: 28.1743836 altitude: 20.855808
longitude: -81.6278631 [[viewMap](#)]

Action Item Picture





Action Item Description

key test - modest issues.
by 1735 buckeye road
road spill. Appears to be from vehicle
or piece of equipment.

Request Vendor Proposal

No

ISSUE DETAILS

5 OF 10

Issue Details

Date / Time

May 19, 2023 3:09:00 PM EDT

GeoLocation

1356 Sugarwood St, Davenport, FL 33837, USA
latitude: 28.173957 altitude: 13.588145
longitude: -81.62619 [[viewMap](#)]

Action Item Picture



Action Item Description

key test - non issue
cosmetic
sugar wood and sandy creek

Request Vendor Proposal

No

ISSUE DETAILS

6 OF 10

Issue Details

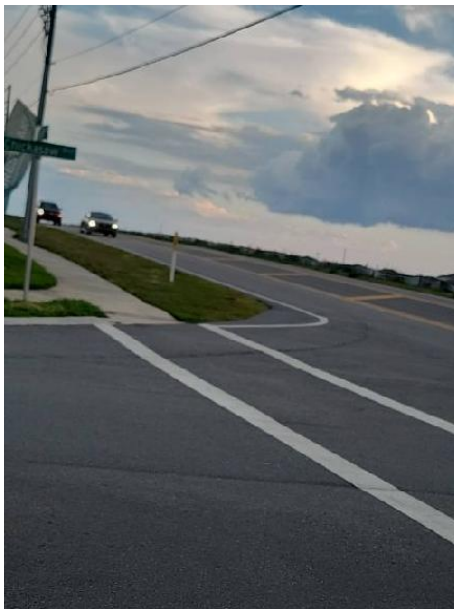
Date / Time

May 19, 2023 3:09:00 PM EDT

GeoLocation

1759 Buckeye Rd, Davenport, FL 33837, USA
latitude: 28.1735113 altitude: 24.8
longitude: -81.6278308 [[viewMap](#)]

Action Item Picture



Action Item Description

key test - non issue
cosmetic
chickasaw (aspen area through exit past canyon oak drive)

Request Vendor Proposal

No

ISSUE DETAILS

7 OF 10

Issue Details

Date / Time

May 19, 2023 3:09:00 PM EDT

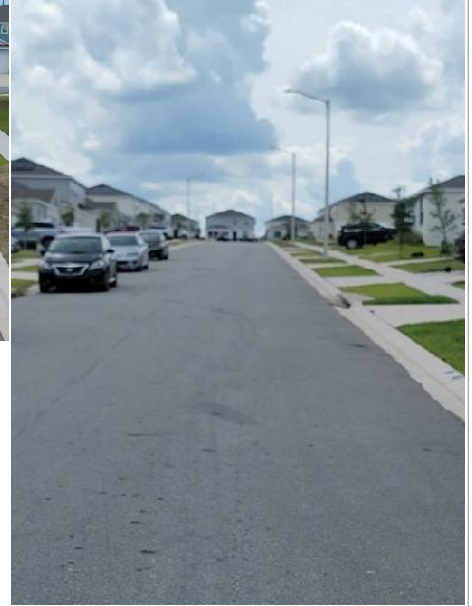
Assignment

republic services

GeoLocation

1664 Aspen Ave, Davenport, FL 33837, USA
latitude: 28.1695887 altitude: 10.0
longitude: -81.6263203 [[viewMap](#)]

Action Item Picture



Action Item Description

update: no action.
previous spill has improved. no confirmation on
final cleaning from republic. summer rains expected
to lighten it further.

Request Vendor Proposal

No

ISSUE DETAILS

8 OF 10

Issue Details

Date / Time

May 19, 2023 3:09:00 PM EDT

GeoLocation

1595 Aspen Ave, Davenport, FL 33837, USA
latitude: 28.1700696 altitude: 26.6
longitude: -81.6289318 [[viewMap](#)]

Action Item Picture



Action Item Description

in front of 1600 aspen ave
burn out marks. cosmetic.
key test - no issue.

Request Vendor Proposal

No

ISSUE DETAILS

9 OF 10

Issue Details

Date / Time

May 19, 2023 3:09:00 PM EDT

GeoLocation

1144 Sugarwood St, Davenport, FL 33837, USA
latitude: 28.1689294 altitude: 26.3
longitude: -81.6285784 [[viewMap](#)]

Action Item Picture



Action Item Description

in front of 1140 sugarwood st
oil spill in road.
key test - asphalt is soft.
no immediate degradation, but may
need to be repaired in the future.

Request Vendor Proposal

No

ISSUE DETAILS

10 OF 10

Issue Details

Date / Time

May 19, 2023 3:09:00 PM EDT

GeoLocation

1639 Aspen Ave, Davenport, FL 33837, USA
latitude: 28.1698504 altitude: 16.6012
longitude: -81.6271423 [[viewMap](#)]

Action Item Picture



Action Item Description

in front of 2019 chickasaw
oil spill on asphalt
key test - moderately soft.

Request Vendor Proposal

No

SECTION D

SECTION 1

Forest Lake Community Development District

Summary of Checks

April 25, 2023 to May 29, 2023

Bank	Date	Check No.'s	Amount
General Fund			
	5/1/23	362-364	\$ 32,679.00
	5/2/23	365-371	\$ 20,669.54
	5/4/23	372	\$ 47,005.40
	5/9/23	373-374	\$ 641.50
	5/15/23	375-381	\$ 9,093.66
	5/17/23	382-383	\$ 8,825.00
	5/18/23	384-387	\$ 7,113.50
	5/19/23	388	\$ 1,024.10
			\$ 127,051.70
			\$ 127,051.70

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/01/23	00052	4/03/23	76008-1 SER22 FR#15	202304	300	20700	10100		GEOPOINT SURVEYING, INC.	*	2,625.00	2,625.00	000362
5/01/23	00048	4/11/23	0024152 SER22 FR#16	202304	300	20700	10100		LEADING EDGE LAND SERVICES, INC.	*	140.00	140.00	000363
5/01/23	00040	4/06/23	11283 SER22 FR#15	202304	300	20700	10100		STEWART & ASSOCIATES PROPERTY SVCS	*	29,914.00	29,914.00	000364
5/02/23	00039	4/12/23	104794 ACCESS/CAMERA LABOR	202303	330	57200	34500		CURRENT DEMANDS ELECTRICAL & SECURI	*	247.50	247.50	000365
5/02/23	00018	4/10/23	3 AMORTIZATION SCH S2022	202304	310	51300	31300		DISCLOSURE SERVICES	*	500.00	500.00	000366
5/02/23	00001	4/01/23	87 MANAGEMENT FEES-APR23	202304	310	51300	34000			*	3,154.42		
		4/01/23	87 WEBSITE MANAGEMENT-APR23	202304	310	51300	35100			*	100.00		
		4/01/23	87 INFORMATION TECH-APR23	202304	310	51300	35200			*	150.00		
		4/01/23	87 DISSEMINATION SVCS-APR23	202304	310	51300	31300			*	500.00		
		4/01/23	87 AMENITY ACCESS-APR23	202304	330	57200	48300			*	416.67		
		4/01/23	87 OFFICE SUPPLIES	202304	310	51300	51000			*	3.43		
		4/01/23	87 POSTAGE	202304	310	51300	42000			*	113.68		
		4/01/23	87 COPIES	202304	310	51300	42500			*	12.45		
		4/01/23	88 FIELD MANAGEMENT-APR23	202304	320	53800	12000			*	1,312.50		
		4/01/23	88 POSTAGE-CC	202304	310	51300	42000			*	605.11		
									GOVERNMENTAL MANAGEMENT SERVICES-			6,368.26	000367
5/02/23	00049	4/14/23	6466 ATTORNEY SVCS-MAR23	202303	310	51300	31500		KILINSKI / VAN WYK, PLLC	*	2,629.25	2,629.25	000368

FORL FOREST LAKE CD CWRIGHT

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/02/23	00041	3/27/23 52485643	202303 330-57200-48100	PEST CONTROL-MAR23	*	40.00	
				MASSEY SERVICES INC.			40.00 000369
5/02/23	00016	3/01/23 8183	202303 320-53800-46200	LANDSCAPE MAINT - MAR 23	*	3,386.00	
		3/01/23 8183	202303 320-53800-46200	LANDSCAPE MAINT - AMENITY	*	1,287.50	
		3/09/23 8294	202303 320-53800-47300	IRRIGATION REPAIRS-MAR 23	*	105.26	
		4/01/23 8466	202304 320-53800-46200	LANDSCAPE MAINT-APR23	*	3,386.00	
		4/01/23 8466	202304 320-53800-46200	LANDSCAPE MAINT-AMENITY	*	1,287.50	
		4/05/23 8557	202304 320-53800-47300	IRRIGATION REPAIRS	*	82.27	
				PRINCE & SONS INC.			9,534.53 000370
5/02/23	00028	4/01/23 19010	202304 330-57200-48500	POOL MAINTENANCE-APR23	*	1,350.00	
				RESORT POOL SERVICES			1,350.00 000371
5/04/23	00032	3/25/23 77809	202304 300-20700-10100	SER22 FR#14	*	22,325.10	
		3/25/23 77883	202304 300-20700-10100	SER22 FR#14	*	24,680.30	
				TUCKER PAVING INC			47,005.40 000372
5/09/23	00049	4/14/23 6467	202305 300-20700-10100	SER22 FR#17	*	641.50	
				KILINSKI / VAN WYK, PLLC			641.50 000373
5/09/23	00025	4/10/23 1683	202305 300-20700-10100	SER22 FR#17	*	150.00	
		4/21/23 1690	202305 300-20700-10100	SER22 FR#17	*	75.00	
		4/21/23 1703	202305 300-20700-10100	SER22 FR#17	*	8,600.00	
				WOOD & ASSOCIATES ENGINEERING LLC			8,825.00 000374
5/16/23	00025	4/10/23 1683	202305 300-20700-10100	SER22 FR#17	V	150.00-	
		4/21/23 1690	202305 300-20700-10100	SER22 FR#17	V	75.00-	
		4/21/23 1703	202305 300-20700-10100	SER22 FR#17	V	8,600.00-	
				WOOD & ASSOCIATES ENGINEERING LLC			8,825.00-000374

FORL FOREST LAKE CD CWRIGHT

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/15/23	00051	5/02/23	BH050220	202305	310-51300-11000		SUPERVISOR FEES-05/02/23 BOBBIE HENLEY	*	200.00	200.00	000375
5/15/23	00043	5/02/23	EL050220	202305	310-51300-11000		SUPERVISOR FEES-05/02/23 ERIC LAVOIE	*	200.00	200.00	000376
5/15/23	00001	5/01/23	91	202305	310-51300-34000		MANAGEMENT FEES-MAY23	*	3,154.42		
		5/01/23	91	202305	310-51300-35100		WEBSITE MANAGEMENT-MAY23	*	100.00		
		5/01/23	91	202305	310-51300-35200		INFORMATION TECH-MAY23	*	150.00		
		5/01/23	91	202305	310-51300-31300		DISSEMINATION SVCS-MAY23	*	500.00		
		5/01/23	91	202305	330-57200-48300		AMENITY ACCESS-MAY23	*	416.67		
		5/01/23	91	202305	310-51300-51000		OFFICE SUPPLIES	*	5.69		
		5/01/23	91	202305	310-51300-42000		POSTAGE	*	63.68		
		5/01/23	92	202305	320-53800-12000		FIELD MANAGEMENT	*	1,312.50		
							GOVERNMENTAL MANAGEMENT SERVICES-			5,702.96	000377
5/15/23	00044	5/02/23	JK050220	202305	310-51300-11000		SUPERVISOR FEES-05/02/23 JESSICA KOWALSKI	*	200.00	200.00	000378
5/15/23	00042	5/02/23	JP050220	202305	310-51300-11000		SUPERVISOR FEES-05/02/23 JESSICA PETRUCCI	*	200.00	200.00	000379
5/15/23	00006	5/02/23	LS050220	202305	310-51300-11000		SUPERVISOR FEES-05/02/23 LAUREN OAKLEY SCHWENK	*	200.00	200.00	000380
5/15/23	00033	5/01/23	05012023	202305	300-15500-10000		PLAYGRND/FUR LEASE JUN-23 WHFS, LLC	*	2,390.70	2,390.70	000381
5/17/23	00034	5/16/23	05162023	202305	300-20700-10300		RETURN FDS FOR INV#1690 JMBI REAL ESTATE LLC	*	75.00	75.00	000382

FORL FOREST LAKE CD CWRIGHT

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/17/23	00025	4/10/23 1683 SER22 FR#17	202305 300-20700-10100		*	150.00		
		4/21/23 1703 SER22 FR#17	202305 300-20700-10100		*	8,600.00		
							WOOD & ASSOCIATES ENGINEERING LLC	8,750.00 000383
5/18/23	00031	4/26/23 9668 MONTHLY CLEANING APR23	202304 330-57200-48200		*	550.00		
		4/26/23 9668 MONTHLY TRASH SERVICE APR	202304 330-57200-48200		*	250.00		
							CLEAN STAR SERVICES OF	800.00 000384
5/18/23	00041	5/03/23 53268675 PEST CONTROL-MAY23	202305 330-57200-48100		*	40.00		
							MASSEY SERVICES INC.	40.00 000385
5/18/23	00016	5/01/23 8774 LANDSCAPE MAINT-MAY23	202305 320-53800-46200		*	3,386.00		
		5/01/23 8774 LANDSCAPE MAINT AMENITY	202305 320-53800-46200		*	1,287.50		
							PRINCE & SONS INC.	4,673.50 000386
5/18/23	00028	4/27/23 19099 RPLCD DEPTH MAKER	202304 330-57200-48000		*	250.00		
		5/16/23 19271 POOL MAINTENANCE-MAY23	202305 330-57200-48500		*	1,350.00		
							RESORT POOL SERVICES	1,600.00 000387
5/19/23	00025	4/10/23 1686 SER22 FR#18	202305 300-20700-10100		*	1,024.10		
							WOOD & ASSOCIATES ENGINEERING LLC	1,024.10 000388
						TOTAL FOR BANK A	127,051.70	
						TOTAL FOR REGISTER	127,051.70	

FORL FOREST LAKE CD CWRIGHT

SECTION 2

Forest Lake
Community Development District

Unaudited Financial Reporting
April 30, 2023



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Forest Lake
Community Development District
Combined Balance Sheet
April 30, 2023

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 489,017	\$ -	\$ -	\$ 489,017
<u>Series 2020</u>				
Reserve	\$ -	\$ 249,131	\$ -	\$ 249,131
Revenue	\$ -	\$ 489,034	\$ -	\$ 489,034
Prepayments	\$ -	\$ 6	\$ -	\$ 6
Construction	\$ -	\$ -	\$ 0	\$ 0
<u>Series 2022</u>				
Reserve	\$ -	\$ 319,706	\$ -	\$ 319,706
Revenue	\$ -	\$ 271,942	\$ -	\$ 271,942
Interest	\$ -	\$ 1,866	\$ -	\$ 1,866
Prepayments	\$ -	\$ 2,399,289	\$ -	\$ 2,399,289
Construction	\$ -	\$ -	\$ 21	\$ 21
Prepaid Expenses	\$ 2,391	\$ -	\$ -	\$ 2,391
Due from General Fund	\$ -	\$ 12,376	\$ -	\$ 12,376
Total Assets	\$ 491,407	\$ 3,743,351	\$ 21	\$ 4,234,779
Liabilities:				
Accounts Payable	\$ 101,404	\$ -	\$ -	\$ 101,404
Due to Debt Service	\$ 12,376	\$ -	\$ -	\$ 12,376
Total Liabilities	\$ 113,780	\$ -	\$ -	\$ 113,780
Fund Balances:				
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 750,547	\$ -	\$ 750,547
Debt Service - Series 2022	\$ -	\$ 2,992,804	\$ -	\$ 2,992,804
Capital Projects - Series 2020	\$ -	\$ -	\$ 0	\$ 0
Capital Projects - Series 2022	\$ -	\$ -	\$ 21	\$ 21
Unassigned	\$ 377,627	\$ -	\$ -	\$ 377,627
Total Fund Balances	\$ 377,627	\$ 3,743,351	\$ 21	\$ 4,120,999
Total Liabilities & Fund Balance	\$ 491,407	\$ 3,743,351	\$ 21	\$ 4,234,779

Forest Lake

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/23	Thru 04/30/23	Variance
Revenues				
Assessments - Tax Roll	\$ 351,781	\$ 351,781	\$ 345,371	\$ (6,410)
Assessments - Direct Bill	\$ 60,641	\$ 15,160	\$ 15,160	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 38,634	\$ 38,634
Total Revenues	\$ 412,422	\$ 366,941	\$ 399,165	\$ 32,224

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 7,000	\$ 3,200	\$ 3,800
Engineering	\$ 15,000	\$ 8,750	\$ 115	\$ 8,635
Attorney	\$ 30,000	\$ 17,500	\$ 6,753	\$ 10,747
Annual Audit	\$ 5,500	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 900	\$ 450	\$ 450	\$ -
Dissemination	\$ 6,000	\$ 3,500	\$ 4,000	\$ (500)
Trustee Fees	\$ 8,081	\$ 4,041	\$ 4,041	\$ -
Management Fees	\$ 37,853	\$ 22,081	\$ 22,081	\$ (0)
Information Technology	\$ 1,800	\$ 1,050	\$ 1,050	\$ -
Website Maintenance	\$ 1,200	\$ 700	\$ 700	\$ -
Postage & Delivery	\$ 1,000	\$ 583	\$ 1,123	\$ (539)
Insurance	\$ 6,210	\$ 6,210	\$ 5,563	\$ 647
Printing & Binding	\$ 500	\$ 292	\$ 21	\$ 270
Legal Advertising	\$ 10,000	\$ 5,833	\$ 1,883	\$ 3,951
Other Current Charges	\$ 6,460	\$ 3,768	\$ 274	\$ 3,494
Office Supplies	\$ 625	\$ 365	\$ 13	\$ 351
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Subtotal General & Administrative:	\$ 148,304	\$ 87,298	\$ 56,442	\$ 30,855

Operations and Maintenance

Field Expenditures

Property Insurance	\$ 5,000	\$ 5,000	\$ 9,412	\$ (4,412)
Field Management	\$ 15,750	\$ 9,188	\$ 9,188	\$ -
Landscape Maintenance	\$ 74,000	\$ 43,167	\$ 32,715	\$ 10,452
Landscape Replacement	\$ 12,000	\$ 7,000	\$ -	\$ 7,000
Streetlights	\$ 16,764	\$ 9,779	\$ 9,316	\$ 463
Electric	\$ 6,600	\$ 3,850	\$ 1,550	\$ 2,300
Water & Sewer	\$ 3,000	\$ 1,750	\$ 59	\$ 1,691

Forest Lake

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/23	Thru 04/30/23	Variance
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,458	\$ 2,961	\$ (1,503)
Irrigation Repairs	\$ 7,500	\$ 4,375	\$ 660	\$ 3,715
General Repairs & Maintenance	\$ 12,000	\$ 7,000	\$ 7,520	\$ (520)
Contingency	\$ 7,500	\$ 4,375	\$ 548	\$ 3,827
Subtotal Field Expenditures	\$ 162,614	\$ 96,942	\$ 73,927	\$ 23,015
Amenity Expenditures				
Amenity - Electric	\$ 12,540	\$ 7,315	\$ 7,016	\$ 299
Amenity - Water	\$ 3,696	\$ 2,156	\$ 2,017	\$ 139
Playground Lease	\$ 28,688	\$ 16,735	\$ 16,735	\$ -
Internet	\$ 1,500	\$ 875	\$ 681	\$ 194
Pest Control	\$ 480	\$ 280	\$ 240	\$ 40
Janitorial Services	\$ 6,600	\$ 3,850	\$ 4,489	\$ (639)
Security Services	\$ 2,500	\$ 1,458	\$ 2,776	\$ (1,317)
Pool Maintenance	\$ 18,000	\$ 10,500	\$ 9,450	\$ 1,050
Amenity Access Management	\$ 5,000	\$ 2,917	\$ 3,313	\$ (396)
Amenity Repairs & Maintenance	\$ 10,000	\$ 5,833	\$ 1,421	\$ 4,412
Contingency	\$ 7,500	\$ 4,375	\$ -	\$ 4,375
Subtotal Amenity Expenditures	\$ 96,504	\$ 56,294	\$ 48,137	\$ 8,158
Total Expenditures	\$ 407,422	\$ 240,533	\$ 178,506	\$ 62,028
Excess (Deficiency) of Revenues over Expenditures	\$ 5,000		\$ 220,659	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 5,000	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ 5,000	\$ -	\$ -	
Net Change in Fund Balance	\$ -		\$ 220,659	
Fund Balance - Beginning	\$ -		\$ 156,968	
Fund Balance - Ending	\$ -		\$ 377,627	

Forest Lake
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2023

	Adopted Budget	Prorated Budget Thru 04/30/23	Actual Thru 04/30/23	Variance
Revenues				
Assessments - Tax Roll	\$ 505,199	\$ 505,199	\$ 489,278	\$ (15,921)
Interest	\$ -	\$ -	\$ 8,902	\$ 8,902
Total Revenues	\$ 505,199	\$ 505,199	\$ 498,179	\$ (7,020)
Expenditures:				
Interest Expense - 11/1	\$ 163,978	\$ 163,978	\$ 163,878	\$ 100
Special Call - 11/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
Principal Expense - 5/1	\$ 170,000	\$ -	\$ -	\$ -
Interest Expense - 5/1	\$ 163,978	\$ -	\$ -	\$ -
Total Expenditures	\$ 497,956	\$ 163,978	\$ 168,878	\$ (4,900)
Excess (Deficiency) of Revenues over Expenditures	\$ 7,243		\$ 329,301	
Fund Balance - Beginning	\$ 175,748		\$ 421,246	
Fund Balance - Ending	\$ 182,991		\$ 750,547	

Forest Lake

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2023

	Adopted Budget	Prorated Budget Thru 04/30/23	Actual Thru 04/30/23	Variance
Revenues				
Assessments - Direct Bill	\$ 319,706	\$ -	\$ -	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 263,856	\$ 263,856
Assessments - Prepayments	\$ -	\$ -	\$ 2,392,830	\$ 2,392,830
Interest	\$ -	\$ -	\$ 13,435	\$ 13,435
Total Revenues	\$ 319,706	\$ -	\$ 2,670,121	\$ 2,670,121
Expenditures:				
Interest Expense - 11/1	\$ 109,717	\$ 109,717	\$ 109,717	\$ -
Principal Expense - 5/1	\$ 65,000	\$ -	\$ -	\$ -
Interest Expense - 11/1	\$ 124,247	\$ -	\$ -	\$ -
Total Expenditures	\$ 298,964	\$ 109,717	\$ 109,717	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 20,742	\$ -	\$ 2,560,404	\$ 2,670,121
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 1,866	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 1,866	\$ -
Net Change in Fund Balance	\$ 20,742		\$ 2,562,270	
Fund Balance - Beginning	\$ 109,737		\$ 430,534	
Fund Balance - Ending	\$ 130,479		\$ 2,992,804	

Forest Lake
Community Development District
Capital Projects Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2023

	Adopted Budget	Prorated Budget Thru 04/30/23	Actual Thru 04/30/23	Variance
Revenues				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ -	\$ -
Fund Balance - Beginning	\$ -	\$ -	\$ 0	\$ 0
Fund Balance - Ending	\$ -	\$ -	\$ 0	\$ 0

Forest Lake

Community Development District

Capital Projects Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2023

	Adopted Budget	Prorated Budget Thru 04/30/23	Actual Thru 04/30/23	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 956,442	\$ 956,442
Interest	\$ -	\$ -	\$ 5,632	\$ 5,632
Total Revenues	\$ -	\$ -	\$ 962,074	\$ 962,074
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 1,592,224	\$ (1,592,224)
Total Expenditures	\$ -	\$ -	\$ 1,592,224	\$ (1,592,224)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (630,150)	
Other Financing Sources/(Uses)				
Transfer In/(Out)		\$ -	\$ (1,866)	\$ (1,866)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (1,866)	\$ (1,866)
Net Change in Fund Balance	\$ -	\$ -	\$ (632,017)	
Fund Balance - Beginning	\$ -	\$ -	\$ 632,037	
Fund Balance - Ending	\$ -	\$ -	\$ 21	

Forest Lake

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2023

	Adopted Budget	Prorated Budget Thru 04/30/23	Actual Thru 04/30/23	Variance
Revenues				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 5,000	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 5,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 5,000		\$ -	
Fund Balance - Beginning	\$ 3,000		\$ -	\$ -
Fund Balance - Ending	\$ 8,000		\$ -	

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	\$249,169	
Reserve Fund Balance	\$249,131	
Bonds Outstanding - 09/29/20		\$8,845,000
Less: Special Call - 11/1/21		(\$120,000)
Less: Principal Payment - 5/1/22		(\$165,000)
Less: Special Call - 11/1/22		(\$5,000)
Current Bonds Outstanding		\$8,555,000

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
Current Bonds Outstanding		\$4,700,000

Forest Lake
Community Development District
Special Assessment Receipt Schedule
Fiscal Year 2023

Gross Assessments \$ 378,261.20 \$ 535,872.43 \$ 914,133.63
 Net Assessments \$ 351,782.92 \$ 498,361.36 \$ 850,144.28

ON ROLL ASSESSMENTS

41.38% 58.62% 100.00%

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	Series 2020 Debt Service	Total
11/21/22	11/6/22	\$18,672.83	(\$358.52)	(\$746.86)	\$0.00	\$17,567.45	\$7,269.27	\$10,298.18	\$17,567.45
11/25/22	9/30/22	\$0.00	\$0.00	\$0.00	\$55.84	\$55.84	\$23.11	\$32.73	\$55.84
11/25/22	11/7-11/13/2022	\$23,082.30	(\$443.18)	(\$923.22)	\$0.00	\$21,715.90	\$8,985.87	\$12,730.03	\$21,715.90
12/12/22	11/14-11/23/22	\$78,448.48	(\$1,506.22)	(\$3,137.69)	\$0.00	\$73,804.57	\$30,539.74	\$43,264.83	\$73,804.57
12/21/22	11/24-11/30/22	\$563,672.39	(\$10,822.54)	(\$22,545.46)	\$0.00	\$530,304.39	\$219,435.72	\$310,868.67	\$530,304.39
12/23/22	12/1-12/15/22	\$30,213.98	(\$580.60)	(\$1,184.22)	\$0.00	\$28,449.16	\$11,772.04	\$16,677.12	\$28,449.16
12/31/22	1% Adj	(\$9,141.33)	\$0.00	\$0.00	\$0.00	(\$9,141.33)	(\$3,782.61)	(\$5,358.72)	(\$9,141.33)
01/13/23	12/16-12/31/22	\$119,316.51	(\$2,292.79)	(\$4,676.79)	\$0.00	\$112,346.93	\$46,488.26	\$65,858.67	\$112,346.93
02/16/23	1/1-1/31/23	\$33,231.89	(\$649.92)	(\$735.92)	\$0.00	\$31,846.05	\$13,177.64	\$18,668.41	\$31,846.05
03/17/23	2/1-2/28/23	\$6,835.98	(\$134.44)	(\$113.94)	\$0.00	\$6,587.60	\$2,725.90	\$3,861.70	\$6,587.60
04/11/23	3/1-3/31/23	\$21,542.89	(\$430.86)	\$0.00	\$0.00	\$21,112.03	\$8,735.99	\$12,376.04	\$21,112.03
TOTAL		\$ 885,875.92	\$ (17,219.07)	\$ (34,064.10)	\$ 55.84	\$ 834,648.59	\$ 345,370.93	\$ 489,277.66	\$ 834,648.59

98% Net Percent Collected
\$ 15,495.69 Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Winter Haven Management Services, LLC						
2023-01						
Date Received	Due Date	Check Number	Total Net Assessed	Amount Received	Operations & Maintenance	Series 2022
	12/1/22		\$30,320.32	\$0.00		
12/6/22	2/1/23	1979	\$15,160.16	\$15,160.16	\$15,160.16	
	4/1/23		\$190,790.63	\$0.00		
	5/1/23		\$15,160.16	\$0.00		
	10/1/23		\$124,246.88	\$0.00		
			\$375,678.15	\$15,160.16	\$15,160.16	\$0.00

*collect at lot closing