

*Forest Lake
Community Development District*

Meeting Agenda

December 19, 2024

AGENDA

Forest Lake

Community Development District

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

December 12, 2024

Board of Supervisors Meeting Forest Lake Community Development District

Dear Board Members:

A **Board of Supervisors Meeting** of the **Forest Lake Community Development District** will be held **Thursday, December 19, 2024, at 6:30 PM** at the **Forest Lake Amenity Center, 1595 Aspen Avenue, Davenport, Florida 33837.**

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 of the November 7, 2024 Landowners' Meeting, November 7, 2024 Board of Supervisors Meeting, and the November 26, 2024 Special Board Meeting
4. Consideration of Agreement for District Management Services from NPG CAM Services, Inc. (*requested by Supervisor Rivera*) (*to be provided under separate cover*)
5. Presentation of Letter of Termination from Previous District Counsel Services from Kilinski Van Wyk Law
6. Consideration of Agreement for District Counsel Services (*requested by Supervisor Rivera*)
7. Presentation of Arbitrage Rebate Report for Series 2020 Assessment Area 1 Project Bonds
8. Consideration of Resolution 2025-05 Removing Current Registered Agent for the District
9. Consideration of Resolution 2025-06 Removing Current District Records Office Within Polk County
10. Consideration of Resolution 2025-07 Removing Primary Administrative Office and Principal Headquarters of the District
11. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal from NPS for Roof Repairs
 - D. District Manager's Report
 - i. Approval of Check Registers
 - a) August 21, 2024 through October 24, 2024 (*tabled from November 7, 2024 Board Meeting*)

¹ Comments will be limited to three (3) minutes

- b) October 25, 2024 through December 5, 2024
 - ii. Balance Sheet and Income Statement
 - a) Updated Financials through September 30, 2024
 - b) Financials through October 31, 2024
 - iii. Discussion Regarding Transition Items
- 12. Audience Comments
- 13. Supervisors Requests
- 14. Adjournment

MINUTES

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

The landowners' meeting and Election of the Forest Lake Community Development District was held Thursday, **November 7, 2024** at 10:30 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present were:

Frank Rivera
Randi Ribarich
Bobbie Henley
Jose Cortez
Lauren Durham *by Zoom*
Monica Virgen
Jill Burns
Marshall Tindall
Savannah Hancock
Lauren Gentry

FIRST ORDER OF BUSINESS

**Determination of Number of Voting Units
Represented**

Ms. Virgen noted the proxies presented have been reviewed as well as landowner who are present. Travis LaMere has 8 votes, Scott Woodlee has 26 votes, Randi Ribarich has 79 votes, and Frank Rivera has 1 vote.

SECOND ORDER OF BUSINESS

Call to Order

Ms. Virgen called the meeting to order at 10:58 a.m.

THIRD ORDER OF BUSINESS

**Election of Chairman for the Purpose of
Conducting the Landowners' Meeting**

Ms. Virgen was elected as Chair to conduct the landowners' meeting.

FOURTH ORDER OF BUSINESS**Nominations for the Position of Supervisor**

Ms. Virgen stated three seats are up for election, seat #1, #2, and #3. Everyone authorized is able to cast all of their votes for each of those three seats. She asked for nominations for seat #1. Frank Rivera was nominated for seat #1. Ms. Henley nominated Lindsey Roden for seat #1. Ms. Burns asked for nominations for seat #2. Randi Ribarich and Scott Woodlee were nominated for seat #2. Ms. Burns asked for nominations for seat #3. Jose Cortez and Jessica Spencer were nominated for seat #3.

FIFTH ORDER OF BUSINESS**Casting of Ballots**

Ms. Virgen stated that everyone who has a ballot can fill up to the number they are authorized for that seat. Ms. Burns announced that Frank Rivera received 88 total votes and Lindsey Roden received total 45 votes. Frank Rivera will be elected to seat #1. She noted Randi Ribarich received 88 total votes and Scott received 45 total votes. Randi Ribarich will be elected to seat #2. Jose Cortez received 88 total votes and Jessica Spencer received 45 total votes. Jose Cortez will take seat #3.

SIXTH ORDER OF BUSINESS**Ballot Tabulation**

Ms. Virgen stated that Frank Rivera and Randi Ribarich will serve four year terms and Jose Cortez will serve a two year term.

SEVENTH ORDER OF BUSINESS**Landowner's Questions and Comments**

Ms. Virgen asked for any questions or comments. Hearing no comments, the next item followed.

EIGHTH ORDER OF BUSINESS**Adjournment**

Ms. Virgen adjourned the meeting.

Secretary/Assistant Secretary

Chairman/Vice Chairman

**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 Thursday, **November 7, 2024** at 10:30 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

| | |
|------------------------------|----------------------------------|
| Frank Rivera | Appointed as Chairman |
| Randi Ribarich | Appointed as Vice Chairperson |
| Bobbie Henley | Assistant Secretary |
| Jose Cortez | Appointed as Assistant Secretary |
| Lauren Durham <i>by Zoom</i> | Appointed as Assistant Secretary |

Also present were:

| | |
|------------------|------------------------------------|
| Monica Virgen | District Manager, GMS |
| Jill Burns | District Manager, GMS |
| Marshall Tindall | Field Manager, GMS |
| Savannah Hancock | District Counsel, Kilinski Van Wyk |
| Lauren Gentry | District Counsel, Kilinski Van Wyk |

FIRST ORDER OF BUSINESS

Roll Call

Ms. Virgen called the meeting to order and called the roll. Four Board members were in attendance constituting a quorum. Ms. Durham joined by Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Virgen opened the public comment period on anything specific to agenda items. Hearing no comments, next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Members

Ms. Virgen administered the oath of office to Frank Rivera, Randi Ribarich, and Jose Cortez. Ms. Gentry reviewed the Sunshine Law, Public Records Law, Ethics Law and meeting procedures.

B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election

Ms. Virgen presented Resolution 2025-01 certifying the results of the landowners' election. Frank Rivera received 88 votes for seat #1 and will serve a 4-year term. Randi Ribarich received 88 votes for seat #2 and will serve a 4-year term. Jose Cortez received 88 votes for seat #3 and will serve a 2-year term.

On MOTION by Ms. Henley, seconded by Ms. Ribarich, with all in favor, Resolution 2025-01 Canvassing and Certifying the Results of the Landowners Meeting, was approved.

C. Election of Officers

D. Consideration of Resolution 2025-02 Electing Officers

Frank Rivera made a motion to nominate himself as Chair and Randi Ribarich as Vice Chair. Bobbie Henley, Lauren Durham, and Jose Cortez as Assistant Secretaries. Ms. Virgen noted Jill Burns is a Secretary and George Flint in the GMS office and herself are Assistant Secretaries.

On MOTION by Mr. Rivera, seconded by Ms. Ribarich, with all in favor, Resolution 2025-02 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

**Approval of Minutes from the September 5,
2024 Board of Supervisors Meeting**

The minutes were tabled until Chairman Rivera can review them. Mr. Rivera made a motion to terminate GMS as the District Manager.

On MOTION by Mr. Rivera, seconded by Mr. Cortez, with all Mr. Rivera, Mr. Cortez, Ms. Ribarich, and Ms. Durham in favor and Ms. Henley opposed, Terminating GMS as District Manager, was approved 4-1.

Ms. Burns noted they will transition to whoever the Board hires as manager and will coordinate all of that information. Mr. Rivera motioned to terminate District Counsel effective after the meeting.

On MOTION by Mr. Rivera, seconded by Mr. Cortez, with all Mr. Rivera, Mr. Cortez, Ms. Ribarich, and Ms. Durham in favor and Ms. Henley opposed, to Terminate District Counsel Effective After Meeting, was approved 4-1.

Ms. Gentry noted they will coordinate turnover of the records. Mr. Rivera motioned to terminate the District Engineer.

On MOTION by Mr. Rivera, seconded by Mr. Cortez, with all Mr. Rivera, Mr. Cortez, Ms. Ribarich, and Ms. Durham in favor and Ms. Henley opposed, to Terminate District Engineer, was approved 4-1.

Mr. Rivera made a motion to change the meeting location to the amenity center on the 3rd Thursday of the month at 6:30 p.m. starting in December. He authorized staff to place a notice.

On MOTION by Mr. Rivera, seconded by Mr. Cortez, with all Mr. Rivera, Mr. Cortez, Ms. Ribarich, and Ms. Durham in favor and Ms. Henley opposed, to Change Meeting Location to Amenity Center, 3rd Thursday at 6:30 p.m. Starting in December, was approved 4-1.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-03 Authorizing the Publication of Legal Advertisements and Public Notices on a Publicly Accessible Website in Polk County

Ms. Gentry updated the Board on a new Florida Statute that allows some notices to be published online if the county has authorized it and set up the process to do that. Polk County has done that. Resolution 2025-03 would allow the District to publish certain notices on that Polk County website instead of the newspaper.

On MOTION by Ms. Henley, seconded by Mr. Rivera, with all in favor, Resolution 2025-03 Authorizing the Publication of Legal Advertisements and Public Notices on a Publicly Accessible Website in Polk County, was approved.

SIXTH ORDER OF BUSINESS

Ratification of Audit Services Engagement Letter for Fiscal Year 2024 Audit Services with Grau & Associates

Ms. Burns presented the audit services engagement letter with Grau and asked for ratification.

On MOTION by Mr. Rivera, seconded by Ms. Henley, with all in favor, the Audit Services Engagement Letter for Fiscal Year 2024 Audit Services with Grau & Associates, was ratified.

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

Ms. Gentry reminded the Board of the ethics requirements. The people who are staying on the Board need to complete those by December 31st. The rest have next year to do it. Following this meeting, they will coordinate turnover to the Board's chosen new attorney.

B. Engineer

Ms. Virgen noted the Engineer is not present today.

C. Field Manger's Report

Mr. Tindall presented the Field Manager's Report. Ms. Ribarich pointed out a request for increase in service which went up in October but there was not a meeting in October so asked how this was voted on. Mr. Tindall noted the pool vendor does 3 days a week service and recommendation was to push for a seasonal increase of service scope during the busiest time of the year which is Memorial Day through Labor Day. That service was increased to six days per week due to increased use of the pool, load on the facility, and for a better result for the community and better consistency of the pool overall. It stayed at \$1,650 a month for 3 days a week which is standard. The pool vendor is requesting a 5% increase for the next year. Mr. Rivera asked about the pavers. Mr. Tindall noted that is on schedule for next Tuesday.

On MOTION by Mr. Rivera, seconded by Ms. Ribarich, with Mr. Rivera, Ms. Ribarich, Ms. Henley, and Ms. Durham in favor and Mr. Cortez opposed, the Renewal for Pool Service at \$1,735 with no Additional Visits, was approved 4-1.

Mr. Tindall presented the janitorial renewal with no change in cost or scope.

On MOTION by Ms. Henley, seconded by Ms. Ribarich, with all in favor, Renewal of Janitorial and Landscaping Services Agreements, was approved.

D. District Manager's Report**i. Approval of Check Register**

Mr. Rivera stated he did not want to approve the financials until he has a chance to review them.

- ii. **Balance Sheet and Income Statement**
- iii. **Reminder: 4 Hours of Ethics Training Must be Completed by 12/31/24**

EIGHTH ORDER OF BUSINESS**Other Business**

Ms. Burns noted procedurally the 60 days for the termination will start today so that is through January 6, 2025. Based on the new meeting schedule that you approved; the next meeting will be December 19th. She noted three Supervisors would need to be present at the meeting location. For that meeting, she noted they will put together the agenda based on the direction Mr. Rivera would like. She suggested procedurally for the best transition is a resolution appointing a District Manager, resolution appointing District Counsel, and a resolution appointing a District Engineer at that meeting. There will also need to be authorized signers on the account. She asked Mr. Rivera to send all of the information to her.

NINTH ORDER OF BUSINESS**Supervisors Requests and Audience**

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS**Adjournment**

Ms. Burns adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

**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 Thursday, **November 26, 2024** at 6:30 p.m. at the Forest Lake Amenity Center, 1594 Aspen Ave, Davenport, FL.

Present and constituting a quorum:

| | |
|------------------------------|---------------------|
| Frank Rivera | Chairman |
| Randi Ribarich | Vice Chairperson |
| Jose Cortez | Assistant Secretary |
| Lauren Durham <i>by Zoom</i> | Assistant Secretary |

Also present were:

| | |
|------------------|-----------------------|
| Monica Virgen | District Manager, GMS |
| Marshall Tindall | Field Manager, GMS |

FIRST ORDER OF BUSINESS

Roll Call

Ms. Virgen called the meeting to order and called the roll. Three Board members were in attendance constituting a quorum. Ms. Durham joined via Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Virgen opened the public comment period specific to agenda items.

Stephen Diaz (1172 Sugarwood St.) – congratulated the new Board members. Stated he is looking for the maintenance budget to be managed to help the homeowners.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Consideration of Proposal for District Management Services

Mr. Christopher Lopez presented a proposal for District Management services from NPG, CAM Services on page 7 of the agenda package. He encouraged questions or comments.

Mr. Rivera noted as Chairman he is looking to save money for the residents and transparency in the meetings showing residents the budget and what it's being spent on. Mr. Cortez asked if the company would be available at any time during emergency situations and availability for night meetings. Mr. Lopez stated yes.

On MOTION by Mr. Rivera, seconded by Mr. Ribarich, with all in favor, NPG CAM Services, Inc., was approved.

B. Consideration of Appointment of New District Counsel

Speaker (Unidentified) stated he is being looked at as potential new District Counsel and is interested in helping the CDD. He understands how CDD's work. He is interested in making sure everyone is taken care of. He has done HOA Boards for seven years, been HOA President and Vice President & ARC Committee which is the Architectural Review Committees for over 20 years.

Resident asked for a list of things he would do or contracted to do as District Counsel. He noted he hasn't seen the contract yet. He sees things like arguments over things allowed to do in the CDD, where the money goes, review statutes in regards to doing something.

C. Consideration of Appointment of New District Engineer

Ms. Virgen stated this item would be tabled to a future meeting agenda.

FOURTH ORDER OF BUSINESS**Approval of Minutes from the September 5, 2024 Board of Supervisors Meeting**

Ms. Virgen presented the minutes from the September 5, 2024 Board of Supervisors meeting and asked for any comments or corrections from the Board.

On MOTION by Mr. Cortez, seconded by Mr. Rivera, with all in favor, the Minutes of the September 5, 2024 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2025-04 Removing Certain District Officers**

Mr. Rivera asked for a motion for consideration of Resolution 2025-04 removing certain District officers.

On MOTION by Mr. Rivera, seconded by Mr. Cortez, with all in favor, Resolution 2025-04 Removing Certain District Officers, was approved.

SIXTH ORDER OF BUSINESS**Audience Comments**

Resident – Asked if any of the Board members are in the HOA and if there is any conflict of interest there. Mr. Lopez stated you have an HOA Board and CDD Board, it's separate entities. When the HOA has a meeting from now on, we have to actually publicize it and declare that CDD Supervisors will be in attendance at that meeting. No CDD business will be discussed or approved during the HOA meeting. As the manager, I am responsible for that. He stated he doesn't allow anything to happen that will break a law or the Declaration of Covenants.

Resident – Members of the CDD Board right now are HOA Board members. He asked as a resident how he draws the line when approaching Mr. Rivera or Ms. Ribarich when it's a CDD matter and can't be discussed. Mr. Lopez noted residents are entitled to ask any questions they want. Board members are certified at no cost to the residents. They will go through a budget workshop.

Resident – Asked the difference in cost between NPG, CAM Services and current management company. Mr. Lopez stated about \$250 less per month, altogether \$3,000 less in the budget.

Resident – Asked how long NPG, CAM Services has been in business & how many CDD's he manages and in this area. CAM Services for two years. He manages two and four POAs. Three in this area and one in Orange County.

Resident – Asked what other CDDs do you do, Highland Meadows? Mr. Lopez answered yes.

Resident – As a new Board, what is your long-term goal for the neighborhood. Ms. Ribarich noted they have ideas that will benefit the neighborhood such as gates at both entrances, changing out the landscaper, speed bumps.

Resident – Commented on fence damage. After hiring the new management company they will discuss pricing.

Resident – Has GMS got a proposal for the fence that was damaged by Hurricane Milton? Ms. Virgen noted regardless of who the management company is, the fence is property of the CDD. The CDD has an insurance policy and an insurance claim has been filed. As soon as proposals are received in a timely fashion, then they can proceed with that work. The deductible is \$10K.

Resident – Stated the roof needs to be fixed also. Ms. Virgen noted all insurance claims have been submitted.

Resident – If the management company changes, will the video security contract move to the new management company. Mr. Lopez noted both companies together will review it. Ms. Virgen noted all agreements the District has are between the District and that vendor and not with the management.

Resident – Is the \$10K deductible something that can be lowered with a different insurance company? Mr. Lopez noted if they look at another insurance company and another insurance policy, the \$10K deductible is standard. Mr. Tindall noted maintenance has picked up the good usable fence and reinstalled it.

Resident – Questions about deductible and future claims. Ms. Virgen noted the deductible is for a named storm.

Resident – What other areas are a maintenance concern? Marshall noted the shade above the pool with damaged section, garbage can lid at playground, roof (he has a proposal for the roof if the Board is interested but legal counsel was terminated so there is no contract).

Resident – Asked if they could build a wall little by little. A Board member noted that is very expensive.

Resident – Is this company continuing meetings in this timeframe? Mr. Rivera noted they want to conduct meetings at night so the community can participate. The way the last board had set it up, it was too early.

Mr. Virgen asked if the Board would like to make a motion to modify the meeting schedule? Mr. Rivera noted yes at 6:30 p.m. same location with same meeting dates.

Resident – Asked if garbage is included in the CDD or not? The Board answered no, it's with the city.

Resident – Stated she is very appreciative of the free library for the community. She thanked Monica, Marshall, the Board and HOA that helped that come true.

Resident – Commented with GMS sometimes there were no items on the agenda for the meeting to take place, can that day be an open forum for residents to share concerns. Mr. Lopez noted those days are turned into workshops. Ms. Virgen noted you are always welcome to ask questions to your management company such as why a meeting is cancelled. Mr. Rivera noted the meeting schedule is on the website, 6:30 p.m. the third Thursday of every month. Ms. Virgen

clarified that Highland Meadows is managed by GMS. Highland Meadows II is also not managed by Mr. Lopez's company. She noted it is a very valid thing for residents to ask who he manages and what other CDDs are managed, same with your attorneys and engineers. Those things are very specific and CDDs are very specific. It is very appropriate to ask those questions.

Resident – You said your proposed budget is only \$20 less. Mr. Lopez noted the management cost is \$250 less a month. What is the difference for the year for the entire budget? The difference between the budget proposed for management, his company is \$42,000, \$9,000 for amenity management, \$15,800 for field management services. Ms. Virgen will email the resident the budget information. The budget did not go over and did not increase last year.

Resident – Asked about property taxes & CDD fee going up. Mr. Rivera noted the CDD stayed the same, it didn't go up. The bond stays the same. The maintenance is what goes up, it's \$1,157.

SEVENTH ORDER OF BUSINESS**Supervisors Requests**

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS**Adjournment**

Ms. Virgen adjourned the meeting.

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| On MOTION by Mr. Cortez, seconded by Mr. Rivera, with all in favor, the meeting was adjourned. |
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

*Item will be
provided under
separate cover.*

SECTION V



**KILINSKI
VAN WYK**

Offices: Jacksonville | Tallahassee | Tampa

517 E. College Avenue
Tallahassee, Florida 32301
877-350-0372

November 7, 2024

VIA U.S. AND ELECTRONIC MAIL

Jillian Burns, District Manager
Forest Lake Community Development District
219 E. Livingston St.
Orlando, Florida 32801

Re: Conclusion of Legal Representation

Dear Ms. Burns:

The purpose of this letter is to confirm that at the November 7, 2024, meeting of the Board of Supervisors of the Forest Lake Community Development District (“District”), the Board of Supervisors voted to terminate legal representation by Kilinski | Van Wyk PLLC (“KVW”) effective immediately following the meeting. As such, as of November 7, 2024, all legal representation from KVW will cease.

KVW will endeavor to provide a smooth transition to the District’s new legal counsel. Please feel free to provide the District’s new legal counsel with our contact information to coordinate with us directly as necessary.

Should you have any questions or comments, you may contact me at lauren@cddlawyers.com or (877) 350-0372.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lauren Gentry'.

Lauren Gentry, Esq.
Kilinski | Van Wyk, PLLC
For the Firm

SECTION VI

LIMITED REPRESENTATION OF GENERAL LEGAL ADVISORY CONTRACT

General Statement of Action

This is a Limited Representation of General Legal Advisory Contract (hereinafter “Agreement”) between Collins S. DelPercio, Esq. (hereinafter “Attorney”) and Forest Lake Community Development District, established in 2019, located in Polk County, Florida (hereinafter “Client”). In his capacity for limited representation, the Attorney will act as a legal advisor to the Client, rendering legal opinions on actions taken by the Client and if necessary, seek appropriate means to protect the Client, including but not limited to, providing guidance and legal advice as to next steps and possible outcomes, interpretation of the Florida Statutes governing Community Development Districts in the State of Florida, and finding appropriate counsel as such times arise.

This Agreement will not take effect, and Attorney will have no obligation to provide any legal services, until Client returns a signed copy of this Agreement and pays the deposit called for under Paragraph labeled Deposit to Begin Legal Services Under This Contract.

Scope and Duties

Attorney shall render legal opinions and provide legal advice about the actions or inaction of the Client as requested. The Attorney shall research and provide findings as requested by the CDD and its board. The Attorney shall be available to answer questions on an as needed basis but will be available during regular meetings as appropriate and at other such times. Client understands and realizes that Client is not the only client of Attorney and shall be respectful of that fact. The Attorney shall provide those legal services reasonably required under this Agreement to conduct such legal research or provide such legal opinions and shall take reasonable steps to keep the Client information of progress and to respond to Client’s inquiries. The Client shall be truthful with Attorney, cooperate in preparation, and provide reasonable notice to Attorney of any need or requests so Attorney may provide proper service and responses for the Client.

All professional work performed under this Agreement shall be performed by the Attorney in accordance with existing professional standards. The Attorney

shall exert his best efforts and use his best judgement in review and analysis and preparation of opinions and memoranda in the limited representation of the Client. The Client shall cooperate in such a manner to allow the Attorney to provide the best professional review and analysis of such required inquiries.

The Attorney shall provide periodic updates to the Client regarding the status of inquiries made by the Client and its members, within seven (7) business days of the inquiry. The Client shall understand that the update may be continued research and not a legal opinion but will be informed of such review as deemed required under this Agreement.

Attorney shall consult with the CDD Management company alongside the Board on all material matters to the legal opinions rendered including but not limited to venue, compliance, actions, and potential hiring of required firms to ensure the actions of the CDD are legal and in proper order. The Attorney shall review contracts for such outside employees, agents, and/or contractors and provide the Client with his opinion on the matters, but the Attorney shall not be able to bind the Client unless provided expressly to do so for each case this occurs.

Contact and Communication

Client acknowledges that the normal operation of Attorney has been explained, and specifically that communications are normally maintained through emails, phone calls, and other such messaging directly with the attorney providing legal advice and legal opinions for the CDD. The Client understands that calls should normally be placed to, and normally will be returned in a reasonably timely manner. The client understands that documents will frequently be reviewed by the Attorney and legal research will commence in order to be completed and provided for in a timely manner.

Client has been informed that Attorney's usual mode of keeping clients informed about status of pending matters is to copy all incoming and outgoing written communications and Client has been directed to retain all such copies and periodic billing statements, so that Client's file should be virtually identical to Attorney's file.

Client understands that for the purpose of preserving attorney/client confidentiality, and other reasons, all contacts between Client and Attorney are to be conducted ***in a secure manner***, whether in person or by phone. It is understood that any meeting outside of normal business hours (i.e., 8:00 a.m. to 5:00 p.m.) or phone

calls are discouraged, unless an extraordinary or preplanned event or function has been called and planned for prior to its action. Where Client's schedule or other requirements necessitate phone calls or meetings outside of these parameters, a premium rate of 2 times the normal billing rate for that call or function not previously agreed to shall be charged.

The client understands that the Attorney's work is done by appointment and such that all client meetings must be by appointment. In the absence of other arrangements made in advance by the Attorney, if the Attorney is available, he shall take the call, or meeting; otherwise, shall receive a call and email response as Attorney has availability outside of the prior meeting and appointments.

As a general proposition, ***everything*** you tell us, or we tell you, is and will be treated as confidential information, protected by the "attorney-client privilege" against disclosure. There are certain rare exceptions. For example, we might be required to reveal information necessary to prevent death or substantial bodily harm. However, if the Client shares privileged information with third parties it loses that protection – the third party (even relatives or financial backers can be deposed or examined at trial as to what they know and why they know it. Additionally, the applicable ethics rules ***prohibit*** us from taking directions from, or giving confidential information to, a third party who happens to be supporting the Client or paying the Client's legal costs.

In certain ***extremely*** rare circumstances, we permit contact by, and either taking information from, or giving information to, such third parties, at our sole discretion. The normal rule, however, and what you should expect to apply, is that we will not respond to inquiries from any third party, no matter how trusted they might be by the client, and third parties may not be the conduit for the passing of confidential information to, or from, the client.

Legal Services Specifically Excluded

The Attorney shall *not* make any appearances or preparations for any legal actions including but not limited to trials, hearings, or meetings outside of the standard monthly CDD board or board member meeting. The Client shall abide by this Agreement, pay Attorney's bills on time, and keep Attorney advised of Client's address, telephone number, contact information, and whereabouts. Client agrees not to compromise the legal services of Attorney without discussing the matter with Attorney, in advance, and the Attorney is not authorized to bind the Client in any of these items. Attorney's sole responsibility and action is to provide legal

opinion on such contracts, but the Client shall indemnify any legal opinion rendered by Attorney as it makes its own actions and decisions, therefore Attorney must be held harmless in any of these matters in which he renders legal opinions.

At *no time* shall Attorney have any fiduciary responsibility towards the Client; Attorney shall not collect fees, provide liens, or hold liens in any capacity on behalf of the Client; Attorney shall not draft any language constituting a contract on behalf of the Client and shall not be able to bind the Client into any other contract—as this is a limited representation General Counsel Contract, Attorney shall have no agency of his own, not be an agent of, an employee of, or any relationship outside of a legal advisory capacity to the Client. Attorney shall not represent Client in any legal actions directly unless another such contract is designed for Attorney to take on such legal representation as action, separate and apart from the General Legal Advisory role pursuant to this Agreement. Attorney shall provide legal advice and direction on all needs under this Agreement and nothing further—which will be separate and apart. Client shall waive any conflict of interest between Attorney and Client that may exist at the time of this Agreement or any that may become after this Contract is enforced through its Completion.

Unless otherwise agreed in writing by Client and Attorney, Attorney shall *not* provide legal services with respect to defending any legal proceeding or claim against the Client commenced by any person including a claim or proceeding against the Client in any Action, in federal or state administration or governmental agency, department, or board. Unless agreed to prior, Attorney shall *not* appear at any administration proceedings to protect Client's rights or interests. If Client wishes to retain Attorney to provide any legal services not provided under this Agreement for additional compensation, a separate written agreement between Attorney and Client will be required.

At all times, Client shall indemnify Attorney for any and all acts, actions, or omissions that cause any result that directly or indirectly affects the Client. Attorney will work in the best interest of the Client, providing sound legal advice and direction, but shall not be a vote or any other deciding factor or voice in the Client's actions. Furthermore, the Client shall indemnify Attorney for any and all acts, actions, or omissions that directly or indirectly relate to the Client including but not limited to document review, legal opinion rendering, response to request for information, or any other activity or action relating to the operations, actions, directions, or finalized decisions of the Client. Attorney shall have no ability to vote or make any decision affecting the Client. At no time is Attorney bound by

the Client to act on its behalf in any legal matter; Attorney shall not act on any legal representation of the Client, only acting in an advisory role that shall also be indemnified by the Client. Any action taken by Attorney shall be indemnified by the Client and afford all the protection available by law.

The Client shall hold harmless Attorney and his affiliates for any actions taken on behalf of Attorney for the Client including rendering opinions, reviewing for compliance, or any other such tasks that Attorney will review under this Contract. Attorney is acting as an individual attorney, barred to practice law in the State of Florida, and no other entity is considered by this Agreement. If any other entity is considered, they will be indemnified by the Client under this Agreement if any issue arises of such nature.

Any legal service not mentioned in the is Agreement, will be considered not applicable and the Attorney shall not represent the Client in such matters. Specifically, the Attorney shall *ONLY* render legal opinions and provide legal advise to the Client, unless otherwise specified in an additional Agreement not covered in this Agreement.

In other words, the only actions that the Attorney shall make for the Client is rendering legal opinion to inquiry and reviewing and researching documents for Compliance; any other actions either drafting or writing items not directly correlated to rendering legal opinion or legal advice, is outside the purview of this Agreement and will not happen unless provided for in a secondary contract for that such work or action. Additionally, any work that the Attorney does for the Client will be indemnified by the Client for the Attorney.

Deposit to Begin Legal Services Under this Agreement

Client agrees to pay Attorney a retainer fee deposit at the time Agreement has commenced, which money is to be held in an Account of Attorney's discretion. Such retainer and any other such replenishing payments must be remitted to Attorney as requested to continue legal services being rendered under this Agreement.

Client hereby authorizes Attorney to withdraw sums from the account to pay the costs, expenses, and fees for legal series incurred in Client's case. However, it is intended that the retainer fee deposit will be held and used as a security deposit until the conclusion of services and Client's payment of all outstanding costs, expenses, and fees for legal services. The Attorney will charge all costs, expenses,

and fees for legal services incurred during each monthly billing cycle against the retainer fee deposit, and all such charges against Client's account are to be replenished within 14 days from the date of mailing of each Semi-Monthly statement. Failure by the Client to replenish the original retainer fee deposit to its original amount within 14 days of receipt of the statement will be cause for Attorney to withdraw as legal advisor under this Agreement.

In other words, Client agrees to pay Attorney in advance for all work to be performed, by maintaining at all times a retainer fee deposit which is to be replenished within 14 days of the Semi-Monthly statement, each statement, during the course of Attorney's limited representation.

The initial retainer fee is fully refundable within three (3) business days of deposit to the account of Attorney's choice, but thereafter, it will be deemed non-refundable. At the end of the representation, any unused funds prior to replenishment, minus the applicable fees and costs, shall be refundable to the Client from Attorney's account. Documentation will be provided to show any final costs and fees associated with the legal services rendered by Attorney to Client.

In addition to the Semi-Monthly replenishment of the initial retainer fee deposit, Attorney may from time to time require additional deposits of retainer funds in anticipation of other needs required to render legal opinion or to travel as needed by the Client, or other unforeseen large cost, whenever Attorney reasonably believes that the sum on retainer is insufficient to cover the expected costs, expenses, and fees for legal services likely to be incurred through the next billing cycle. Client's failure to deposit such as additional retainer by the specified date will cause Attorney to withdraw representation.

The initial amount of funds to deposit that are non-refundable into the account of choice by Attorney shall be \$10,000.00. All replenishment of the account during the next month's amount shall be made to the same account designated by the Attorney to the total amount of \$10,000.00. All bills, costs, associated fees, and attorney fees shall be provided to the Client semi-monthly as described in this Agreement and the funds be replenished to \$10,000.00 as described in the Agreement above within 14 days. Failure to replenish within 14 days will be grounds for immediate dissolution of this Agreement and attorney keeps all funds remaining in the designated account as non-refundable.

No portion of any "flat fee" specified in this Agreement for specific items will be refunded, even if the accrued costs and fees are less than the non-refundable fee.

Legal Fees

Client agrees to pay for legal services described in the Agreement at the following rates: \$427.00 per hour for Collins S. DelPercio, Esq.; all billing for time will do so in 1/10 of an hour (i.e., 6 minute) increments and will round up to the nearest such increment.

Client agrees that these fees are reasonable on the basis of Attorney's ability, training, education, experience, professional standing and skill, and the difficulty, intricacy, important, and time and skill required to perform the work to be done.

It is understood by Client that **ALL** time expended by Attorney should be expected to be billed at the rate for above. It is not possible to list all the work that may be required in working on Client's needs, but it is understood that such work includes time spent on phone calls to or from Client, or on Client's behalf, reviewing or handling incoming documents from Client or other such legal work required to render such legal opinion, review compliance, or prepare documents for meetings, or any third party documents sent by Client to review and render opinion, preparing letters, documents, drafting, reviewing, preparing, editing, reviewing documents, performing legal and factual research, travel time as needed to and from hearings or meetings, and any other activities related to this rendering of legal opinions that the Client requires under the terms of this Agreement.

In short, Client is informed and understands that the time spent by the Attorney will normally be billed at the rate specified above.

Client authorizes Attorney for such work as deemed appropriate by the Attorney. Such Attorney shall be billed at his regular rate listed above. Client acknowledges and agrees that such utilization whenever deemed appropriate, and direct Attorney to apportion work at Attorney's discretion.

Under certain circumstances, additional individuals may be needed or retained to work alongside Attorney (separate and apart of appointing or finding counsel at the CDD's needs), with advanced authority, that billing shall be provided and confirmed by the Client and paid via retainer with express authority to finalize any legal opinion or render a conclusion required by the Client via the Attorney.

The same rules apply to sequential or duplicative work. For example, it might be necessary to charge a client for work at the same time as an additional retained person to review the files, where immediate familiarity with the facts is required in preparation of a requirement of the Client. However, Client will normally not be charged for time spent that is attributable to Attorney's internal staffing.

Notwithstanding the expectation that all time spent on Client's needs will be billed, Attorney may, at Attorney's discretion, elect to "write off" or "no charge" certain time actually expended by Attorney on Client's behalf. The client acknowledges being on notice that any such write-offs are **discretionary** by Attorney and are expressly **contingent** on there being no dispute regarding payment of the remaining items billed to the Client. As specified below in the section of this Agreement labeled STATEMENTS, BILLING INQUIRIES, AND FEE DISPUTES, all "no charge" or "write off" costs, expenses, and fees for legal services will be considered payable in full in the event of a formal dispute or adjudication of a lien, regarding Client's bill.

The hourly fees quoted above are subject to increase from time to time. The Attorney will give notice in writing at least thirty days prior to any increase in hourly fees. If Client does not wish to charge at the new rates, Client agrees to pay Attorney in full for services up to the date of the expected increase and terminate representation by Attorney. Client understands that if Attorney continues to represent Client past the date of the increase, the new fee will be in effect and Client agrees to pay those increase fees for all services rendered thereafter. Likewise, attorney may modify the terms of this Agreement, similarly notifying Client thirty days in advance of the change, and with the same options for Client to terminate representation and the same result (the new Agreement goes into effect) if Client does not terminate representation and Attorney continue to represent Client past the date of proposed change. In either event, funds left in the Account shall be considered non-refundable upon termination minus any replenishment.

If a Court awards attorney's fees to Client (or to Attorney on Client's behalf), and such sums are actually collected, they shall be applied against any outstanding charges on Client's bill. The Client, however, remains responsible for payment of Attorney's services. A court order awarding attorney's fees does **not** relieve Client of the primary responsibility for paying Attorney's bill, or make any work done to collect the attorney's fees awarded any different from any other work performed by Attorney. Any attorney's fees awarded and actually collected that are not needed to pay Client's bill with Attorney (or replenish the retainer fee deposit) shall be paid to Client.

Likewise, Client is aware that the Court could order Client to pay fees and costs to another party, which is not a part of the Attorney's retainer or payment or legal fees.

Costs and Expenses

A. Initial Costs

Three (3) days after initial funds have been placed into the Attorney's account of choice, an initial non-refundable \$250.00 will be billed to Client, from the first funds deposited, regardless of the three (3) day cancellation. This will be used to purchase initial file materials, folders, paper, etc. and to pay for access to the computer-assisted legal research services reserved for all cases in the event access to the service is needed.

Client agrees that if Attorney advances or incurs any costs as part of this representation, including but not limited to costs of investigation, documents preparation, document review, photographs, exhibits, outside photocopying, the expenses incurred incident to travel on Client's behalf (including lodging and meals), messenger and other delivery fees, parking, consultant's fees, express mail charges, time-increment computer research charges, or other similar items, such charges will be paid by Client out of funds on retainer or promptly upon being bills.

B. Experts, Consultants, and Investigators

It may be necessary in preparation of Client's inquiries for Attorney to hire expert witnesses, consultants, and/or investigators. Attorney will not hire such persons unless Client agrees to pay their fees and charges, but Attorney will select which such person should be hired. It is understood, that Client's refusal to authorize hiring of such persons, when considered necessary by Attorney, could greatly injure Client's case, and if the absence of such persons makes it impossible, in Attorney's discretion, to continue with representation, Attorney may withdraw from the case and bill all proper fees and costs to that point, will keep the amount in the account of the retainer and return any unused fees or bills minus those costs, fees, and other actions required to pay.

*This account is not a means to collect or store any type of funds of the Client. Its sole purpose is to collect retainers and additional funds in the costs and attorney fees associated with representation. The Attorney does **NOT** collect any funds owed to or paid out by the Client but for approved legal costs and expenses.

Statements, Billing Inquiries, and Formal Fee Disputes

The Attorney will send Client periodic Statements (normally semi-monthly) for costs, expenses, and fees for legal services incurred. The sum indicated on such statements is owed upon generation of the statement and must be paid within 14 days of the statement date. Normally, Client should have a retainer fee deposited in Attorney's designated account on the date that statements are generated, in which case the costs, expenses, and fees for legal services owed by Client to

Attorney will be paid out of the Client's trust balance upon generation of the statement.

In the event Client does not fully replenish the retainer fee deposit within 14 days of a billing statement, Attorney shall have the option of immediately withdrawing from representation. Interest at the rate of 18 percent (1 ½ percent per month) will be charged on any unpaid balance excess of the sum held as a retainer fee deposit, beginning on the date a statement showing such outstanding balance is generated. The interest provision is **not** an agreement to extend credit but is a method of compensating the Attorney for delayed payment.

Obviously, it is possible for mistakes to happen, and Client is not expected to pay for any charges that are incorrect. Client may call or e-mail Attorney with an inquiry concerning billing statements. Most actual errors can be resolved with a simple phone call, and the Attorney will inform Client whether a mistake is acknowledged, and promptly send an amended statement showing any adjustment or correction resulting from any such call.

Whether or not Client calls with such an inquiry, any dispute as to the accuracy of validity of any billed charges, or request for adjustment of any costs, expenses, or fees for legal services billed to Client must be made in writing to Attorney within thirty days of the date of the statement containing that costs, expense, or fee for legal services. If Client does not do so within thirty days of a billing statement, the statement will be conclusively presumed to be correct.

In other words, **if Client does not contact the Attorney in writing within thirty days of a billing statement, Client will have irrevocably agreed that the statement is accurate and correct.** Any person ever reviewing any dispute regarding charges on a billing statement is asked to honor this provision, since it is an essential term to Attorney's agreement to represent the Client.

As stated above, while Client should presume that all time spent attending to Client's representation by the Attorney will be billed, Attorney may elect to "Write off" or "no charge" some costs, expenses, and fees for legal services. Any such write-offs are **discretionary** by the Attorney and are expressly **contingent** on there being no dispute regarding payment of the remaining items billed to Client, initiated by either Attorney or Client.

If Attorney files a lien to recover unpaid fees and/or costs incurred on client's behalf, or if Client seeks to formally dispute Attorney's billings, by initiating mediation, arbitration, litigation, or a fee dispute in any forum, all "write off" or "no charge" costs, expenses, and fees for legal services reflected on any statement

to Client will revert to being fully billed, and be **additional** sums owed to Attorney by Client, in **addition** to the sum disputed by Client.

These provisions are explicitly written to **prevent** a situation where Attorney reduces Client's bill by writing off costs, expenses, and fees for legal services during representation, and then Client seeks to reduce the sums owed further by disputing Client's responsibility to pay the reduced sum. They are intended to provide incentives for both Attorney and Client to resolve, informally and **promptly**, any questions or concerns about the legitimacy of any item billed on any statement, and to provide certainty that once a statement is thirty days old, the costs, expenses, and fees for legal services reflected on that statement are agreed by Attorney and Client to have been accurate and correct.

In accordance with the Uniform Commercial Code, no payments made to Attorney for less than the full sum owed shall constitute payment in full, even if that notation is placed on the payment instrument, unless Attorney and Client both sign a separate written agreement specifically permitting such payment to constitute a payment-in-full.

The client agrees to pay any fees and costs that are incurred by Attorney to collect fees, costs, or expenses from Client, including reasonably attorney's fees.

Liens and Adjudication

Client hereby grants Attorney to lien on any and all claims or causes of action that are related to the subject of Attorney's representation under this Agreement. Attorney's lien will be for any sum due and owing to Attorney at the conclusion of Attorney's services. The lien will attach to any recovery Client may obtain, whether by arbitration award, judgment, settlement, or otherwise. The Attorney shall not receive payments from a third party unless expressly agreed upon with Client for rendered payments for any lien or adjudication finalized.

Attorney will retain possession of Client's file and all information therein until full payment of all costs, expenses, and fees for legal services, subject to turnover or destruction of the file as set out in the Discharge and Withdrawal Section of the Agreement. Client consents to the district court's adjudication of any such lien and during the pendency of the underlying action without requiring the filing of a separate action, regardless of whether any action might be or has been filed by either Attorney or Client against the other, including any action alleging malpractice.

The client agrees to indemnify and pay any malpractice occurrence by the Attorney for his actions as legal counsel for the Client. The Client agrees that if there are

any bills in dispute arising from the acts or actions under this Agreement, they will forego litigation and Client will attend mediation with a mediator of the Attorney's choice, for which Client shall cover all costs. If Mediation cannot be completed, Client and Attorney agree to binding arbitration for the matter under this Contract, in the venue of and under the Arbitrator of Attorney's choice, of which all costs, regardless of outcome, shall be paid for by the Client.

Discharge And Withdrawal

Client may discharge Attorney at any time, although Client understands that court rules might still require Attorney to file a Motion to withdraw in some circumstances. Attorney may withdraw at any time at Attorney's discretion. In either such circumstance, Client agrees to sign the documents necessary to permit Attorney to withdraw.

Client has been informed that among the events that should be expected to cause Attorney's withdrawal from representation are Client's breach of any portion of this Agreement (including its payment provisions), Client's refusal to Cooperate with attorney or to follow Attorney's advice on a material matter, or any other fact or circumstance that would render Attorney's continuing representation unlawful, unethical, or impractical.

Specifically, while it is the province of the Client to identify the "objectives of representation," a lawyer is not required to pursue objectives or employ means simply because a client may wish that the lawyer do so. The terms of a lawyer's representation may exclude specific objections or means, including those that a layer regards as repugnant or imprudent.

If Client shall desire to retain other counsel, then Attorney shall be paid the amount then due and owing for work performed for Client. Additionally, any funds in the Account for this Client under the retaining agreement shall be forfeited and paid to attorney for costs and fees associated with existing work. Under the Attorney's sole discretion, some of the remaining funds in the Account may be returned to the Client.

Conclusion of Services; turnover, Storage, and Destruction of Files

When Attorney's services conclude, all unpaid charges shall become immediately due and payable. The Attorney will normally formally withdraw from representation at the end of the Agreement unless otherwise renewed and agreed upon to continue.

After payment of all sums due and upon Client's request, Attorney will deliver Client's file (other than Attorney's personal notes, briefs, and work product that

Attorney elects to retain) to Client, along with any Client funds or property in Attorney's possession that are not otherwise used to pay for outstanding fees and costs of Attorney. If Attorney is not instructed otherwise, Client's file will be kept in Attorney's office of a limited time after completion. **Files digitized, stored as PDF files, and then destroyed upon completion and direction of Client. If you want your file, or anything out of your file, you should obtain it promptly upon conclusion of representation.**

Disclaimer of Guarantee, Total Fees, and Costs; Tax Consequences

Nothing in this Agreement and nothing in Attorney's statements to Client will be construed as a promise or guarantee about the outcome of Client's matter. The Attorney makes **no such promises or guarantees**. Attorney's comments about the outcome of Client's matters, if any, are expressions of opinion only.

It is understood that it is impossible to predict how long a legal matter will take, how much it will cost, or what the resulting outcome may be. Attorney does not make any and has not made any guarantees to Client about the length or expense of Client's representation and needs. The Attorney has not and will not make any guarantee as to outcome of Client's inquires or legal actions. Client has been informed and acknowledges that it is quite likely that the costs, expenses, and fees for legal services incurred in Client's representation will substantially exceed the initial retainer fee deposit.

No advice is given regarding tax consequences, and Attorney specifically is **not** providing tax advice, although questions relating to tax matters may very well come up during the course of the case, Client agrees to seek tax advice elsewhere, and to hold Attorney harmless from any tax effects. The Attorney does not handle taxes, is not a tax expert, or an accountant and will provide no information as to tax remedies. If the Client insists, the Attorney may refer client to possible individuals that could be hired to provide such answers.

Effective Date, Severability, Florida Law

This Agreement will take effect when Client has performed the conditions stated in the Agreement, but its effective date will be retroactive to the date Attorney first provides services, if earlier. Even if this Agreement does not take effect, Client will be obligated to pay Attorney the reasonable value of any services Attorney may have performed for Client. The funds will be deposited into the Attorney's designated account and will be held there for three (3) business days, minus the initial fees plus any costs or attorney fees associated with the action within those three (3) days. If requested in writing during the three (3) business days, funds shall be returned to Client minus those associated costs and fees. The Attorney

shall provide a billing statement for such costs and fees upon return of the initial deposit minus the funds billed during that time. After the three (3) business days, the funds in the account under retainer are non-refundable.

The provision of this Agreement is severable. This means that if one or more provisions of this Agreement are found to be void or unenforceable for any reason, the remaining provisions of this Agreement will still apply.

This Agreement is entered into in accordance with the law of the State of Florida, and Florida law will apply to any question relating to the meaning of any provision of this Agreement.

The venue for any disputes of this Agreement is Broward County, Florida.

All headings are done for ease and do not express anything outside of signaling the content of the topic, and otherwise have no legal significance. The drafter of this Agreement is to be indemnified by the Client, or any errors or omissions written into this Agreement. The Agreement is to be seen in the light most favorable to the Attorney when any ambiguity is found, and Client agrees to this upon signing.

CLIENT:

ATTORNEY:

PRINT NAME AND TITLE

PRINT NAME

SIGNATURE AND DATE

SIGNATURE AND DATE

PLEASE READ THIS CAREFULLY:

This Agreement is a formal legal contract for Attorney's Limited Representation Services. It protects both you and your attorney, is intended to prevent misunderstandings, and it may vary the law otherwise applicable to attorney's liens and resolution of fee disputes. **DO NOT SIGN THIS AGREEMENT UNTIL YOU HAVE READ IT THROUGHLY AND ARE SURE YOU UNDERSTAND ITS TERMS.** If you do not understand it or if it does not contain all the agreements discussed, please call it to our attention and be sure of this written

Agreement contains **all** terms you believe are in effect between us. You have an absolute right to discuss this agreement with independent counsel (or any other advisor) before entering into this agreement, and we encourage you to do so.

SECTION VII

REBATE REPORT
\$8,845,000
Forest Lake
Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area One Project)

Dated: September 29, 2020
Delivered: September 29, 2020

Rebate Report to the Computation Date
September 29, 2028
Reflecting Activity To
October 31, 2024



TABLE OF CONTENTS

| | |
|--|----|
| AMTEC Opinion | 3 |
| Summary of Rebate Computations | 4 |
| Summary of Computational Information and Definitions | 5 |
| Methodology | 7 |
| Sources and Uses | 8 |
| Proof of Arbitrage Yield | 9 |
| Bond Debt Service | 11 |
| Arbitrage Rebate Calculation Detail Report – Acquisition and Construction Fund | 13 |
| Arbitrage Rebate Calculation Detail Report – Capitalized Interest Fund | 16 |
| Arbitrage Rebate Calculation Detail Report – Cost of Issuance Fund | 17 |
| Arbitrage Rebate Calculation Detail Report – Debt Service Reserve Fund | 18 |
| Arbitrage Rebate Calculation Detail Report – Rebate Computation Credits | 20 |



AMTEC

American Municipal Tax-Exempt Compliance

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

www.amteccorp.com

November 21, 2024

Forest Lake Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Government Management Services – CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Re: \$8,845,000 Forest Lake Community Development District (Polk County, Florida),
Special Assessment Bonds, Series 2020 (Assessment Area One Project)

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Forest Lake Community Development District (the “District”).

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of September 30, 2024. Thank you very much for this engagement and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the September 29, 2028 Computation Date
Reflecting Activity from September 29, 2020 through October 31, 2024

| Fund Description | Taxable Inv Yield | Net Income | Rebatable Arbitrage |
|-----------------------------------|------------------------------|-----------------------|--------------------------------|
| Acquisition and Construction Fund | 0.005991% | 187.94 | (162,593.01) |
| Capitalized Interest Fund | 0.005982% | 7.05 | (6,108.20) |
| Cost of Issuance Fund | 0.000000% | 0.00 | 0.00 |
| Debt Service Reserve Fund | 1.935176% | 23,958.70 | (30,530.54) |
| Totals | 0.534536% | \$24,153.69 | \$(199,231.75) |
| Bond Yield | 3.894044% | | |
| Rebate Computation Credits | | | (9,430.23) |
| Net Rebatable Arbitrage | | | \$(208,661.98) |

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from September 29, 2020, the date of the closing, to October 31, 2024, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of September 29, 2028.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between September 29, 2020 and October 31, 2024, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

September 29, 2028.

7. Computation Period

The period beginning on September 29, 2020, the date of the closing, and ending on October 31, 2024.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

| Fund | Account Number |
|------------------------------|-----------------------|
| Revenue | 236860000 |
| Capitalized Interest | 236860001 |
| Sinking | 236860002 |
| Debt Service Reserve | 236860003 |
| Prepayment | 236860004 |
| Acquisition and Construction | 236860005 |

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of October 31, 2024, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to September 29, 2028. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on September 29, 2028, is the Rebatable Arbitrage.

\$8,845,000
Forest Lake Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area One Project)
Delivered: September 29, 2020

| |
|-------------------------|
| Sources of Funds |
|-------------------------|

| | |
|-----------------------------------|-----------------------|
| Par Amount | \$8,845,000.00 |
| Net Original Issue Premium | 41,035.15 |
| Total | \$8,886,035.15 |

| |
|----------------------|
| Uses of Funds |
|----------------------|

| | |
|--|-----------------------|
| Acquisition & Construction Fund | \$7,822,995.98 |
| Debt Service Reserve Fund | 505,200.00 |
| Cost of Issuance Fund | 182,675.00 |
| Capitalized Interest Fund | 198,264.17 |
| Underwriter's Discount | 176,900.00 |
| Total | \$8,886,035.15 |

PROOF OF ARBITRAGE YIELD

\$8,845,000

Forest Lakes Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area One Project)

| Date | Debt Service | Present Value |
|------------|--------------|----------------------------------|
| | | to 09/29/2020 @ 3.8940436879% |
| 05/01/2021 | 198,264.17 | 193,812.10 |
| 11/01/2021 | 168,337.50 | 161,414.66 |
| 05/01/2022 | 338,337.50 | 318,227.49 |
| 11/01/2022 | 166,106.25 | 153,249.47 |
| 05/01/2023 | 341,106.25 | 308,693.97 |
| 11/01/2023 | 163,809.38 | 145,412.82 |
| 05/01/2024 | 338,809.38 | 295,015.49 |
| 11/01/2024 | 161,512.50 | 137,949.77 |
| 05/01/2025 | 341,512.50 | 286,119.14 |
| 11/01/2025 | 159,150.00 | 130,789.36 |
| 05/01/2026 | 344,150.00 | 277,420.78 |
| 11/01/2026 | 156,143.75 | 123,464.27 |
| 05/01/2027 | 351,143.75 | 272,349.81 |
| 11/01/2027 | 152,975.00 | 116,382.60 |
| 05/01/2028 | 352,975.00 | 263,412.87 |
| 11/01/2028 | 149,725.00 | 109,600.57 |
| 05/01/2029 | 354,725.00 | 254,703.99 |
| 11/01/2029 | 146,393.75 | 103,107.90 |
| 05/01/2030 | 361,393.75 | 249,675.26 |
| 11/01/2030 | 142,900.00 | 96,839.50 |
| 05/01/2031 | 362,900.00 | 241,230.80 |
| 11/01/2031 | 138,500.00 | 90,306.92 |
| 05/01/2032 | 368,500.00 | 235,686.22 |
| 11/01/2032 | 133,900.00 | 84,004.53 |
| 05/01/2033 | 373,900.00 | 230,092.82 |
| 11/01/2033 | 129,100.00 | 77,929.04 |
| 05/01/2034 | 379,100.00 | 224,466.90 |
| 11/01/2034 | 124,100.00 | 72,076.84 |
| 05/01/2035 | 384,100.00 | 218,823.39 |
| 11/01/2035 | 118,900.00 | 66,444.15 |
| 05/01/2036 | 388,900.00 | 213,175.99 |
| 11/01/2036 | 113,500.00 | 61,026.95 |
| 05/01/2037 | 393,500.00 | 207,537.22 |
| 11/01/2037 | 107,900.00 | 55,821.07 |
| 05/01/2038 | 402,900.00 | 204,455.80 |
| 11/01/2038 | 102,000.00 | 50,772.41 |
| 05/01/2039 | 407,000.00 | 198,722.71 |
| 11/01/2039 | 95,900.00 | 45,930.07 |
| 05/01/2040 | 410,900.00 | 193,036.81 |
| 11/01/2040 | 89,600.00 | 41,289.30 |
| 05/01/2041 | 419,600.00 | 189,666.40 |
| 11/01/2041 | 83,000.00 | 36,800.90 |
| 05/01/2042 | 428,000.00 | 186,144.24 |
| 11/01/2042 | 76,100.00 | 32,465.04 |
| 05/01/2043 | 436,100.00 | 182,491.58 |
| 11/01/2043 | 68,900.00 | 28,281.43 |
| 05/01/2044 | 438,900.00 | 176,714.93 |
| 11/01/2044 | 61,500.00 | 24,288.92 |
| 05/01/2045 | 451,500.00 | 174,910.68 |
| 11/01/2045 | 53,700.00 | 20,406.02 |
| 05/01/2046 | 458,700.00 | 170,977.21 |
| 11/01/2046 | 45,600.00 | 16,672.46 |
| 05/01/2047 | 465,600.00 | 166,983.43 |
| 11/01/2047 | 37,200.00 | 13,086.66 |
| 05/01/2048 | 472,200.00 | 162,943.59 |
| 11/01/2048 | 28,500.00 | 9,646.76 |
| 05/01/2049 | 483,500.00 | 160,530.92 |

PROOF OF ARBITRAGE YIELD

\$8,845,000
 Forest Lakes Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2020
 (Assessment Area One Project)

| Date | Debt Service | Present Value |
|------------|---------------|----------------------------------|
| | | to 09/29/2020 @ 3.8940436879% |
| 11/01/2049 | 19,400.00 | 6,318.14 |
| 05/01/2050 | 494,400.00 | 157,939.80 |
| 11/01/2050 | 9,900.00 | 3,102.23 |
| 05/01/2051 | 504,900.00 | 155,192.03 |
| | 15,451,770.43 | 8,886,035.15 |

Proceeds Summary

| | |
|------------------------------|--------------|
| Delivery date | 09/29/2020 |
| Par Value | 8,845,000.00 |
| Premium (Discount) | 41,035.15 |
| Target for yield calculation | 8,886,035.15 |

BOND DEBT SERVICE

\$8,845,000

Forest Lakes Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area One Project)

| Period Ending | Principal | Coupon | Interest | Debt Service | Annual Debt Service |
|------------------|-----------|--------|------------|--------------|------------------------|
| 09/29/2020 | | | | | |
| 05/01/2021 | | | 198,264.17 | 198,264.17 | 198,264.17 |
| 11/01/2021 | | | 168,337.50 | 168,337.50 | |
| 05/01/2022 | 170,000 | 2.625% | 168,337.50 | 338,337.50 | 506,675.00 |
| 11/01/2022 | | | 166,106.25 | 166,106.25 | |
| 05/01/2023 | 175,000 | 2.625% | 166,106.25 | 341,106.25 | 507,212.50 |
| 11/01/2023 | | | 163,809.38 | 163,809.38 | |
| 05/01/2024 | 175,000 | 2.625% | 163,809.38 | 338,809.38 | 502,618.76 |
| 11/01/2024 | | | 161,512.50 | 161,512.50 | |
| 05/01/2025 | 180,000 | 2.625% | 161,512.50 | 341,512.50 | 503,025.00 |
| 11/01/2025 | | | 159,150.00 | 159,150.00 | |
| 05/01/2026 | 185,000 | 3.250% | 159,150.00 | 344,150.00 | 503,300.00 |
| 11/01/2026 | | | 156,143.75 | 156,143.75 | |
| 05/01/2027 | 195,000 | 3.250% | 156,143.75 | 351,143.75 | 507,287.50 |
| 11/01/2027 | | | 152,975.00 | 152,975.00 | |
| 05/01/2028 | 200,000 | 3.250% | 152,975.00 | 352,975.00 | 505,950.00 |
| 11/01/2028 | | | 149,725.00 | 149,725.00 | |
| 05/01/2029 | 205,000 | 3.250% | 149,725.00 | 354,725.00 | 504,450.00 |
| 11/01/2029 | | | 146,393.75 | 146,393.75 | |
| 05/01/2030 | 215,000 | 3.250% | 146,393.75 | 361,393.75 | 507,787.50 |
| 11/01/2030 | | | 142,900.00 | 142,900.00 | |
| 05/01/2031 | 220,000 | 4.000% | 142,900.00 | 362,900.00 | 505,800.00 |
| 11/01/2031 | | | 138,500.00 | 138,500.00 | |
| 05/01/2032 | 230,000 | 4.000% | 138,500.00 | 368,500.00 | 507,000.00 |
| 11/01/2032 | | | 133,900.00 | 133,900.00 | |
| 05/01/2033 | 240,000 | 4.000% | 133,900.00 | 373,900.00 | 507,800.00 |
| 11/01/2033 | | | 129,100.00 | 129,100.00 | |
| 05/01/2034 | 250,000 | 4.000% | 129,100.00 | 379,100.00 | 508,200.00 |
| 11/01/2034 | | | 124,100.00 | 124,100.00 | |
| 05/01/2035 | 260,000 | 4.000% | 124,100.00 | 384,100.00 | 508,200.00 |
| 11/01/2035 | | | 118,900.00 | 118,900.00 | |
| 05/01/2036 | 270,000 | 4.000% | 118,900.00 | 388,900.00 | 507,800.00 |
| 11/01/2036 | | | 113,500.00 | 113,500.00 | |
| 05/01/2037 | 280,000 | 4.000% | 113,500.00 | 393,500.00 | 507,000.00 |
| 11/01/2037 | | | 107,900.00 | 107,900.00 | |
| 05/01/2038 | 295,000 | 4.000% | 107,900.00 | 402,900.00 | 510,800.00 |
| 11/01/2038 | | | 102,000.00 | 102,000.00 | |
| 05/01/2039 | 305,000 | 4.000% | 102,000.00 | 407,000.00 | 509,000.00 |
| 11/01/2039 | | | 95,900.00 | 95,900.00 | |
| 05/01/2040 | 315,000 | 4.000% | 95,900.00 | 410,900.00 | 506,800.00 |
| 11/01/2040 | | | 89,600.00 | 89,600.00 | |
| 05/01/2041 | 330,000 | 4.000% | 89,600.00 | 419,600.00 | 509,200.00 |
| 11/01/2041 | | | 83,000.00 | 83,000.00 | |
| 05/01/2042 | 345,000 | 4.000% | 83,000.00 | 428,000.00 | 511,000.00 |
| 11/01/2042 | | | 76,100.00 | 76,100.00 | |
| 05/01/2043 | 360,000 | 4.000% | 76,100.00 | 436,100.00 | 512,200.00 |
| 11/01/2043 | | | 68,900.00 | 68,900.00 | |
| 05/01/2044 | 370,000 | 4.000% | 68,900.00 | 438,900.00 | 507,800.00 |
| 11/01/2044 | | | 61,500.00 | 61,500.00 | |
| 05/01/2045 | 390,000 | 4.000% | 61,500.00 | 451,500.00 | 513,000.00 |
| 11/01/2045 | | | 53,700.00 | 53,700.00 | |
| 05/01/2046 | 405,000 | 4.000% | 53,700.00 | 458,700.00 | 512,400.00 |
| 11/01/2046 | | | 45,600.00 | 45,600.00 | |
| 05/01/2047 | 420,000 | 4.000% | 45,600.00 | 465,600.00 | 511,200.00 |
| 11/01/2047 | | | 37,200.00 | 37,200.00 | |
| 05/01/2048 | 435,000 | 4.000% | 37,200.00 | 472,200.00 | 509,400.00 |
| 11/01/2048 | | | 28,500.00 | 28,500.00 | |
| 05/01/2049 | 455,000 | 4.000% | 28,500.00 | 483,500.00 | 512,000.00 |

BOND DEBT SERVICE

\$8,845,000

Forest Lakes Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area One Project)

| Period Ending | Principal | Coupon | Interest | Debt Service | Annual Debt Service |
|------------------|-----------|--------|--------------|---------------|------------------------|
| 11/01/2049 | | | 19,400.00 | 19,400.00 | |
| 05/01/2050 | 475,000 | 4.000% | 19,400.00 | 494,400.00 | 513,800.00 |
| 11/01/2050 | | | 9,900.00 | 9,900.00 | |
| 05/01/2051 | 495,000 | 4.000% | 9,900.00 | 504,900.00 | 514,800.00 |
| | 8,845,000 | | 6,606,770.43 | 15,451,770.43 | 15,451,770.43 |

\$8,845,000
Forest Lake Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area One Project)
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

| DATE | DESCRIPTION | RECEIPTS (PAYMENTS) | FUTURE VALUE @ BOND YIELD OF (3.894044%) |
|----------|-------------|------------------------|--|
| 09/29/20 | Beg Bal | -7,822,995.98 | -10,650,397.10 |
| 10/07/20 | | 1,326.75 | 1,804.72 |
| 10/14/20 | | 93,823.65 | 127,528.47 |
| 10/14/20 | | 66,600.00 | 90,525.11 |
| 10/14/20 | | 25,956.85 | 35,281.48 |
| 10/14/20 | | 147,651.00 | 200,692.53 |
| 10/14/20 | | 1,670.93 | 2,271.19 |
| 10/14/20 | | 3,000.00 | 4,077.71 |
| 10/14/20 | | 399,071.36 | 542,432.09 |
| 10/15/20 | | 93,823.65 | 127,514.81 |
| 10/15/20 | | 66,600.00 | 90,515.41 |
| 10/15/20 | | -93,823.65 | -127,514.81 |
| 10/15/20 | | -66,600.00 | -90,515.41 |
| 10/26/20 | | 333,927.34 | 453,302.89 |
| 10/26/20 | | 1,952.50 | 2,650.50 |
| 10/26/20 | | 8,000.00 | 10,859.92 |
| 11/05/20 | | 3,000.00 | 4,068.54 |
| 11/06/20 | | 474,568.57 | 643,532.13 |
| 11/06/20 | | 135,676.15 | 183,981.76 |
| 11/06/20 | | 48,728.96 | 66,078.23 |
| 11/06/20 | | 3,838.75 | 5,205.48 |
| 11/06/20 | | 3,000.00 | 4,068.11 |
| 11/18/20 | | 175.50 | 237.68 |
| 11/18/20 | | 200.00 | 270.86 |
| 11/18/20 | | 6,000.00 | 8,125.76 |
| 12/07/20 | | 337,675.73 | 456,382.33 |
| 12/07/20 | | 44,490.40 | 60,130.57 |
| 12/07/20 | | 639.00 | 863.63 |
| 12/07/20 | | 3,000.00 | 4,054.62 |
| 12/07/20 | | 91,398.73 | 123,529.06 |
| 12/07/20 | | 2,500.00 | 3,378.85 |
| 12/11/20 | | 181,471.71 | 245,161.24 |
| 12/21/20 | | 10,162.15 | 13,713.97 |
| 12/21/20 | | 3,735.00 | 5,040.44 |
| 12/28/20 | | 294,661.28 | 397,351.65 |
| 12/28/20 | | 1,871.25 | 2,523.39 |
| 12/30/20 | | 621,620.73 | 838,077.89 |
| 01/05/21 | | 3,000.00 | 4,042.48 |
| 01/06/21 | | 10,133.65 | 13,653.55 |
| 01/13/21 | | 20,539.00 | 27,652.43 |
| 01/13/21 | | 67,967.46 | 91,507.17 |
| 01/13/21 | | 3,000.00 | 4,039.01 |
| 01/13/21 | | 3,000.00 | 4,039.01 |
| 01/19/21 | | 7,150.00 | 9,620.13 |
| 02/04/21 | | 3,000.00 | 4,029.94 |
| 02/05/21 | | 3,000.00 | 4,029.51 |
| 02/05/21 | | 3,000.00 | 4,029.51 |

\$8,845,000
Forest Lake Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area One Project)
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

| DATE | DESCRIPTION | RECEIPTS (PAYMENTS) | FUTURE VALUE @ BOND YIELD OF (3.894044%) |
|----------|-------------|------------------------|--|
| 02/05/21 | | 446,095.15 | 599,180.97 |
| 02/05/21 | | 131,906.11 | 177,172.14 |
| 02/05/21 | | 3,663.20 | 4,920.30 |
| 02/05/21 | | 3,356.35 | 4,508.14 |
| 02/05/21 | | 7,323.75 | 9,837.03 |
| 02/18/21 | | 9,027.60 | 12,108.71 |
| 02/25/21 | | 1,316.70 | 1,764.76 |
| 03/02/21 | | 765,757.38 | 1,025,570.51 |
| 03/04/21 | | 3,000.00 | 4,017.01 |
| 03/04/21 | | 41,442.75 | 55,491.93 |
| 03/09/21 | | 3,000.00 | 4,014.86 |
| 03/26/21 | | 3,000.00 | 4,007.55 |
| 04/09/21 | | 18,514.65 | 24,698.38 |
| 04/14/21 | | 8,910.01 | 11,879.51 |
| 04/14/21 | | 915,360.93 | 1,220,429.35 |
| 04/15/21 | | 34,381.25 | 45,834.81 |
| 04/20/21 | | 29,589.95 | 39,426.24 |
| 04/20/21 | | 54,368.00 | 72,441.01 |
| 04/20/21 | | 3,000.00 | 3,997.26 |
| 04/29/21 | | 146.00 | 194.35 |
| 04/29/21 | | 3,000.00 | 3,993.41 |
| 04/29/21 | | 2,460.00 | 3,274.59 |
| 05/06/21 | | 340,719.09 | 453,203.43 |
| 05/07/21 | | 23,280.00 | 30,962.30 |
| 05/07/21 | | 14,838.75 | 19,735.47 |
| 05/07/21 | | 1,165.00 | 1,549.44 |
| 05/07/21 | | 109.50 | 145.63 |
| 05/07/21 | | 1,350.00 | 1,795.49 |
| 05/07/21 | | 3,000.00 | 3,989.99 |
| 05/07/21 | | 119,159.25 | 158,481.27 |
| 05/26/21 | | 3,090.00 | 4,101.33 |
| 05/26/21 | | 7,500.00 | 9,954.68 |
| 05/26/21 | | 5,414.50 | 7,186.62 |
| 06/07/21 | | 29,390.55 | 38,963.88 |
| 06/07/21 | | 4,962.50 | 6,578.93 |
| 06/07/21 | | 3,000.00 | 3,977.18 |
| 06/07/21 | | 582,794.12 | 772,626.49 |
| 06/16/21 | | 3,000.00 | 3,973.35 |
| 06/24/21 | | 750.00 | 992.49 |
| 06/24/21 | | 21,050.00 | 27,855.80 |
| 06/25/21 | | 773.50 | 1,023.48 |
| 06/25/21 | | 75.00 | 99.24 |
| 06/29/21 | | 13,548.95 | 17,919.94 |
| 07/01/21 | | -252,600.00 | -334,019.00 |
| 07/01/21 | | -2,460.00 | -3,252.92 |
| 07/09/21 | | 61,391.00 | 81,109.24 |
| 07/16/21 | | 2,150.00 | 2,838.43 |

\$8,845,000
Forest Lake Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area One Project)
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

| DATE | DESCRIPTION | RECEIPTS (PAYMENTS) | FUTURE VALUE @ BOND YIELD OF (3.894044%) |
|----------|-------------|------------------------|--|
| 07/20/21 | | 1,840.00 | 2,428.13 |
| 07/23/21 | | 1,367.50 | 1,804.02 |
| 07/23/21 | | 458.00 | 604.20 |
| 08/05/21 | | 3,468.75 | 4,570.13 |
| 08/30/21 | | 34.00 | 44.68 |
| 08/30/21 | | 134,450.32 | 176,666.69 |
| 09/02/21 | | 187,274.51 | 246,024.56 |
| 09/03/21 | | 20,240.00 | 26,586.66 |
| 09/27/21 | | 364.00 | 476.91 |
| 09/27/21 | | 387,725.37 | 507,996.68 |
| 09/27/21 | | 88,105.00 | 115,434.92 |
| 10/08/21 | | 3,106.17 | 4,064.90 |
| 10/08/21 | | 3,500.00 | 4,580.29 |
| 10/08/21 | | 7,958.00 | 10,414.27 |
| 10/08/21 | | 1,300.00 | 1,701.25 |
| 10/14/21 | | 1,211.54 | 1,584.47 |
| 10/22/21 | | 343.25 | 448.52 |
| 10/22/21 | | 706.25 | 922.85 |
| 12/02/21 | | 28,475.23 | 37,049.28 |
| 01/21/22 | | -343.25 | -444.27 |
| 01/21/22 | | 343.25 | 444.27 |
| 10/01/24 | | 0.14 | 0.16 |
| ----- | | | |
| 09/29/28 | TOTALS: | 187.94 | -162,593.01 |
| ----- | | | |

| | | | |
|-------------|-----------|----------------------|-------------|
| ISSUE DATE: | 09/29/20 | REBATABLE ARBITRAGE: | -162,593.01 |
| COMP DATE: | 09/29/28 | NET INCOME: | 187.94 |
| BOND YIELD: | 3.894044% | TAX INV YIELD: | 0.005991% |

\$8,845,000
Forest Lake Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area One Project)
Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

| DATE | DESCRIPTION | RECEIPTS (PAYMENTS) | FUTURE VALUE @ BOND YIELD OF (3.894044%) |
|----------|-------------|------------------------|--|
| 09/29/20 | Beg Bal | -198,264.17 | -269,921.16 |
| 10/02/20 | | 0.07 | 0.10 |
| 11/03/20 | | 1.01 | 1.37 |
| 12/02/20 | | 0.98 | 1.33 |
| 01/05/21 | | 1.01 | 1.36 |
| 02/02/21 | | 1.01 | 1.36 |
| 03/02/21 | | 0.91 | 1.22 |
| 04/02/21 | | 1.01 | 1.35 |
| 05/03/21 | | 198,264.17 | 263,803.48 |
| 05/04/21 | | -0.01 | -0.01 |
| 05/04/21 | | 0.98 | 1.30 |
| 06/02/21 | | 0.07 | 0.09 |
| 11/01/21 | | -168,337.49 | -219,753.42 |
| 11/01/21 | | 168,337.50 | 219,753.44 |
| 05/02/22 | | -166,043.75 | -212,596.58 |
| 05/02/22 | | 166,043.75 | 212,596.58 |
| ----- | | | |
| 09/29/28 | TOTALS: | 7.05 | -6,108.20 |
| ----- | | | |

| | | | |
|-------------|-----------|----------------------|-----------|
| ISSUE DATE: | 09/29/20 | REBATABLE ARBITRAGE: | -6,108.20 |
| COMP DATE: | 09/29/28 | NET INCOME: | 7.05 |
| BOND YIELD: | 3.894044% | TAX INV YIELD: | 0.005982% |

\$8,845,000
Forest Lake Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area One Project)
Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

| DATE | DESCRIPTION | RECEIPTS (PAYMENTS) | FUTURE VALUE @ BOND YIELD OF (3.894044%) |
|-------------|-------------|------------------------|--|
| 09/29/20 | Beg Bal | -182,675.00 | -248,697.72 |
| 09/29/20 | | 182,675.00 | 248,697.72 |
| ----- | | | |
| 09/29/28 | TOTALS: | 0.00 | 0.00 |
| ----- | | | |
| ISSUE DATE: | 09/29/20 | REBATABLE ARBITRAGE: | 0.00 |
| COMP DATE: | 09/29/28 | NET INCOME: | 0.00 |
| BOND YIELD: | 3.894044% | TAX INV YIELD: | 0.000000% |

\$8,845,000
Forest Lake Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area One Project)
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

| DATE | DESCRIPTION | RECEIPTS (PAYMENTS) | FUTURE VALUE @ BOND YIELD OF (3.894044%) |
|----------|-------------|------------------------|--|
| 09/29/20 | Beg Bal | -505,200.00 | -687,790.28 |
| 10/02/20 | | 0.17 | 0.23 |
| 11/03/20 | | 2.57 | 3.49 |
| 12/02/20 | | 2.49 | 3.37 |
| 01/05/21 | | 2.58 | 3.48 |
| 02/02/21 | | 2.57 | 3.45 |
| 03/02/21 | | 2.33 | 3.12 |
| 04/02/21 | | 2.57 | 3.43 |
| 05/04/21 | | 2.50 | 3.33 |
| 06/02/21 | | 2.57 | 3.41 |
| 07/01/21 | | 252,600.00 | 334,019.00 |
| 07/02/21 | | 2.49 | 3.29 |
| 08/03/21 | | 1.28 | 1.69 |
| 09/02/21 | | 1.29 | 1.69 |
| 10/01/21 | | 3,468.75 | 4,542.80 |
| 10/04/21 | | 1.24 | 1.62 |
| 11/02/21 | | 1.27 | 1.66 |
| 12/02/21 | | 1.23 | 1.60 |
| 12/30/21 | | 0.02 | 0.03 |
| 01/04/22 | | 1.27 | 1.65 |
| 02/02/22 | | 1.27 | 1.64 |
| 03/02/22 | | 1.14 | 1.47 |
| 04/04/22 | | 1.28 | 1.64 |
| 05/03/22 | | 1.23 | 1.57 |
| 06/02/22 | | 62.80 | 80.15 |
| 07/05/22 | | 143.41 | 182.38 |
| 08/02/22 | | 250.38 | 317.50 |
| 09/02/22 | | 377.16 | 476.73 |
| 10/04/22 | | 430.85 | 542.74 |
| 11/02/22 | | 564.31 | 708.72 |
| 12/02/22 | | 687.71 | 860.93 |
| 01/04/23 | | 776.97 | 969.35 |
| 02/02/23 | | 827.28 | 1,029.02 |
| 03/02/23 | | 792.94 | 983.14 |
| 04/04/23 | | 896.33 | 1,107.53 |
| 05/02/23 | | 905.13 | 1,115.05 |
| 06/02/23 | | 984.68 | 1,209.16 |
| 07/05/23 | | 963.78 | 1,179.32 |
| 08/02/23 | | 1,006.97 | 1,228.61 |
| 09/05/23 | | 1,045.54 | 1,271.17 |
| 10/03/23 | | 1,012.48 | 1,227.29 |
| 11/02/23 | | 1,048.28 | 1,266.74 |
| 12/04/23 | | 1,016.84 | 1,224.54 |
| 01/08/24 | | -37.49 | -44.98 |
| 02/02/24 | | 1,045.47 | 1,251.22 |
| 03/04/24 | | 973.97 | 1,161.66 |
| 04/02/24 | | 1,038.96 | 1,235.46 |

\$8,845,000
Forest Lake Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area One Project)
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

| DATE | DESCRIPTION | RECEIPTS (PAYMENTS) | FUTURE VALUE @ BOND YIELD OF (3.894044%) |
|----------|-------------|------------------------|--|
| 05/02/24 | | 1,003.27 | 1,189.20 |
| 06/04/24 | | 1,037.21 | 1,225.22 |
| 07/02/24 | | 1,003.46 | 1,181.80 |
| 08/02/24 | | 1,035.46 | 1,215.57 |
| 09/04/24 | | 1,031.22 | 1,206.45 |
| 10/02/24 | | 964.17 | 1,124.63 |
| 10/31/24 | Bal | 249,168.74 | 289,766.13 |
| 10/31/24 | Acc | 996.31 | 1,158.64 |
| ----- | | | |
| 09/29/28 | TOTALS: | 23,958.70 | -30,530.54 |
| ----- | | | |

| | | | |
|-------------|-----------|----------------------|------------|
| ISSUE DATE: | 09/29/20 | REBATABLE ARBITRAGE: | -30,530.54 |
| COMP DATE: | 09/29/28 | NET INCOME: | 23,958.70 |
| BOND YIELD: | 3.894044% | TAX INV YIELD: | 1.935176% |

\$8,845,000
Forest Lake Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area One Project)
Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

| DATE | DESCRIPTION | RECEIPTS (PAYMENTS) | FUTURE VALUE @ BOND YIELD OF (3.894044%) |
|----------|-------------|------------------------|--|
| 09/29/21 | | -1,780.00 | -2,331.65 |
| 09/29/22 | | -1,830.00 | -2,306.46 |
| 09/29/23 | | -1,960.00 | -2,376.85 |
| 09/29/24 | | -2,070.00 | -2,415.28 |
| ----- | | | |
| 09/29/28 | TOTALS: | -7,640.00 | -9,430.23 |
| ----- | | | |

ISSUE DATE: 09/29/20 REBATABLE ARBITRAGE: -9,430.23
COMP DATE: 09/29/28
BOND YIELD: 3.894044%

SECTION VIII

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT REMOVING A REGISTERED AGENT AND REGISTERED OFFICE OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, 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, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

WHEREAS, the District is electing to remove the current Registered Agent and Registered Office listed on this resolution effective January 6, 2025.

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

SECTION 1. Jillian Burns is hereby removed as the Registered Agent for Forest Lake Community Development District, effective January 6, 2025.

SECTION 2. The District’s Registered Office shall no longer be located at Governmental Management Services—Central Florida, LLC, 219 E. Livingston St., Orlando, FL 32801, effective January 6, 2025.

SECTION 3. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this 19th day of December 2024.

ATTEST:

**FOREST LAKE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

SECTION IX

RESOLUTION 2025-06

A RESOLUTION BY THE BOARD OF SUPERVISORS OF FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT RESCINDING THE CURRENT DESIGNATED LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE .

WHEREAS, 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, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*; and

WHEREAS, the current Designated Location of the Local District Records Office at 346 East Central Avenue, Winter Haven, Florida 33880 is to be rescinded, effective January 6, 2025.

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

SECTION 1. The District’s local records office shall no longer be located at 346 East Central Avenue, Winter Haven, Florida 33880, effective January 6, 2025

SECTION 2. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 19th day of December 2024.

ATTEST:

**FOREST LAKE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

SECTION X

RESOLUTION 2025-07

A RESOLUTION BY THE BOARD OF SUPERVISORS OF FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT RESCINDING THE PRIMARY ADMINISTRATIVE OFFICE AND PRINCIPAL HEADQUARTERS OF THE DISTRICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, 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, the District desires to rescind its current primary administrative office as the location where the District’s public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District’s Record’s Custodian in order to provide citizens with the ability to access the District’s records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*; and

WHEREAS, the District additionally desires to rescind the location of the District’s principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District.

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

SECTION 1. The District’s primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall no longer be located at Governmental Management Services – Central Florida LLC, 219 E. Livingston Street, Orlando, Florida 32801, effective January 6, 2025.

SECTION 2. The District’s principal headquarters for purposes of establishing proper venue shall no longer be located at 346 East Central Avenue, Winter Haven, Florida 33880, within Polk County, Florida, effective January 6, 2025.

SECTION 3. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 19th day of December 2024.

ATTEST:

**FOREST LAKE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

SECTION XI

SECTION C

Forest Lake CDD

Field Management Report



December 19, 2024
Marshall Tindall
Field Services Manager
GMS

Complete

Maintenance Contract Reviews

- Monitoring maintenance contracts through transitional phase:
- Pool is good. Shower had low pressure during review. Valve was found closed. Reopened. Monitor for possible tampering.
- Landscape: Irrigation reviewed as dry weather conditions set in. Landscaper noticed to monitor irrigation especially at entrances and for new sod. Unirrigated areas are stressed, but Bahia grass typically bounces back promptly when rains return.
- Janitorial: Facilities are clean and garbage is emptied.



Transition

Open items

✚ Additional contracts solicitations and proposals on hold for new management company and counsel to engage as noted in previous meeting's report.

- Final fence repairs.
- Pool shade canopy repair.
- Roof repair.



SECTION 1

PROPOSAL SUBMITTED TO:**WORK PERFORMED AT:**

This proposal is to furnish and install all materials, labor, and equipment to the buildings located at the above-referenced property.

Scope of Work**Project Notes:**

1. NPS will take all necessary precautions to maintain watertight conditions on a day-to-day basis.
2. NPS will comply with all OSHA safety regulations.
3. Repairs to roof substrate not included unless otherwise noted. Additional costs may apply if necessary.
4. Any extra engineering that is not normally required by the local building authority will be at an added cost to the proposal.
5. Specification subject to change pending the local building authority's approval.
6. Any additional work required by the building department will be at an added cost to this contract.

Price List

Please refer to the unit pricing list below for any unforeseen costs.

| | | | |
|---------------|---------------------------|-------------------------------------|-------------------------------|
| Plywood Sheet | \$5.00 Sq. ft. | Wall Flashing | \$25.00 per Linear ft. |
| 1x6 T&G | \$5.00 Linear ft. | OverFlow | \$750.00 Each |
| 1X8 T&G | \$5.00 Linear ft. | Scuppers | \$750.00 Each |
| 2X6 T&G | \$8.00 Linear ft. | Lightweight Replacement up to 4" | \$9.00 min 96 SF |
| | | | |
| Pine 1x6 | \$9.00 Linear ft. | Retrofit Drains | \$750.00 Each |
| Pine 1x8 | \$10.00 Linear ft. | Concrete Repair up to 4 inches deep | \$265 Square Foot |
| Pine 1x10 | \$11.00 Linear ft. | Concrete Epoxy Injection | \$45.00 per Linear ft. |
| Pine 1x12 | \$12.00 Linear ft. | Stucco Repairs | \$40.00 per Square ft. |
| | | | |
| Pine 2x6 | \$12.00 Linear ft. | Gypsum Deck Replacement | \$800 per Board |
| Pine 2x8 | \$14.00 Linear ft. | Tectum Deck Replacement | \$640 per Board |
| Pine 2x10 | \$16.00 Linear ft. | Pipe Support & Pad | \$75.00 Each |
| Pine 2x12 | \$18.00 Linear ft. | Structural Lumber 2x4 | \$6.50 per Linear ft. |

Additional Project Notes

Price is Subject to Change After 30 Days

Warranty:

1. NPS to provide our standard 5-year workmanship warranty for roof replacements.
2. Manufacturer's standard warranty for materials

Permits, Fees, and Taxes:

1. All sales tax and permit fees are included.

Proposal Notes:

1. Due to the timing of this contract, this price is subject to change after 30 days.
2. Any deviations from the contract shall be at an additional cost.

This contract amount is the responsibility of the client to pay.

Interest at 1.5% per month (18% annum) will be charged on past due accounts.

Note: This proposal may be withdrawn by National Property Solutions. if not accepted within 30 days.

*All material is guaranteed to be as specified, and all work shall be performed in a professional manner in accordance with the above specifications and to **Florida building code**. Alterations or deviations from the above specifications will be made only upon written change order, signed by both National Property Solutions., and Owner, describing the change, and stating what, if any, additional amount is to be paid by Owner. Owner assumes the risk of concealed or unknown conditions, including, but not limited to, the presence of asbestos, which will delay and increase the cost, and Owner shall agree to pay reasonable, additional charges resulting from those conditions before National Property Solutions. shall be obligated to continue performance. National Property Solutions. is not responsible for delays resulting from strikes, transportation disruption, weather, accidents, materials shortage, or other causes beyond its control. If there is an increase in the market of any roofing products needed to complete the project, the price set forth in this proposal/contract shall be increased without the need for a written change order or amendment to the contract to reflect the price increase and additional direct cost to National Property Solutions. Written documentation will be submitted detailing the increased charges to the Owner. If Owner cancels the Agreement prior to the start of the work proposed, Owner is liable for 15% of the total Agreement price as liquidated damages as National Property Solutions is unable to accurately measure its damages for the cancellation of the Agreement. National Property Solutions. Is not responsible for damages to the premises resulting from vibration caused by its performance, or for any incidental or consequential damages arising out of any error or omission in performance by National Property Solutions. Structural analysis, existing and future mold are excluded from this contract unless otherwise noted. All materials shall be as specified above, and all work shall be performed in a professional manner. All other express or implied warranties, including the implied warranties of fitness and merchantability, are hereby excluded. Owner's sole remedy for breach of all warranties by National Property Solutions., whether expressed or implied, shall be limited to repair or replacement, at National Property Solutions. option, of the portion of the work and materials, supplied hereunder that are determined to be defective. Owner agrees to pay additional reasonable charges, including hourly rates for idle equipment resulting from delays of National Property Solutions. performance caused by Owner or Owner's other contractors. Unless otherwise agreed, payment shall be due upon completion of the work by National Property Solutions., and invoices shall be payable within ten (10) days after receipt by Owner. A service charge of the lesser of the maximum legal rate, or one and one-half percent (1.5%) per month will be added to past due accounts.*

NPS Authorized Signature: _____

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. *You are authorized to do the work as specified. Payment will be made as outlined above.*

Date Accepted: _____ Owner's Signature: _____

Preliminary Lien Notice: Any person or company supplying labor or materials for this improvement to your property may file a lien against your property if that person or company is not paid for the contributions. Under Florida law, you must have the right to pay persons who supplied labor or materials for this improvement directly and deduct this amount from our contract price or withhold the amounts due from us until 120 days after completion of the improvement unless we give you a lien waiver signed by persons who supplied any labor or material for the improvement and who gave you timely notice.

SECTION D

SECTION 1

SECTION (a)

**Forest Lake
Community Development District**

Summary of Checks

August 21, 2024 to October 24, 2024

| Bank | Date | Check No.'s | Amount |
|--------------|----------|-------------|---------------------------|
| General Fund | 8/26/24 | 604-605 | \$ 1,210.00 |
| | 9/4/24 | 606-610 | \$ 4,062.09 |
| | 9/9/24 | 611-616 | \$ 18,983.91 |
| | 9/18/24 | 617-622 | \$ 31,682.78 |
| | 9/23/24 | 623-624 | \$ 6,040.00 |
| | 10/21/24 | 625-633 | \$ 16,559.23 |
| | | | <hr/> \$ 78,538.01 |
| | | | <hr/> \$ 78,538.01 |

*** CHECK DATES 08/21/2024 - 10/24/2024 ***
 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 # |
|---------------|-------|-----------------------------------|--|-----------------------------------|--------|----------|-----------------------------|
| 8/26/24 | 00019 | 8/19/24 7327-08- | 202408 310-51300-31200 | SPECIAL ASSESS BONDS SE22 | * | 450.00 | |
| | | | | AMTEC | | | 450.00 000604 |
| 8/26/24 | 00049 | 8/20/24 10152 | 202407 310-51300-31500 | ATTORNEY SVCS-JUL24 | * | 760.00 | |
| | | | | KILINSKI VAN WYK, PLLC | | | 760.00 000605 |
| 9/04/24 | 00031 | 8/28/24 13053 | 202408 330-57200-48200 | MNTHLY CLEANING-AUG24 | * | 550.00 | |
| | | 8/28/24 13053 | 202408 330-57200-48200 | MNTHLY TRASH SERVICE-AUG | * | 250.00 | |
| | | | | CLEAN STAR SERVICES OF | | | 800.00 000606 |
| 9/04/24 | 00001 | 7/31/24 145 | 202407 330-57200-48000 | AMENITY-REPAIRS/MAINT | * | 195.00 | |
| | | 7/31/24 145 | 202407 320-53800-48000 | GENERAL-REPAIRS/MAINT | * | 555.00 | |
| | | | | GOVERNMENTAL MANAGEMENT SERVICES- | | | 750.00 000607 |
| 9/04/24 | 00041 | 8/07/24 60619065 | 202408 330-57200-48100 | PEST CONTROL-AUG24 | * | 40.00 | |
| | | | | MASSEY SERVICES INC. | | | 40.00 000608 |
| 9/04/24 | 00016 | 8/19/24 14022 | 202408 320-53800-47300 | RPLCD CLOGGED NOZZLE | * | 81.39 | |
| | | | | PRINCE & SONS INC. | | | 81.39 000609 |
| 9/04/24 | 00033 | 9/04/24 09042024 | 202409 300-15500-10000 | EQUIPMENT LEASE-OCT24 | * | 2,390.70 | |
| | | | | WHFS, LLC | | | 2,390.70 000610 |
| 9/09/24 | 00051 | 9/05/24 BH090520 | 202409 310-51300-11000 | SUPERVISOR FEES-09/05/24 | * | 200.00 | |
| | | | | BOBBIE HENLEY | | | 200.00 000611 |
| 9/09/24 | 00030 | 9/09/24 09092024 | 202409 300-20700-10000 | ASSESS TRANSFER S2020 | * | 7,320.75 | |
| | | 9/09/24 09092024 | 202409 300-20700-10000 | ASSESS TRANSFER S2022 | * | 2,104.66 | |
| | | | | FOREST LAKE CDD C/O US BANK | | | 9,425.41 000612 |
| 9/09/24 | 00042 | 9/05/24 JP090520 | 202409 310-51300-11000 | SUPERVISOR FEES-09/05/24 | * | 200.00 | |
| | | | | JESSICA SPENCER | | | 200.00 000613 |

FORL FOREST LAKE CD CWRIGHT

*** CHECK DATES 08/21/2024 - 10/24/2024 ***
 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 # |
|---------------|-------|-----------------------------------|--|-----------------------------------|--------|-----------|-----------------------------|
| 9/09/24 | 00061 | 9/05/24 LR090520 | 202409 310-51300-11000 | SUPERVISOR FEES-09/05/24 | * | 200.00 | |
| | | | | LINDSEY RODEN | | | 200.00 000614 |
| 9/09/24 | 00016 | 9/01/24 14120 | 202409 320-53800-46200 | LANDSCAPE MAINT-SEP24 | * | 7,308.50 | |
| | | | | PRINCE & SONS INC. | | | 7,308.50 000615 |
| 9/09/24 | 00028 | 9/01/24 24169 | 202409 330-57200-48500 | POOL MAINTENANCE-SEP24 | * | 1,650.00 | |
| | | | | MCDONNELL CORPORATION DBA | | | 1,650.00 000616 |
| 9/18/24 | 00008 | 9/03/24 25131 | 202409 300-15500-10000 | FY25 INSURANCE POLICY | * | 20,055.00 | |
| | | | | EGIS INSURANCE ADVISORS, LLC | | | 20,055.00 000617 |
| 9/18/24 | 00067 | 9/11/24 3887 | 202409 330-57200-48000 | RE-SLINGED 18 LOUNGE | * | 2,040.00 | |
| | | | | FLORIDA PATIO FURNITURE & | | | 2,040.00 000618 |
| 9/18/24 | 00001 | 9/01/24 146 | 202409 310-51300-34000 | MANAGEMENT FEES-SEP24 | * | 3,343.67 | |
| | | 9/01/24 146 | 202409 310-51300-35100 | WEBSITE MANAGEMENT-SEP24 | * | 100.00 | |
| | | 9/01/24 146 | 202409 310-51300-35200 | INFORMATION TECH-SEP24 | * | 150.00 | |
| | | 9/01/24 146 | 202409 310-51300-31300 | DISSEMINATION SVCS-SEP24 | * | 500.00 | |
| | | 9/01/24 146 | 202409 330-57200-48300 | AMENITY ACCESS-SEP24 | * | 437.50 | |
| | | 9/01/24 146 | 202409 310-51300-51000 | OFFICE SUPPLIES | * | .60 | |
| | | 9/01/24 146 | 202409 310-51300-42000 | POSTAGE | * | 48.15 | |
| | | 9/01/24 147 | 202409 320-53800-12000 | FIELD MANAGEMENT-SEP24 | * | 1,391.25 | |
| | | | | GOVERNMENTAL MANAGEMENT SERVICES- | | | 5,971.17 000619 |
| 9/18/24 | 00049 | 9/12/24 10391 | 202408 310-51300-31500 | ATTORNEY SVCS-AUG24 | * | 1,007.49 | |
| | | | | KILINSKI VAN WYK, PLLC | | | 1,007.49 000620 |
| 9/18/24 | 00068 | 9/05/24 LD090520 | 202409 310-51300-11000 | SUPERVISOR FEES-09/05/24 | * | 200.00 | |
| | | | | LAUREN DURHAM | | | 200.00 000621 |

FORL FOREST LAKE CD CWRIGHT

*** CHECK DATES 08/21/2024 - 10/24/2024 ***
 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 # |
|---------------|-------|-----------------------------------|--|--------------------------------------|--------|----------|----------------------------|
| 9/18/24 | 00065 | 7/31/24 11825734 | 202407 330-57200-34500 | SECURITY SVCS-JUL24 | * | 2,409.12 | |
| | | | | SECURITAS SECURITY SERVICES USA, INC | | | 2,409.12 000622 |
| 9/23/24 | 00001 | 9/15/24 148 | 202409 300-15500-10000 | ASSESSMENT ROLL-FY25 | * | 6,000.00 | |
| | | | | GOVERNMENTAL MANAGEMENT SERVICES- | | | 6,000.00 000623 |
| 9/23/24 | 00041 | 9/12/24 61073972 | 202409 330-57200-48100 | PEST CONTROL-SEP24 | * | 40.00 | |
| | | | | MASSEY SERVICES INC. | | | 40.00 000624 |
| 10/21/24 | 00039 | 4/25/24 18785-1 | 202404 330-57200-34500 | CS25 PROXIMITY CARD | * | 214.20 | |
| | | | | CURRENT DEMANDS ELECTRICAL & SECURI | | | 214.20 000625 |
| 10/21/24 | 00009 | 10/01/24 91385 | 202410 310-51300-54000 | SPECIAL DISTRICT FEE-FY25 | * | 175.00 | |
| | | | | DEPARTMENT OF ECONOMIC OPPORTUNITY | | | 175.00 000626 |
| 10/21/24 | 00066 | 9/30/24 00067004 | 202409 310-51300-48000 | NOT OF BOS MEETING-9/26 | * | 368.83 | |
| | | | | GANNETT MEDIA CORP DBA | | | 368.83 000627 |
| 10/21/24 | 00001 | 10/01/24 150 | 202410 310-51300-34000 | MANAGEMENT FEES-OCT24 | * | 3,750.00 | |
| | | 10/01/24 150 | 202410 310-51300-35100 | WEBSITE MANAGEMENT-OCT24 | * | 105.00 | |
| | | 10/01/24 150 | 202410 310-51300-35200 | INFORMATION TECH-OCT24 | * | 157.50 | |
| | | 10/01/24 150 | 202410 310-51300-31300 | DISSEMINATION SVCS-OCT24 | * | 525.00 | |
| | | 10/01/24 150 | 202410 330-57200-48300 | AMENITY ACCESS | * | 833.33 | |
| | | 10/01/24 150 | 202410 310-51300-51000 | OFFICE SUPPLIES | * | 3.10 | |
| | | 10/01/24 150 | 202410 310-51300-42000 | POSTAGE | * | 19.44 | |
| | | 10/01/24 151 | 202410 320-53800-12000 | FIELD MANAGEMENT-OCT24 | * | 1,460.83 | |
| | | | | GOVERNMENTAL MANAGEMENT SERVICES- | | | 6,854.20 000628 |
| 10/21/24 | 00049 | 10/14/24 10578 | 202409 310-51300-31500 | ATTORNEY SVCS-SEP24 | * | 1,547.81 | |
| | | | | KILINSKI VAN WYK, PLLC | | | 1,547.81 000629 |

FORL FOREST LAKE CD CWRIGHT

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|--------------------|-------|-----------------------------------|--|--------------------------------------|--------|-----------|----------------------------|
| 10/21/24 | 00065 | 9/30/24 11895005 | 202409 330-57200-34500 | SECURITY SVCS-SEP24 | * | 3,098.49 | |
| | | | | SECURITAS SECURITY SERVICES USA, INC | | | 3,098.49 000630 |
| 10/21/24 | 00069 | 9/05/24 SW090520 | 202409 310-51300-11000 | SUPERVISOR FEES-SEP24 | * | 200.00 | |
| | | 9/05/24 SW090520 | 202409 310-51300-11000 | SUPERVISOR FEES-SEP24 | V | 200.00- | |
| | | | | TIMOTHY SCOTT WOODLEE | | | .00 000631 |
| 10/21/24 | 00033 | 10/07/24 10072024 | 202410 300-15500-10000 | PLAYGRND/FUR LEASE-NOV24 | * | 2,390.70 | |
| | | | | WHFS, LLC | | | 2,390.70 000632 |
| 10/21/24 | 00025 | 10/04/24 1941 | 202409 310-51300-31100 | ANNUAL DISTRICT REPORT | * | 1,910.00 | |
| | | | | WOOD & ASSOCIATES ENGINEERING LLC | | | 1,910.00 000633 |
| TOTAL FOR BANK A | | | | | | 78,538.01 | |
| TOTAL FOR REGISTER | | | | | | 78,538.01 | |

SECTION (b)

Forest Lake
Community Development District

Summary of Checks

October 25, 2024 to December 5, 2024

| Bank | Date | Check No.'s | Amount |
|--------------|----------|-------------|--------------------|
| General Fund | 10/28/24 | 634-640 | \$ 13,364.63 |
| | 11/4/24 | 641-649 | \$ 39,272.19 |
| | 11/18/24 | 650-653 | \$ 2,482.90 |
| | 11/21/24 | 654-659 | \$ 13,516.67 |
| | 11/25/24 | 660-661 | \$ 4,559.56 |
| | 12/4/24 | 662-665 | \$ 800.00 |
| | | | <hr/> \$ 73,995.95 |
| | | | <hr/> \$ 73,995.95 |

*** CHECK DATES 10/25/2024 - 12/05/2024 ***
 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 # |
|---------------|-------|-----------------------------------|--|-------------|--------|----------|----------------------------|
| 10/28/24 | 00031 | 9/26/24 13274 | 202409 330-57200-48200 | | * | 595.00 | |
| | | MNTHLY CLEANING-SEP24 | | | | | |
| | | 9/26/24 13274 | 202409 330-57200-48200 | | * | 250.00 | |
| | | MNTHLY TRASH SERVICE-SEP | | | | | |
| | | | CLEAN STAR SERVICES OF | | | | 845.00 000634 |
| 10/28/24 | 00039 | 10/02/24 20358 | 202408 330-57200-34500 | | * | 71.40 | |
| | | CS25 PROXIMITY CARDS | | | | | |
| | | | CURRENT DEMANDS ELECTRICAL & SECURI | | | | 71.40 000635 |
| 10/28/24 | 00001 | 8/31/24 149 | 202408 320-53800-48000 | | * | 1,457.23 | |
| | | GENERAL-REPAIRS/MAINT-AUG | | | | | |
| | | 8/31/24 149 | 202408 330-57200-48000 | | * | 1,342.50 | |
| | | AMENITY-RPR & MAINT AUG24 | | | | | |
| | | | GOVERNMENTAL MANAGEMENT SERVICES- | | | | 2,799.73 000636 |
| 10/28/24 | 00041 | 10/11/24 61501137 | 202410 330-57200-48100 | | * | 40.00 | |
| | | PEST CONTROL-OCT24 | | | | | |
| | | | MASSEY SERVICES INC. | | | | 40.00 000637 |
| 10/28/24 | 00016 | 10/01/24 14635 | 202410 320-53800-46200 | | * | 7,308.50 | |
| | | LANDSCAPE MAINT-OCT24 | | | | | |
| | | | PRINCE & SONS INC. | | | | 7,308.50 000638 |
| 10/28/24 | 00028 | 10/01/24 24528 | 202410 330-57200-48500 | | * | 1,650.00 | |
| | | POOL MAINTENANCE-OCT24 | | | | | |
| | | 10/03/24 24711 | 202410 330-57200-48500 | | * | 200.00 | |
| | | HURRICANE HELENE CLEAN UP | | | | | |
| | | 10/18/24 25038 | 202410 330-57200-48500 | | * | 250.00 | |
| | | STORM CLEAN UP | | | | | |
| | | | MCDONNELL CORPORATION DBA | | | | 2,100.00 000639 |
| 10/28/24 | 00069 | 9/05/24 TW090520 | 202409 310-51300-11000 | | * | 200.00 | |
| | | SUPERVISOR FEES-09/05/24 | | | | | |
| | | | TIMOTHY SCOTT WOODLEE | | | | 200.00 000640 |
| 11/04/24 | 00031 | 10/30/24 13504 | 202410 330-57200-48200 | | * | 550.00 | |
| | | MNTHLY CLEANING-OCT24 | | | | | |
| | | 10/30/24 13504 | 202410 330-57200-48200 | | * | 250.00 | |
| | | MNTHLY TRASH SERVICE-OCT | | | | | |
| | | 10/30/24 13504 | 202410 330-57200-48200 | | * | 40.00 | |
| | | EXTRA TRASH COLLECT-10/14 | | | | | |
| | | | CLEAN STAR SERVICES OF | | | | 840.00 000641 |
| 11/04/24 | 00001 | 9/30/24 152 | 202409 330-57200-48000 | | * | 848.39 | |
| | | AMENITY RPR & MAINT | | | | | |

FORL FOREST LAKE CD CWRIGHT

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|---------------|-------|-----------------------------------|--|--------------------------------------|--------|----------|----------------------------|
| | | 9/30/24 152 | 202409 320-53800-46600 | | * | 2,500.00 | |
| | | | SIDEWALK & ASPHALT REPAIR | | | | |
| | | | | GOVERNMENTAL MANAGEMENT SERVICES- | | | 3,348.39 000642 |
| 11/04/24 | 00016 | 10/18/24 14948 | 202410 320-53800-46200 | | * | 150.00 | |
| | | | RE-STAKING TREES | | | | |
| | | 10/28/24 14983 | 202410 320-53800-46200 | | * | 1,650.00 | |
| | | | MULCH (PINE BARK) | | | | |
| | | 10/28/24 14983 | 202410 320-53800-46200 | | * | 1,600.00 | |
| | | | PLANT REPLCD (VIBURNUM) | | | | |
| | | 10/28/24 14983 | 202410 320-53800-46200 | | * | 358.00 | |
| | | | OAK TREE | | | | |
| | | 10/28/24 14983 | 202410 320-53800-46200 | | * | 6,037.50 | |
| | | | BRACHIA SOD | | | | |
| | | 11/01/24 15051 | 202411 320-53800-46200 | | * | 7,308.50 | |
| | | | LANDSCAPE MAINT-NOV24 | | | | |
| | | | | PRINCE & SONS INC. | | | 17,104.00 000643 |
| 11/04/24 | 00028 | 11/01/24 25366 | 202411 330-57200-48500 | | * | 1,650.00 | |
| | | | POOL MAINTENANCE-NOV24 | | | | |
| | | | | MCDONNELL CORPORATION DBA | | | 1,650.00 000644 |
| 11/04/24 | 00065 | 8/31/24 11861599 | 202408 330-57200-34500 | | * | 2,064.96 | |
| | | | SECURITY SVCS-AUG24 | | | | |
| | | | | SECURITAS SECURITY SERVICES USA, INC | | | 2,064.96 000645 |
| 11/04/24 | 00033 | 11/04/24 11042024 | 202411 300-15500-10000 | | * | 2,390.70 | |
| | | | PLAYGRND/FUR LEASE-DEC24 | | | | |
| | | | | WHFS, LLC | | | 2,390.70 000646 |
| 11/04/24 | 00066 | 10/31/24 00067476 | 202410 310-51300-48000 | | * | 965.74 | |
| | | | NOT OF LANDOWNERS MTG | | | | |
| | | | | GANNETT MEDIA CORP DBA | | | 965.74 000647 |
| 11/04/24 | 00001 | 11/01/24 153 | 202411 310-51300-34000 | | * | 3,750.00 | |
| | | | MANAGEMENT FEES-NOV24 | | | | |
| | | 11/01/24 153 | 202411 310-51300-35100 | | * | 105.00 | |
| | | | WEBSITE MANAGEMENT-NOV24 | | | | |
| | | 11/01/24 153 | 202411 310-51300-35200 | | * | 157.50 | |
| | | | INFORMATION TECH-NOV24 | | | | |
| | | 11/01/24 153 | 202411 310-51300-31300 | | * | 525.00 | |
| | | | DISSEMINATION SVCS-NOV24 | | | | |
| | | 11/01/24 153 | 202411 330-57200-48300 | | * | 833.33 | |
| | | | AMENITY ACCESS-NOV24 | | | | |
| | | 11/01/24 153 | 202411 310-51300-51000 | | * | .45 | |
| | | | OFFICE SUPPLIES | | | | |

FORL FOREST LAKE CD CWRIGHT

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK.... AMOUNT # |
|----------------|-------|-----------------------------------|--|-----------------------------------|--------|----------|---------------------------|
| | | 11/01/24 153 | 202411 310-51300-42000 | | * | 35.66 | |
| | | POSTAGE | | | | | |
| | | 11/01/24 154 | 202411 320-53800-12000 | | * | 1,460.83 | |
| | | FIELD MANAGEMENT-NOV24 | | | | | |
| | | | | GOVERNMENTAL MANAGEMENT SERVICES- | | | 6,867.77 000648 |
| 11/04/24 00022 | | 10/25/24 7517796 | 202410 310-51300-32300 | | * | 4,040.63 | |
| | | TRUSTEE FEES SER20-FY25 | | | | | |
| | | | | U.S. BANK | | | 4,040.63 000649 |
| 11/18/24 00072 | | 11/07/24 ER110720 | 202411 310-51300-11000 | | * | 200.00 | |
| | | SUPERVISOR FEES-11/07/24 | | | | | |
| | | | | EFREN RIVERA | | | 200.00 000650 |
| 11/18/24 00070 | | 11/07/24 JC110720 | 202411 310-51300-11000 | | * | 200.00 | |
| | | SUPERVISOR FEES-11/07/24 | | | | | |
| | | | | JOSE D CORTEZ | | | 200.00 000651 |
| 11/18/24 00049 | | 11/12/24 10862 | 202411 310-51300-31500 | | * | 1,531.90 | |
| | | ATTORNEY SVCS-NOV24 | | | | | |
| | | 11/12/24 10863 | 202410 310-51300-31500 | | * | 351.00 | |
| | | ATTORNEY SVCS-OCT24 | | | | | |
| | | | | KILINSKI VAN WYK, PLLC | | | 1,882.90 000652 |
| 11/18/24 00071 | | 11/07/24 RR110720 | 202411 310-51300-11000 | | * | 200.00 | |
| | | SUPERVISOR FEES-11/07/24 | | | | | |
| | | | | RANDI RIBARICH | | | 200.00 000653 |
| 11/21/24 00019 | | 11/21/24 6601-11- | 202411 310-51300-31200 | | * | 450.00 | |
| | | SPECIAL ASSESS BOND SER20 | | | | | |
| | | | | AMTEC | | | 450.00 000654 |
| 11/21/24 00031 | | 11/19/24 13714 | 202411 330-57200-48200 | | * | 550.00 | |
| | | MNTHLY CLEANING-NOV24 | | | | | |
| | | 11/19/24 13714 | 202411 330-57200-48200 | | * | 250.00 | |
| | | MNTHLY TRASH SERVICE-NOV | | | | | |
| | | | | CLEAN STAR SERVICES OF | | | 800.00 000655 |
| 11/21/24 00001 | | 10/31/24 155 | 202410 320-53800-48000 | | * | 350.00 | |
| | | GENERAL RPR & MAINT-OCT24 | | | | | |
| | | 10/31/24 155 | 202410 320-53800-46600 | | * | 1,907.48 | |
| | | SIDEWALK REPAIR & MAINT | | | | | |
| | | 10/31/24 156 | 202410 330-57200-49000 | | * | 700.00 | |
| | | AMENITY PREP FOR STORM | | | | | |
| | | 10/31/24 157 | 202410 320-53800-49000 | | * | 2,835.00 | |
| | | FENCE REPAIRS FORM STORM | | | | | |

FORL FOREST LAKE CD CWRIGHT

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK.... AMOUNT | # |
|---------------|-------|-----------------------------------|---|----------|--------------------------------------|--------|-----------|-------------------------|--------|
| | | 10/31/24 158 | 202410 320-53800-48000 | | | * | 447.03 | | |
| | | AMENITY RPR & MAINT | | | | | | | |
| | | 11/01/24 159 | 202411 320-53800-46600 | | | * | 592.52 | | |
| | | SIDEWALK REPAIRS | | | | | | | |
| | | 11/01/24 159 | 202411 320-53800-48000 | | | * | 5,094.46 | | |
| | | GENERAL RPR & MAINT-NOV24 | | | | | | | |
| | | | | | GOVERNMENTAL MANAGEMENT SERVICES- | | | 11,926.49 | 000656 |
| 11/21/24 | 00041 | 11/07/24 61946028 | 202411 330-57200-48100 | | | * | 40.00 | | |
| | | PEST CONTROL-NOV24 | | | | | | | |
| | | | | | MASSEY SERVICES INC. | | | 40.00 | 000657 |
| 11/21/24 | 00016 | 10/31/24 15222 | 202410 320-53800-47300 | | | * | 105.18 | | |
| | | REPAIR SPRAY NOZZLES | | | | | | | |
| | | | | | PRINCE & SONS INC. | | | 105.18 | 000658 |
| 11/21/24 | 00028 | 11/13/24 25527 | 202411 330-57200-48500 | | | * | 195.00 | | |
| | | RPLCD GAS SPRING | | | | | | | |
| | | | | | MCDONNELL CORPORATION DBA | | | 195.00 | 000659 |
| 11/25/24 | 00065 | 10/31/24 11929361 | 202410 330-57200-34500 | | | * | 2,066.01 | | |
| | | SECURITY SVCS-OCT25 | | | | | | | |
| | | | | | SECURITAS SECURITY SERVICES USA, INC | | | 2,066.01 | 000660 |
| 11/25/24 | 00025 | 1/22/24 1756 | 202311 310-51300-31100 | | | * | 2,493.55 | | |
| | | PRE AUDIT/ANNUAL/INSPECT | | | | | | | |
| | | | | | WOOD & ASSOCIATES ENGINEERING LLC | | | 2,493.55 | 000661 |
| 12/04/24 | 00072 | 11/26/24 ER112620 | 202411 310-51300-11000 | | | * | 200.00 | | |
| | | SPECIAL MTG 11/26/24 | | | | | | | |
| | | | | | EFREN RIVERA | | | 200.00 | 000662 |
| 12/04/24 | 00070 | 11/26/24 JC112620 | 202411 310-51300-11000 | | | * | 200.00 | | |
| | | SPECIAL MTG 11/26/24 | | | | | | | |
| | | | | | JOSE D CORTEZ | | | 200.00 | 000663 |
| 12/04/24 | 00068 | 11/26/24 LD112620 | 202411 310-51300-11000 | | | * | 200.00 | | |
| | | SPECIAL MTG 11/26/24 | | | | | | | |
| | | | | | LAUREN DURHAM | | | 200.00 | 000664 |
| 12/04/24 | 00071 | 11/26/24 RR112620 | 202411 310-51300-11000 | | | * | 200.00 | | |
| | | SPECIAL MTG 11/26/24 | | | | | | | |
| | | | | | RANDI RIBARICH | | | 200.00 | 000665 |
| | | | | | | | | | |
| | | | | | TOTAL FOR BANK A | | 73,995.95 | | |
| | | | | | FORL FOREST LAKE CD CWRIGHT | | | | |

| CHECK | VEND# |INVOICE..... | ...EXPENSED TO... | | | | | VENDOR NAME | STATUS | AMOUNT |CHECK..... | |
|--------------------|-------|-------------------|-------------------|------|-----|-------|-----|-------------|--------|--------|----------------|---|
| DATE | | DATE | INVOICE | YRMO | DPT | ACCT# | SUB | SUBCLASS | | | AMOUNT | # |
| TOTAL FOR REGISTER | | | | | | | | | | | 73,995.95 | |

SECTION 2

SECTION (a)

Forest Lake
Community Development District

Unaudited Financial Reporting
September 30, 2024



Table of Contents

| | |
|------|--|
| 1 | <u>Balance Sheet</u> |
| 2-3 | <u>General Fund</u> |
| 4 | <u>Series 2020 Debt Service Fund</u> |
| 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 | <u>Capital Reserve Fund</u> |
| 9-10 | <u>Month to Month</u> |
| 11 | <u>Long Term Debt Report</u> |
| 12 | <u>Assessment Receipt Schedule</u> |

Forest Lake
Community Development District
Combined Balance Sheet
September 30, 2024

| | <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 | \$ 445,184 | \$ - | \$ - | \$ 445,184 |
| <u>Series 2020</u> | | | | |
| Reserve | \$ - | \$ 249,169 | \$ - | \$ 249,169 |
| Revenue | \$ - | \$ 219,610 | \$ - | \$ 219,610 |
| Prepayments | \$ - | \$ 6 | \$ - | \$ 6 |
| Construction | \$ - | \$ - | \$ 0 | \$ 0 |
| <u>Series 2022</u> | | | | |
| Reserve | \$ - | \$ 71,050 | \$ - | \$ 71,050 |
| Revenue | \$ - | \$ 88,294 | \$ - | \$ 88,294 |
| Prepayments | \$ - | \$ 79 | \$ - | \$ 79 |
| Construction | \$ - | \$ - | \$ 422 | \$ 422 |
| Assessments Receivable | \$ 1,370 | \$ 1,423 | \$ - | \$ 2,793 |
| Prepaid Expenses | \$ 31,133 | \$ - | \$ - | \$ 31,133 |
| Total Assets | \$ 477,687 | \$ 629,630 | \$ 422 | \$ 1,107,739 |
| Liabilities: | | | | |
| Accounts Payable | \$ 18,962 | \$ - | \$ - | \$ 18,962 |
| Total Liabilities | \$ 18,962 | \$ - | \$ - | \$ 18,962 |
| Fund Balances: | | | | |
| Restricted for: | | | | |
| Debt Service - Series 2020 | \$ - | \$ 469,890 | \$ - | \$ 469,890 |
| Debt Service - Series 2022 | \$ - | \$ 159,740 | \$ - | \$ 159,740 |
| Capital Projects - Series 2020 | \$ - | \$ - | \$ 0 | \$ 0 |
| Capital Projects - Series 2022 | \$ - | \$ - | \$ 422 | \$ 422 |
| Unassigned | \$ 458,724 | \$ - | \$ - | \$ 458,724 |
| Total Fund Balances | \$ 458,724 | \$ 629,630 | \$ 422 | \$ 1,088,777 |
| Total Liabilities & Fund Balance | \$ 477,687 | \$ 629,630 | \$ 422 | \$ 1,107,739 |

Forest Lake
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2024

| | Adopted | Prorated Budget | Actual | |
|---|-------------------|-------------------|-------------------|------------------|
| | Budget | Thru 09/30/24 | Thru 09/30/24 | Variance |
| <u>Revenues</u> | | | | |
| Assessments - Tax Roll | \$ 617,756 | \$ 617,756 | \$ 625,277 | \$ 7,521 |
| Miscellaneous Income | \$ - | \$ - | \$ 90 | \$ 90 |
| Total Revenues | \$ 617,756 | \$ 617,756 | \$ 625,367 | \$ 7,611 |
| <u>Expenditures:</u> | | | | |
| <u>General & Administrative:</u> | | | | |
| Supervisor Fees | \$ 12,000 | \$ 12,000 | \$ 5,400 | \$ 6,600 |
| Engineering | \$ 15,000 | \$ 15,000 | \$ 4,404 | \$ 10,596 |
| Attorney | \$ 30,000 | \$ 30,000 | \$ 17,320 | \$ 12,680 |
| Annual Audit | \$ 6,600 | \$ 6,600 | \$ 6,600 | \$ - |
| Assessment Administration | \$ 5,000 | \$ 5,000 | \$ 5,000 | \$ - |
| Arbitrage | \$ 900 | \$ 900 | \$ 900 | \$ - |
| Dissemination | \$ 6,000 | \$ 6,000 | \$ 6,100 | \$ (100) |
| Trustee Fees | \$ 8,081 | \$ 8,081 | \$ 8,072 | \$ 9 |
| Management Fees | \$ 40,124 | \$ 40,124 | \$ 40,124 | \$ - |
| Information Technology | \$ 1,800 | \$ 1,800 | \$ 1,800 | \$ - |
| Website Maintenance | \$ 1,200 | \$ 1,200 | \$ 1,200 | \$ - |
| Postage & Delivery | \$ 1,000 | \$ 1,000 | \$ 653 | \$ 347 |
| Insurance | \$ 6,397 | \$ 6,397 | \$ 5,758 | \$ 639 |
| Copies | \$ 500 | \$ 500 | \$ 33 | \$ 467 |
| Legal Advertising | \$ 5,000 | \$ 5,000 | \$ 1,086 | \$ 3,914 |
| Other Current Charges | \$ 1,500 | \$ 1,500 | \$ 521 | \$ 979 |
| Office Supplies | \$ 625 | \$ 625 | \$ 25 | \$ 600 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ 175 | \$ 175 | \$ - |
| Subtotal General & Administrative: | \$ 141,902 | \$ 141,902 | \$ 105,171 | \$ 36,731 |

Forest Lake
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2024

| | Adopted | Prorated Budget | Actual | |
|--|--------------------|-------------------|-------------------|-------------------|
| | Budget | Thru 09/30/24 | Thru 09/30/24 | Variance |
| <u>Operations and Maintenance</u> | | | | |
| Field Expenditures | | | | |
| Property Insurance | \$ 14,118 | \$ 14,118 | \$ 14,586 | \$ (468) |
| Field Management | \$ 16,695 | \$ 16,695 | \$ 16,695 | \$ - |
| Landscape Maintenance | \$ 127,000 | \$ 127,000 | \$ 87,862 | \$ 39,138 |
| Landscape Replacement | \$ 12,000 | \$ 12,000 | \$ - | \$ 12,000 |
| Streetlights | \$ 42,410 | \$ 42,410 | \$ 27,051 | \$ 15,359 |
| Electric | \$ 7,260 | \$ 7,260 | \$ 2,121 | \$ 5,139 |
| Water & Sewer | \$ 1,000 | \$ 1,000 | \$ 2,204 | \$ (1,204) |
| Sidewalk & Asphalt Maintenance | \$ 2,500 | \$ 2,500 | \$ 2,500 | \$ - |
| Irrigation Repairs | \$ 7,500 | \$ 7,500 | \$ 3,764 | \$ 3,736 |
| General Repairs & Maintenance | \$ 12,000 | \$ 12,000 | \$ 11,512 | \$ 488 |
| Contingency | \$ 7,500 | \$ 7,500 | \$ 5,934 | \$ 1,566 |
| Subtotal Field Expenditures | \$ 249,983 | \$ 249,983 | \$ 174,228 | \$ 75,755 |
| Amenity Expenditures | | | | |
| Amenity - Electric | \$ 13,794 | \$ 13,794 | \$ 13,933 | \$ (139) |
| Amenity - Water | \$ 4,066 | \$ 4,066 | \$ 6,717 | \$ (2,651) |
| Playground Lease | \$ 28,688 | \$ 28,688 | \$ 28,688 | \$ (0) |
| Internet | \$ 1,500 | \$ 1,500 | \$ 1,190 | \$ 310 |
| Pest Control | \$ 528 | \$ 528 | \$ 480 | \$ 48 |
| Janitorial Services | \$ 9,600 | \$ 9,600 | \$ 9,760 | \$ (160) |
| Security Services | \$ 33,500 | \$ 33,500 | \$ 15,827 | \$ 17,673 |
| Pool Maintenance | \$ 19,800 | \$ 19,800 | \$ 23,480 | \$ (3,680) |
| Amenity Access Management | \$ 5,250 | \$ 5,250 | \$ 5,250 | \$ - |
| Amenity Repairs & Maintenance | \$ 10,000 | \$ 10,000 | \$ 9,203 | \$ 797 |
| Contingency | \$ 7,500 | \$ 7,500 | \$ 1,968 | \$ 5,532 |
| Subtotal Amenity Expenditures | \$ 134,226 | \$ 134,226 | \$ 116,496 | \$ 17,730 |
| Total Expenditures | \$ 526,111 | \$ 526,111 | \$ 395,895 | \$ 130,216 |
| Excess (Deficiency) of Revenues over Expenditures | \$ 91,645 | | \$ 229,473 | |
| <u>Other Financing Sources/(Uses)</u> | | | | |
| Transfer In/(Out) | \$ (91,645) | \$ - | \$ - | \$ - |
| Total Other Financing Sources/(Uses) | \$ (91,645) | \$ - | \$ - | \$ - |
| Net Change in Fund Balance | \$ - | | \$ 229,473 | |
| Fund Balance - Beginning | \$ - | | \$ 229,252 | |
| Fund Balance - Ending | \$ - | | \$ 458,724 | |

Forest Lake
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2024

| | Adopted | Prorated Budget | Actual | |
|--|-------------------|-------------------|-------------------|------------------|
| | Budget | Thru 09/30/24 | Thru 09/30/24 | Variance |
| Revenues | | | | |
| Assessments - Tax Roll | \$ 498,246 | \$ 498,246 | \$ 504,428 | \$ 6,181 |
| Interest | \$ - | \$ - | \$ 23,581 | \$ 23,581 |
| Total Revenues | \$ 498,246 | \$ 498,246 | \$ 528,009 | \$ 29,762 |
| Expenditures: | | | | |
| Interest Expense - 11/1 | \$ 161,547 | \$ 161,547 | \$ 161,547 | \$ - |
| Principal Expense - 5/1 | \$ 175,000 | \$ 175,000 | \$ 175,000 | \$ - |
| Interest Expense - 5/1 | \$ 161,547 | \$ 161,547 | \$ 161,547 | \$ - |
| Total Expenditures | \$ 498,094 | \$ 498,094 | \$ 498,094 | \$ - |
| Excess (Deficiency) of Revenues over Expenditures | \$ 152 | | \$ 29,915 | |
| Fund Balance - Beginning | \$ 192,024 | | \$ 439,975 | |
| Fund Balance - Ending | \$ 192,177 | | \$ 469,890 | |

Forest Lake

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

| | Adopted Budget | Prorated Budget Thru 09/30/24 | Actual Thru 09/30/24 | Variance |
|-----------------------------------|-------------------|----------------------------------|-------------------------|-------------------|
| Revenues | | | | |
| Assessments - Tax Roll | \$ 140,650 | \$ 140,650 | \$ 145,019 | \$ 4,370 |
| Interest | \$ - | \$ - | \$ 7,524 | \$ 7,524 |
| Total Revenues | \$ 140,650 | \$ 140,650 | \$ 152,543 | \$ 11,893 |
| Expenditures: | | | | |
| Interest Expense - 11/1 | \$ 54,953 | \$ 54,953 | \$ 54,953 | \$ - |
| Special Call - 11/1 | \$ - | \$ - | \$ 10,000 | \$ (10,000) |
| Principal Expense - 5/1 | \$ 30,000 | \$ 30,000 | \$ 30,000 | \$ - |
| Interest Expense - 5/1 | \$ 54,953 | \$ 54,953 | \$ 54,678 | \$ 275 |
| Total Expenditures | \$ 139,906 | \$ 139,906 | \$ 149,631 | \$ (9,725) |
| Net Change in Fund Balance | \$ 743 | | \$ 2,912 | |
| Fund Balance - Beginning | \$ 151,304 | | \$ 156,828 | |
| Fund Balance - Ending | \$ 152,048 | | \$ 159,740 | |

Forest Lake
Community Development District
Capital Projects Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2024

| | Adopted | Prorated Budget | Actual | |
|--|-------------|-----------------|---------------|-------------|
| | Budget | Thru 09/30/24 | Thru 09/30/24 | Variance |
| <u>Revenues</u> | | | | |
| Interest | \$ - | \$ - | \$ - | \$ - |
| Total Revenues | \$ - | \$ - | \$ - | \$ - |
| <u>Expenditures:</u> | | | | |
| Capital Outlay | \$ - | \$ - | \$ - | \$ - |
| Total Expenditures | \$ - | \$ - | \$ - | \$ - |
| Excess (Deficiency) of Revenues over Expenditures | \$ - | | \$ - | |
| Fund Balance - Beginning | \$ - | | \$ 0 | |
| Fund Balance - Ending | \$ - | | \$ 0 | |

Forest Lake

Community Development District

Capital Projects Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

| | Adopted Budget | Prorated Budget Thru 09/30/24 | Actual Thru 09/30/24 | Variance |
|--|-------------------|----------------------------------|-------------------------|-------------------|
| Revenues | | | | |
| Interest | \$ - | \$ - | \$ 703 | \$ 703 |
| Total Revenues | \$ - | \$ - | \$ 703 | \$ 703 |
| Expenditures: | | | | |
| Capital Outlay | \$ - | \$ - | \$ 1,331 | \$ (1,331) |
| Total Expenditures | \$ - | \$ - | \$ 1,331 | \$ (1,331) |
| Excess (Deficiency) of Revenues over Expenditures | \$ - | | \$ (628) | |
| Fund Balance - Beginning | \$ - | | \$ 1,050 | |
| Fund Balance - Ending | \$ - | | \$ 422 | |

Forest Lake

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

| | Adopted Budget | Prorated Budget Thru 09/30/24 | Actual Thru 09/30/24 | Variance |
|--|-------------------|----------------------------------|-------------------------|-------------|
| <u>Revenues</u> | | | | |
| Interest | \$ - | \$ - | \$ - | \$ - |
| Total Revenues | \$ - | \$ - | \$ - | \$ - |
| <u>Expenditures:</u> | | | | |
| Capital Outlay | \$ - | \$ - | \$ - | \$ - |
| Total Expenditures | \$ - | \$ - | \$ - | \$ - |
| Excess (Deficiency) of Revenues over Expenditures | \$ - | | \$ - | |
| <u>Other Financing Sources/(Uses)</u> | | | | |
| Transfer In/(Out) | \$ 91,645 | \$ - | \$ - | \$ - |
| Total Other Financing Sources (Uses) | \$ 91,645 | \$ - | \$ - | \$ - |
| Net Change in Fund Balance | \$ 91,645 | | \$ - | |
| Fund Balance - Beginning | \$ - | | \$ - | \$ - |
| Fund Balance - Ending | \$ 91,645 | | \$ - | |

Forest Lake
Community Development District
Month to Month

| | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Total |
|---|------------------|------------------|-------------------|------------------|-----------------|------------------|------------------|------------------|------------------|-----------------|-----------------|-----------------|-------------------|
| Revenues | | | | | | | | | | | | | |
| Assessments - Tax Roll | \$ - | \$ 16,338 | \$ 503,718 | \$ 14,616 | \$ 9,459 | \$ 19,129 | \$ 10,009 | \$ 40,345 | \$ 10,041 | \$ 252 | \$ - | \$ 1,370 | \$ 625,277 |
| Miscellaneous Income | \$ 60 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 30 | \$ - | \$ - | \$ 90 |
| Total Revenues | \$ 60 | \$ 16,338 | \$ 503,718 | \$ 14,616 | \$ 9,459 | \$ 19,129 | \$ 10,009 | \$ 40,345 | \$ 10,041 | \$ 282 | \$ - | \$ 1,370 | \$ 625,367 |
| Expenditures: | | | | | | | | | | | | | |
| <u>General & Administrative:</u> | | | | | | | | | | | | | |
| Supervisor Fees | \$ - | \$ 1,000 | \$ - | \$ 1,000 | \$ - | \$ - | \$ 800 | \$ 1,000 | \$ - | \$ - | \$ 600 | \$ 1,000 | \$ 5,400 |
| Engineering | \$ 2,494 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,910 | \$ 4,404 |
| Attorney | \$ 356 | \$ 4,916 | \$ 1,406 | \$ 1,880 | \$ 749 | \$ 114 | \$ 2,096 | \$ 2,266 | \$ 222 | \$ 760 | \$ 1,007 | \$ 1,548 | \$ 17,320 |
| Annual Audit | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 6,600 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 6,600 |
| Assessment Administration | \$ 5,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5,000 |
| Arbitrage | \$ 450 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 450 | \$ - | \$ 900 |
| Dissemination | \$ 600 | \$ 500 | \$ 500 | \$ 500 | \$ 500 | \$ 500 | \$ 500 | \$ 500 | \$ 500 | \$ 500 | \$ 500 | \$ 500 | \$ 6,100 |
| Trustee Fees | \$ 6,728 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,344 | \$ - | \$ - | \$ 8,072 |
| Management Fees | \$ 3,344 | \$ 3,344 | \$ 3,344 | \$ 3,344 | \$ 3,344 | \$ 3,344 | \$ 3,344 | \$ 3,344 | \$ 3,344 | \$ 3,344 | \$ 3,344 | \$ 3,344 | \$ 40,124 |
| Information Technology | \$ 150 | \$ 150 | \$ 150 | \$ 150 | \$ 150 | \$ 150 | \$ 150 | \$ 150 | \$ 150 | \$ 150 | \$ 150 | \$ 150 | \$ 1,800 |
| Website Maintenance | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ 1,200 |
| Postage & Delivery | \$ 15 | \$ 27 | \$ 69 | \$ 230 | \$ 34 | \$ 27 | \$ 61 | \$ 47 | \$ 48 | \$ 19 | \$ 28 | \$ 48 | \$ 653 |
| Insurance | \$ 5,758 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5,758 |
| Printing & Binding | \$ - | \$ 2 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 31 | \$ - | \$ 0 | \$ - | \$ 33 |
| Legal Advertising | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 718 | \$ - | \$ 369 | \$ 1,086 |
| Other Current Charges | \$ 40 | \$ 39 | \$ 40 | \$ 74 | \$ 41 | \$ 41 | \$ 41 | \$ 41 | \$ 42 | \$ 41 | \$ 41 | \$ 41 | \$ 521 |
| Office Supplies | \$ 3 | \$ 3 | \$ 1 | \$ 0 | \$ 3 | \$ 1 | \$ 1 | \$ 6 | \$ 3 | \$ 0 | \$ 3 | \$ 1 | \$ 25 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 175 |
| Subtotal General & Administrative: | \$ 25,212 | \$ 10,081 | \$ 5,610 | \$ 7,278 | \$ 4,922 | \$ 4,276 | \$ 13,692 | \$ 7,453 | \$ 4,440 | \$ 6,975 | \$ 6,224 | \$ 9,010 | \$ 105,171 |

Forest Lake
Community Development District
Month to Month

| | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Total |
|--|--------------------|--------------------|-------------------|--------------------|--------------------|-------------------|--------------------|------------------|--------------------|--------------------|--------------------|--------------------|-------------------|
| Operations and Maintenance | | | | | | | | | | | | | |
| Field Expenditures | | | | | | | | | | | | | |
| Property Insurance | \$ 14,586 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 14,586 |
| Field Management | \$ 1,391 | \$ 1,391 | \$ 1,391 | \$ 1,391 | \$ 1,391 | \$ 1,391 | \$ 1,391 | \$ 1,391 | \$ 1,391 | \$ 1,391 | \$ 1,391 | \$ 1,391 | 16,695 |
| Landscape Maintenance | \$ 7,284 | \$ 7,284 | \$ 7,284 | \$ 7,309 | \$ 7,309 | \$ 7,544 | \$ 14,617 | \$ - | \$ 7,309 | \$ 7,309 | \$ 7,309 | \$ 7,309 | 87,862 |
| Landscape Replacement | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Streetlights | \$ 1,811 | \$ 2,053 | \$ 2,051 | \$ 1,832 | \$ 2,030 | \$ 2,030 | \$ 2,030 | \$ 2,649 | \$ 2,650 | \$ 2,638 | \$ 2,638 | \$ 2,638 | 27,051 |
| Electric | \$ 143 | \$ 499 | \$ 206 | \$ 63 | \$ 215 | \$ 146 | \$ 105 | \$ 255 | \$ 26 | \$ 162 | \$ 162 | \$ 140 | 2,121 |
| Water & Sewer | \$ 297 | \$ 283 | \$ 234 | \$ 446 | \$ 148 | \$ 121 | \$ 110 | \$ 118 | \$ 114 | \$ 118 | \$ 114 | \$ 102 | 2,204 |
| Sidewalk & Asphalt Maintenance | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2,500 | 2,500 |
| Irrigation Repairs | \$ 1,895 | \$ 140 | \$ - | \$ - | \$ - | \$ 81 | \$ - | \$ - | \$ 181 | \$ 1,384 | \$ 81 | \$ - | 3,764 |
| General Repairs & Maintenance | \$ 2,243 | \$ 2,967 | \$ 1,046 | \$ - | \$ 1,418 | \$ - | \$ 1,235 | \$ 590 | \$ - | \$ 555 | \$ 1,457 | \$ - | 11,512 |
| Contingency | \$ - | \$ - | \$ - | \$ 5,734 | \$ - | \$ - | \$ - | \$ - | \$ 200 | \$ - | \$ - | \$ - | 5,934 |
| Subtotal Field Expenditures | \$ 29,650 | \$ 14,617 | \$ 12,212 | \$ 16,775 | \$ 12,512 | \$ 11,313 | \$ 19,488 | \$ 5,003 | \$ 11,870 | \$ 13,557 | \$ 13,152 | \$ 14,080 | \$ 174,228 |
| Amenity Expenditures | | | | | | | | | | | | | |
| Amenity - Electric | \$ 1,323 | \$ 1,233 | \$ 1,219 | \$ 1,177 | \$ 1,187 | \$ 1,248 | \$ 1,134 | \$ 1,102 | \$ 1,196 | \$ 981 | \$ 1,077 | \$ 1,057 | 13,933 |
| Amenity - Water | \$ 308 | \$ 298 | \$ 310 | \$ 298 | \$ 460 | \$ 1,072 | \$ 635 | \$ 660 | \$ 734 | \$ 735 | \$ 647 | \$ 560 | 6,717 |
| Playground Lease | \$ 2,391 | \$ 2,391 | \$ 2,391 | \$ 2,391 | \$ 2,391 | \$ 2,391 | \$ 2,391 | \$ 2,391 | \$ 2,391 | \$ 2,391 | \$ 2,391 | \$ 2,391 | 28,688 |
| Internet | \$ 108 | \$ 108 | \$ 88 | \$ 88 | \$ 98 | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ 100 | 1,190 |
| Pest Control | \$ 40 | \$ 40 | \$ 40 | \$ 40 | \$ 40 | \$ 40 | \$ 40 | \$ 40 | \$ 40 | \$ 40 | \$ 40 | \$ 40 | 480 |
| Janitorial Services | \$ 800 | \$ 800 | \$ 800 | \$ 800 | \$ 840 | \$ 875 | \$ 800 | \$ 800 | \$ 800 | \$ 800 | \$ 800 | \$ 845 | 9,760 |
| Security Services | \$ 1,594 | \$ 263 | \$ 340 | \$ - | \$ - | \$ 1,600 | \$ 214 | \$ 1,389 | \$ 2,783 | \$ 2,409 | \$ 2,136 | \$ 3,098 | 15,827 |
| Pool Maintenance | \$ 2,850 | \$ 1,760 | \$ 2,760 | \$ 1,350 | \$ 1,470 | \$ 1,350 | \$ 3,570 | \$ 1,770 | \$ 1,650 | \$ 1,650 | \$ 1,650 | \$ 1,650 | 23,480 |
| Amenity Access Management | \$ 438 | \$ 438 | \$ 438 | \$ 438 | \$ 438 | \$ 438 | \$ 438 | \$ 438 | \$ 438 | \$ 438 | \$ 438 | \$ 438 | 5,250 |
| Amenity Repairs & Maintenance | \$ 635 | \$ - | \$ 319 | \$ - | \$ 380 | \$ 285 | \$ - | \$ 619 | \$ 559 | \$ 2,175 | \$ 1,343 | \$ 2,888 | 9,203 |
| Contingency | \$ - | \$ - | \$ - | \$ 1,688 | \$ - | \$ - | \$ - | \$ 280 | \$ - | \$ - | \$ - | \$ - | 1,968 |
| Subtotal Amenity Expenditures | \$ 10,486 | \$ 7,330 | \$ 8,705 | \$ 8,268 | \$ 7,303 | \$ 9,398 | \$ 9,321 | \$ 9,588 | \$ 10,690 | \$ 11,718 | \$ 10,621 | \$ 13,067 | \$ 116,496 |
| Total Expenditures | \$ 65,348 | \$ 32,027 | \$ 26,526 | \$ 32,322 | \$ 24,736 | \$ 24,987 | \$ 42,501 | \$ 22,044 | \$ 27,000 | \$ 32,250 | \$ 29,997 | \$ 36,158 | \$ 395,895 |
| Excess (Deficiency) of Revenues over Expenditures | \$ (65,288) | \$ (15,689) | \$ 477,192 | \$ (17,706) | \$ (15,277) | \$ (5,858) | \$ (32,492) | \$ 18,302 | \$ (16,959) | \$ (31,968) | \$ (29,997) | \$ (34,788) | \$ 229,473 |
| Other Financing Sources/(Uses) | | | | | | | | | | | | | |
| Transfer In/(Out) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Total Other Financing Sources/(Uses) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Net Change in Fund Balance | \$ (65,288) | \$ (15,689) | \$ 477,192 | \$ (17,706) | \$ (15,277) | \$ (5,858) | \$ (32,492) | \$ 18,302 | \$ (16,959) | \$ (31,968) | \$ (29,997) | \$ (34,788) | \$ 229,473 |

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 | \$249,169 | |
| 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) |
| Less: Principal Payment - 5/1/23 | | (\$170,000) |
| Less: Principal Payment - 5/1/24 | | (\$175,000) |
| Current Bonds Outstanding | | \$8,210,000 |

| 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 | \$71,050 | |
| Reserve Fund Balance | \$71,050 | |
| Bonds Outstanding - 05/24/2022 | | \$4,700,000 |
| Less: Principal Payment - 5/1/23 | | (\$65,000) |
| Less: Special Call - 5/1/23 | | (\$1,615,000) |
| Less: Special Call - 8/1/23 | | (\$970,000) |
| Less: Special Call - 11/1/23 | | (\$10,000) |
| Less: Principal Payment - 5/1/24 | | (\$30,000) |
| Current Bonds Outstanding | | \$2,010,000 |

Forest Lake
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2024

ON ROLL ASSESSMENTS

| | | | | |
|-------------------|---------------|---------------|---------------|-----------------|
| Gross Assessments | \$ 664,255.76 | \$ 535,872.43 | \$ 154,059.26 | \$ 1,354,187.45 |
| Net Assessments | \$ 617,757.86 | \$ 498,361.36 | \$ 143,275.11 | \$ 1,259,394.33 |

| | | | | | | | | 49% | 40% | 11% | 100% |
|----------|----------------------|-----------------|------------------|----------------|-------------|-----------------|---------------|-------------------|-------------------|-----------------|------|
| Date | Distribution | Gross Amount | Discount/Penalty | Commission | Interest | Net Receipts | General Fund | 2020 Debt Service | 2022 Debt Service | Total | |
| | | | | | | \$ - | \$ - | \$ - | \$ - | \$ - | |
| 11/10/23 | 10/13/23 - 10/14/23 | \$ 2,557.00 | \$ (134.25) | \$ (48.46) | \$ - | \$ 2,374.29 | \$ 1,164.64 | \$ 939.54 | \$ 270.11 | \$ 2,374.29 | |
| 11/17/23 | 11/1/2023 - 11/05/23 | \$ 7,530.85 | \$ (301.24) | \$ (144.59) | \$ - | \$ 7,085.02 | \$ 3,475.34 | \$ 2,803.65 | \$ 806.03 | \$ 7,085.02 | |
| 11/24/23 | 11/06/23 - 11/12/23 | \$ 25,349.25 | \$ (1,013.98) | \$ (486.71) | \$ - | \$ 23,848.56 | \$ 11,698.19 | \$ 9,437.24 | \$ 2,713.13 | \$ 23,848.56 | |
| 12/8/23 | 11/13/23 - 11/22/23 | \$ 65,531.77 | \$ (2,621.31) | \$ (1,258.21) | \$ - | \$ 61,652.25 | \$ 30,241.65 | \$ 24,396.73 | \$ 7,013.87 | \$ 61,652.25 | |
| 12/21/23 | 11/23/23-11/30/23 | \$ 909,261.22 | \$ (36,335.72) | \$ (17,458.51) | \$ - | \$ 855,466.99 | \$ 419,623.50 | \$ 338,521.21 | \$ 97,322.28 | \$ 855,466.99 | |
| 12/29/23 | 12/1/23 - 12/15/23 | \$ 131,030.50 | \$ (5,184.02) | \$ (2,516.93) | \$ - | \$ 123,329.55 | \$ 60,495.58 | \$ 48,803.37 | \$ 14,030.60 | \$ 123,329.55 | |
| 12/31/23 | 1% Adj | \$ (13,541.88) | \$ - | \$ - | \$ - | \$ (13,541.88) | \$ (6,642.56) | \$ (5,358.73) | \$ (1,540.59) | \$ (13,541.88) | |
| 1/10/24 | 12/16/23 - 12/31/23 | \$ 28,296.65 | \$ (848.98) | \$ (548.95) | \$ - | \$ 26,898.72 | \$ 13,194.35 | \$ 10,644.23 | \$ 3,060.14 | \$ 26,898.72 | |
| 1/16/24 | 10/1/23 - 12/31/23 | \$ - | \$ - | \$ - | \$ 2,898.02 | \$ 2,898.02 | \$ 1,421.54 | \$ 1,146.79 | \$ 329.69 | \$ 2,898.02 | |
| 2/9/24 | 1/1/24 - 01/31/24 | \$ 20,077.83 | \$ (401.52) | \$ (393.53) | \$ - | \$ 19,282.78 | \$ 9,458.58 | \$ 7,630.49 | \$ 2,193.71 | \$ 19,282.78 | |
| 3/13/24 | 02/01/24 - 02/29/24 | \$ 40,195.99 | \$ (402.05) | \$ (795.88) | \$ - | \$ 38,998.06 | \$ 19,129.32 | \$ 15,432.12 | \$ 4,436.62 | \$ 38,998.06 | |
| 4/10/24 | 03/01/24 - 03/31/24 | \$ 20,820.81 | \$ - | \$ (416.42) | \$ - | \$ 20,404.39 | \$ 10,008.75 | \$ 8,074.33 | \$ 2,321.31 | \$ 20,404.39 | |
| 5/20/24 | 01/01/24 - 03/31/24 | \$ - | \$ - | \$ - | \$ 178.95 | \$ 178.95 | \$ 87.77 | \$ 70.82 | \$ 20.36 | \$ 178.95 | |
| 5/31/24 | 04/01/24 - 04/30/24 | \$ 83,746.38 | \$ - | \$ (1,674.93) | \$ - | \$ 82,071.45 | \$ 40,257.67 | \$ 32,476.91 | \$ 9,336.87 | \$ 82,071.45 | |
| 6/20/24 | 05/01/24-05/31/24 | \$ 2,534.82 | \$ - | \$ (50.70) | \$ - | \$ 2,484.12 | \$ 1,218.51 | \$ 983.00 | \$ 282.61 | \$ 2,484.12 | |
| 6/28/24 | 06/03/24-06/03/24 | \$ 18,353.34 | \$ - | \$ (367.07) | \$ - | \$ 17,986.27 | \$ 8,822.62 | \$ 7,117.44 | \$ 2,046.21 | \$ 17,986.27 | |
| 7/25/24 | 04/01/24-06/30/24 | \$ - | \$ - | \$ - | \$ 513.77 | \$ 513.77 | \$ 252.01 | \$ 203.31 | \$ 58.45 | \$ 513.77 | |
| Total | | \$ 1,341,744.53 | \$ (47,243.07) | \$ (26,160.89) | \$ 3,590.74 | \$ 1,271,931.31 | \$ 623,907.46 | \$ 503,322.45 | \$ 144,701.40 | \$ 1,271,931.31 | |

| |
|--------------------------------|
| 101% Net Percent Collected |
| 0 Balance Remaining to Collect |

SECTION (b)

Forest Lake
Community Development District

Unaudited Financial Reporting
October 31, 2024



Table of Contents

| | |
|------|--|
| 1 | <u>Balance Sheet</u> |
| 2-3 | <u>General Fund</u> |
| 4 | <u>Series 2020 Debt Service Fund</u> |
| 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 | <u>Capital Reserve Fund</u> |
| 9-10 | <u>Month to Month</u> |
| 11 | <u>Long Term Debt Report</u> |

Forest Lake
Community Development District
Combined Balance Sheet
October 31, 2024

| | <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 | \$ 410,542 | \$ - | \$ - | \$ 410,542 |
| <u>Series 2020</u> | | | | |
| Reserve | \$ - | \$ 249,169 | \$ - | \$ 249,169 |
| Interest | \$ - | \$ - | \$ - | \$ - |
| Revenue | \$ - | \$ 221,411 | \$ - | \$ 221,411 |
| Prepayments | \$ - | \$ 6 | \$ - | \$ 6 |
| Construction | \$ - | \$ - | \$ - | \$ - |
| Cost of Issuance | \$ - | \$ - | \$ - | \$ - |
| <u>Series 2022</u> | | | | |
| Reserve | \$ - | \$ 71,050 | \$ - | \$ 71,050 |
| Revenue | \$ - | \$ 88,892 | \$ - | \$ 88,892 |
| Interest | \$ - | \$ - | \$ - | \$ - |
| Prepayments | \$ - | \$ 79 | \$ - | \$ 79 |
| Construction | \$ - | \$ - | \$ - | \$ - |
| Cost of Issuance | \$ - | \$ - | \$ - | \$ - |
| Assessments Receivable | \$ 1,370 | \$ 1,423 | \$ - | \$ 2,793 |
| Prepaid Expenses | \$ 2,391 | \$ - | \$ - | \$ 2,391 |
| Due from Developer | \$ - | \$ - | \$ - | \$ - |
| Due from Debt Service | \$ - | \$ - | \$ - | \$ - |
| Due from General Fund | \$ - | \$ - | \$ - | \$ - |
| Total Assets | \$ 414,303 | \$ 632,030 | \$ - | \$ 1,046,333 |
| Liabilities: | | | | |
| Accounts Payable | \$ 32,310 | \$ - | \$ - | \$ 32,310 |
| Total Liabilities | \$ 32,310 | \$ - | \$ - | \$ 32,310 |
| Fund Balances: | | | | |
| Restricted for: | | | | |
| Debt Service - Series 2020 | \$ - | \$ 471,691 | \$ - | \$ 471,691 |
| Debt Service - Series 2022 | \$ - | \$ 160,338 | \$ - | \$ 160,338 |
| Unassigned | \$ 381,992 | \$ - | \$ - | \$ 381,992 |
| Total Fund Balances | \$ 381,992 | \$ 632,030 | \$ - | \$ 1,014,022 |
| Total Liabilities & Fund Balance | \$ 414,303 | \$ 632,030 | \$ - | \$ 1,046,333 |

Forest Lake
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2024

| | Adopted | Prorated Budget | Actual | |
|---|-------------------|------------------|------------------|-----------------|
| | Budget | Thru 10/31/24 | Thru 10/31/24 | Variance |
| <u>Revenues</u> | | | | |
| Assessments - Tax Roll | \$ 617,756 | \$ - | \$ - | \$ - |
| Total Revenues | \$ 617,756 | \$ - | \$ - | \$ - |
| <u>Expenditures:</u> | | | | |
| <u>General & Administrative:</u> | | | | |
| Supervisor Fees | \$ 12,000 | \$ 1,000 | \$ - | \$ 1,000 |
| Engineering | \$ 15,000 | \$ 1,250 | \$ - | \$ 1,250 |
| Attorney | \$ 30,000 | \$ 2,500 | \$ 351 | \$ 2,149 |
| Annual Audit | \$ 6,600 | \$ - | \$ - | \$ - |
| Assessment Administration | \$ 6,000 | \$ 6,000 | \$ 6,000 | \$ - |
| Arbitrage | \$ 900 | \$ - | \$ - | \$ - |
| Dissemination | \$ 6,300 | \$ 525 | \$ 525 | \$ - |
| Trustee Fees | \$ 8,081 | \$ 6,728 | \$ 6,728 | \$ - |
| Management Fees | \$ 45,000 | \$ 3,750 | \$ 3,750 | \$ - |
| Information Technology | \$ 1,890 | \$ 158 | \$ 158 | \$ - |
| Website Maintenance | \$ 1,260 | \$ 105 | \$ 105 | \$ - |
| Postage & Delivery | \$ 1,050 | \$ 88 | \$ 19 | \$ 68 |
| Insurance | \$ 6,334 | \$ 6,334 | \$ 6,161 | \$ 173 |
| Copies | \$ 500 | \$ 42 | \$ - | \$ 42 |
| Legal Advertising | \$ 5,000 | \$ 966 | \$ 966 | \$ - |
| Other Current Charges | \$ 1,500 | \$ 125 | \$ 42 | \$ 83 |
| Office Supplies | \$ 625 | \$ 52 | \$ 3 | \$ 49 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ 175 | \$ 175 | \$ - |
| Subtotal General & Administrative: | \$ 148,215 | \$ 29,796 | \$ 24,983 | \$ 4,814 |

Forest Lake
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2024

| | Adopted | Prorated Budget | Actual | |
|--|--------------------|------------------|--------------------|------------------|
| | Budget | Thru 10/31/24 | Thru 10/31/24 | Variance |
| <u>Operations and Maintenance</u> | | | | |
| Field Expenditures | | | | |
| Property Insurance | \$ 16,045 | \$ 16,045 | \$ 13,894 | \$ 2,151 |
| Field Management | \$ 17,530 | \$ 1,461 | \$ 1,461 | \$ (0) |
| Landscape Maintenance | \$ 95,902 | \$ 17,104 | \$ 17,104 | \$ - |
| Landscape Replacement | \$ 16,000 | \$ 1,333 | \$ - | \$ 1,333 |
| Streetlights | \$ 42,410 | \$ 3,534 | \$ 2,641 | \$ 893 |
| Electric | \$ 7,260 | \$ 605 | \$ 258 | \$ 347 |
| Water & Sewer | \$ 1,000 | \$ 98 | \$ 98 | \$ - |
| Sidewalk & Asphalt Maintenance | \$ 2,500 | \$ 2,500 | \$ 1,907 | \$ 593 |
| Irrigation Repairs | \$ 7,500 | \$ 625 | \$ 105 | \$ 520 |
| General Repairs & Maintenance | \$ 15,000 | \$ 1,250 | \$ 797 | \$ 453 |
| Contingency | \$ 10,000 | \$ 2,835 | \$ 2,835 | \$ - |
| Subtotal Field Expenditures | \$ 231,146 | \$ 47,390 | \$ 41,101 | \$ 6,290 |
| Amenity Expenditures | | | | |
| Amenity - Electric | \$ 15,173 | \$ 1,264 | \$ 1,081 | \$ 183 |
| Amenity - Water | \$ 4,066 | \$ 498 | \$ 498 | \$ - |
| Playground Lease | \$ 28,688 | \$ 2,391 | \$ 2,391 | \$ 0 |
| Internet | \$ 1,500 | \$ 125 | \$ 100 | \$ 25 |
| Pest Control | \$ 648 | \$ 54 | \$ 40 | \$ 14 |
| Janitorial Services | \$ 10,400 | \$ 867 | \$ 840 | \$ 27 |
| Security Services | \$ 33,500 | \$ 2,792 | \$ 2,066 | \$ 726 |
| Pool Maintenance | \$ 23,700 | \$ 2,100 | \$ 2,100 | \$ - |
| Amenity Access Management | \$ 10,000 | \$ 833 | \$ 833 | \$ 0 |
| Amenity Repairs & Maintenance | \$ 10,000 | \$ 833 | \$ - | \$ 833 |
| Contingency | \$ 7,500 | \$ 700 | \$ 700 | \$ - |
| Subtotal Amenity Expenditures | \$ 145,175 | \$ 12,457 | \$ 10,649 | \$ 1,808 |
| Total Expenditures | \$ 524,537 | \$ 89,643 | \$ 76,732 | \$ 12,911 |
| Excess (Deficiency) of Revenues over Expenditures | \$ 93,219 | | \$ (76,732) | |
| <u>Other Financing Sources/(Uses)</u> | | | | |
| Transfer In/(Out) | \$ (93,219) | \$ - | \$ - | \$ - |
| Total Other Financing Sources/(Uses) | \$ (93,219) | \$ - | \$ - | \$ - |
| Net Change in Fund Balance | \$ 0 | | \$ (76,732) | |
| Fund Balance - Beginning | \$ - | | \$ 458,724 | |
| Fund Balance - Ending | \$ 0 | | \$ 381,992 | |

Forest Lake
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2024

| | Adopted | Prorated Budget | Actual | |
|--|-------------------|-----------------|-------------------|-------------|
| | Budget | Thru 10/31/24 | Thru 10/31/24 | Variance |
| Revenues | | | | |
| Assessments - Tax Roll | \$ 498,246 | \$ - | \$ - | \$ - |
| Interest | \$ 11,285 | \$ 1,802 | \$ 1,802 | \$ - |
| Total Revenues | \$ 509,532 | \$ 1,802 | \$ 1,802 | \$ - |
| Expenditures: | | | | |
| Interest Expense - 11/1 | \$ 159,250 | \$ - | \$ - | \$ - |
| Principal Expense - 5/1 | \$ 180,000 | \$ - | \$ - | \$ - |
| Interest Expense - 5/1 | \$ 159,250 | \$ - | \$ - | \$ - |
| Total Expenditures | \$ 498,500 | \$ - | \$ - | \$ - |
| Excess (Deficiency) of Revenues over Expenditures | \$ 11,032 | | \$ 1,802 | |
| Fund Balance - Beginning | \$ 218,402 | | \$ 469,890 | |
| Fund Balance - Ending | \$ 229,434 | | \$ 471,691 | |

Forest Lake

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2024

| | Adopted Budget | Prorated Budget Thru 10/31/24 | Actual Thru 10/31/24 | Variance |
|-----------------------------------|-------------------|----------------------------------|-------------------------|-------------|
| Revenues | | | | |
| Assessments - Tax Roll | \$ 140,650 | \$ - | \$ - | \$ - |
| Interest | \$ 3,551 | \$ 598 | \$ 598 | \$ - |
| Total Revenues | \$ 144,201 | \$ 598 | \$ 598 | \$ - |
| Expenditures: | | | | |
| Interest Expense - 11/1 | \$ 54,241 | \$ - | \$ - | \$ - |
| Principal Expense - 5/1 | \$ 35,000 | \$ - | \$ - | \$ - |
| Interest Expense - 5/1 | \$ 54,241 | \$ - | \$ - | \$ - |
| Total Expenditures | \$ 143,481 | \$ - | \$ - | \$ - |
| Net Change in Fund Balance | \$ 720 | | \$ 598 | |
| Fund Balance - Beginning | \$ 87,617 | | \$ 159,740 | |
| Fund Balance - Ending | \$ 88,337 | | \$ 160,338 | |

Forest Lake
Community Development District
Capital Projects Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2024

| | Adopted | Prorated Budget | Actual | |
|--|-------------|-----------------|---------------|---------------|
| | Budget | Thru 10/31/24 | Thru 10/31/24 | Variance |
| <u>Revenues</u> | | | | |
| Interest | \$ - | \$ - | \$ - | \$ - |
| Total Revenues | \$ - | \$ - | \$ - | \$ - |
| <u>Expenditures:</u> | | | | |
| Capital Outlay | \$ - | \$ - | \$ 0 | \$ (0) |
| Total Expenditures | \$ - | \$ - | \$ 0 | \$ (0) |
| Excess (Deficiency) of Revenues over Expenditures | \$ - | | \$ (0) | |
| Fund Balance - Beginning | \$ - | | \$ 0 | |
| Fund Balance - Ending | \$ - | | \$ - | |

Forest Lake

Community Development District

Capital Projects Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2024

| | Adopted Budget | Prorated Budget Thru 10/31/24 | Actual Thru 10/31/24 | Variance |
|--|-------------------|----------------------------------|-------------------------|-----------------|
| Revenues | | | | |
| Interest | \$ - | \$ - | \$ 2 | \$ 2 |
| Total Revenues | \$ - | \$ - | \$ 2 | \$ 2 |
| Expenditures: | | | | |
| Capital Outlay | \$ - | \$ - | \$ 424 | \$ (424) |
| Total Expenditures | \$ - | \$ - | \$ 424 | \$ (424) |
| Excess (Deficiency) of Revenues over Expenditures | \$ - | | \$ (422) | |
| Fund Balance - Beginning | \$ - | | \$ 422 | |
| Fund Balance - Ending | \$ - | | \$ - | |

Forest Lake

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2024

| | Adopted Budget | Prorated Budget Thru 10/31/24 | Actual Thru 10/31/24 | Variance |
|--|---------------------|----------------------------------|-------------------------|-------------|
| <u>Revenues</u> | | | | |
| Interest | \$ - | \$ - | \$ - | \$ - |
| Total Revenues | \$ - | \$ - | \$ - | \$ - |
| <u>Expenditures:</u> | | | | |
| Chair Lift Replacement | \$ 10,500 | \$ - | \$ - | \$ - |
| Mailbox Coverings | \$ 65,000 | \$ - | \$ - | \$ - |
| Traffic Enhancements | \$ 16,000 | \$ - | \$ - | \$ - |
| Pool Furniture | \$ 10,000 | \$ - | \$ - | \$ - |
| Total Expenditures | \$ 101,500 | \$ - | \$ - | \$ - |
| Excess (Deficiency) of Revenues over Expenditures | \$ (101,500) | | \$ - | |
| <u>Other Financing Sources/(Uses)</u> | | | | |
| Transfer In/(Out) | \$ 93,219 | \$ - | \$ - | \$ - |
| Total Other Financing Sources (Uses) | \$ 93,219 | \$ - | \$ - | \$ - |
| Net Change in Fund Balance | \$ (8,281) | | \$ - | |
| Fund Balance - Beginning | \$ 91,645 | | \$ - | \$ - |
| Fund Balance - Ending | \$ 83,364 | | \$ - | |

Forest Lake
Community Development District
Month to Month

| | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Total |
|---|------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|---------------|
| Revenues | | | | | | | | | | | | | |
| Assessments - Tax Roll | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Total Revenues | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Expenditures: | | | | | | | | | | | | | |
| General & Administrative: | | | | | | | | | | | | | |
| Supervisor Fees | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Engineering | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Attorney | \$ 351 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 351 |
| Annual Audit | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Assessment Administration | \$ 6,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 6,000 |
| Arbitrage | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Dissemination | \$ 525 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 525 |
| Trustee Fees | \$ 6,728 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 6,728 |
| Management Fees | \$ 3,750 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 3,750 |
| Information Technology | \$ 158 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 158 |
| Website Maintenance | \$ 105 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 105 |
| Postage & Delivery | \$ 19 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 19 |
| Insurance | \$ 6,161 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 6,161 |
| Printing & Binding | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Legal Advertising | \$ 966 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 966 |
| Other Current Charges | \$ 42 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 42 |
| Office Supplies | \$ 3 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 3 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 175 |
| Subtotal General & Administrative: | \$ 24,983 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 24,983 |

Forest Lake
Community Development District
Month to Month

| | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Total |
|--|--------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-----------------|
| Operations and Maintenance | | | | | | | | | | | | | |
| Field Expenditures | | | | | | | | | | | | | |
| Property Insurance | \$ 13,894 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 13,894 |
| Field Management | \$ 1,461 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 1,461 |
| Landscape Maintenance | \$ 17,104 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 17,104 |
| Landscape Replacement | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Streetlights | \$ 2,641 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 2,641 |
| Electric | \$ 258 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 258 |
| Water & Sewer | \$ 98 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 98 |
| Sidewalk & Asphalt Maintenance | \$ 1,907 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 1,907 |
| Irrigation Repairs | \$ 105 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 105 |
| General Repairs & Maintenance | \$ 797 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 797 |
| Contingency | \$ 2,835 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 2,835 |
| Subtotal Field Expenditures | \$ 41,101 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 41,101 |
| Amenity Expenditures | | | | | | | | | | | | | |
| Amenity - Electric | \$ 1,081 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 1,081 |
| Amenity - Water | \$ 498 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 498 |
| Playground Lease | \$ 2,391 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 2,391 |
| Internet | \$ 100 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 100 |
| Pest Control | \$ 40 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 40 |
| Janitorial Services | \$ 840 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 840 |
| Security Services | \$ 2,066 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 2,066 |
| Pool Maintenance | \$ 2,100 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 2,100 |
| Amenity Access Management | \$ 833 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 833 |
| Amenity Repairs & Maintenance | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Contingency | \$ 700 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 700 |
| Subtotal Amenity Expenditures | \$ 10,649 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 10,649 |
| Total Expenditures | \$ 76,732 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 76,732 |
| Excess (Deficiency) of Revenues over Expenditures | \$ (76,732) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | (76,732) |
| Other Financing Sources/(Uses) | | | | | | | | | | | | | |
| Transfer In/(Out) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Total Other Financing Sources/(Uses) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Net Change in Fund Balance | \$ (76,732) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | (76,732) |

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 | \$249,169 | |
| 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) |
| Less: Principal Payment - 5/1/23 | | (\$170,000) |
| Less: Principal Payment - 5/1/24 | | (\$175,000) |
| Current Bonds Outstanding | | \$8,210,000 |

| 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 | \$71,050 | |
| Reserve Fund Balance | \$71,050 | |
| Bonds Outstanding - 05/24/2022 | | \$4,700,000 |
| Less: Principal Payment - 5/1/23 | | (\$65,000) |
| Less: Special Call - 5/1/23 | | (\$1,615,000) |
| Less: Special Call - 8/1/23 | | (\$970,000) |
| Less: Special Call - 11/1/23 | | (\$10,000) |
| Less: Principal Payment - 5/1/24 | | (\$30,000) |
| Current Bonds Outstanding | | \$2,010,000 |