

Forest Lake Community Development District

4700 Millenia Blvd Suite 500 Fifth Flr, Orlando, Florida 32839 Phone: 863-289-6108 - Fax: 407-926-0174

May 1, 2025

Board of Supervisors Meeting Forest Lake Community Development District

Dear Board Members:

A CLOSED Board of Supervisors Meeting of the Forest Lake Community Development District will be held Thursday, May 15, 2025, at 5:30 PM at the Forest Lake Amenity Center, 1595 Aspen Avenue, Davenport, Florida 33837.

This will be followed by the regular Board of Supervisors Meeting of the Forest Lake Community Development District on Thursday, May 15, 2025, at 6:30 PM at the Forest Lake Amenity Center, 1595 Aspen Avenue, Davenport, Florida 33837.

**Zoom Meeting: <https://us02web.zoom.us/j/88167601373>
Meeting ID: 881 6760 1373**

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

- 1. Roll Call**
- 2. Public Comment Period (speakers will fill out and submit comment cards to District Manager prior to beginning the meeting)**
- 3. Approval of Minutes of April 17, 2025, Board of Supervisors Meeting**
- 4. Board Business: Termination of Prince & Sons and the signing of Mele Environmental agreement**
- 5. Board discussion: Topic- Change of venue of June meeting**
- 6. Board discussion: Topic- No Parking signs on Chickasaw**
- 7. Board discussion: Topic- the paver's in the closet at the pool review**
- 8. Board discussion: Topic- Review of signage of pool rules**
- 9. Board discussion: Topic- Update on the gates project**
- 10. Board discussion: Topic- Fence repairs that were missed**
- 11. Board discussion: Topic- Parking rules for garage sale on May 17 & May 18 suspension**
- 12. Board discussion: Topic- Garage Sale signs to be placed on monuments**
- 13. Board discussion: Topic- reconsideration of bulletin board placement**
- 14. Request from Forest Lake HOA: Usage of the Amenity Center on June 6, 2025 HOA MTG**
- 15. Staff Reports**
 - A. Attorney**
 - B. Engineer**
 - i. Field Manager's Report**
 - C. District Manager's Report**
 - i. Check Register Review and approval**
- 16. Audience Comments**
- 17. Supervisors Requests**
- 18. Adjournment**

¹ Comments will be limited to three (3) minutes

April 2025 Minutes

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

The regular meeting of the Board of Supervisors of the Forest Lake Community Development District was held Thursday, **April 17, 2025**, at 6:30 p.m. at the Forest Lake Amenity Center, 1595 Aspen Avenue, Davenport, Florida.

Present and constituting a quorum:

Frank Rivera	Chairman
Randi Ribarich	Vice Chairperson
Jose Cortez	Assistant Secretary
Jose Montalvo	Assistant Secretary
Travis Lemeur	Assistant Secretary

Also present were:

Christopher Lopez	District Manager, NPG CAM SVS
John Paul Toth	Field Manager, NPG CAM SVS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Lopez called the meeting to order at 6:30 p.m. and called the roll. All five Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Lopez opened the public comment period on agenda items. Hearing no comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes
March 20, 2025 B O D Meeting**

Mr. Lopez stated that the minutes of March 20, 2025, are presented for approval.

On MOTION by Mr. Rivera, seconded by Ms. Ribarich with all in FAVOR, the minutes were approved.

FOURTH ORDER OF BUSINESS

Ratification of Pressure washing Approval

The Board of Supervisors had approved the cleaning and pressure washing of the Amenity Center in a prior meeting. The ratification of the agreement approved between meetings is presented with formal approval.

On MOTION by Mr. Rivera, seconded by Ms. Ribarich with all in Favor, the pressure washing project was approved.

FIFTH ORDER OF BUSINESS

Ratification of Solar Light Project

Mr. Lopez noted next is the ratification of the approval for the solar light project that has been completed.

On MOTION by Mr. Cortez, seconded by Mr. Montalco with all in Favor, the Solar Light project was approved.

Chairmen Rivera is now presiding over the district meeting

SIXTH ORDER OF BUSINESS

Retention pond safety issue

Mr. Lopez stated that there is a safety issue at the retention pond where the Aspen Ave sidewalk has a deep drop off to the bottom of the retention pond. The bottom of the retention pond has a cement tunnel and concrete debris. A person could fall and be injured if not careful. After a board discussion regarding a fence being placed, signs on a pole being used and the wording of the signs at the location are also being discussed. The supervisors motioned to table this issue and receive more options at the next meeting.

On MOTION by Mr. Rivera, seconded by Mr. Montalvo, with Mr. Cortez & Ms. Ribarich approving, the motion was tabled 4-1.

SEVENTH ORDER OF BUSINESS

Name Change of the CDD monuments

Mr. Rivera stated that the HOA board would like to have the name of the HOA changed and the monuments at the entry areas changed to match. After a board discussion of the costs and everything that must be changed, the board decided that the CDD monuments will not be changed.

No Motion entered. Topic was not motioned for a vote.

EIGHTH ORDER OF BUSINESS

Pavers repurposed for amenity center area

Mr. Rivera noted that the extra pavers in the closet are District property. It takes a motion and approval to repurpose the pavers on another project. After a discussion of the use and location for the extra pavers, the board decided that the pavers should be used at the front area of grass where the pool pump and closet door is. The District will take proposals for the completion of this project.

On MOTION by Mr. Rivera and seconded by Mr. Cortez, the commencement of proposals was unanimously APPROVED.

NINTH ORDER OF BUSINESS

Board Discussion – Landscaping proposals

Mr. Rivera noted that three landscaping proposals have been qualified for review. After hearing the proposals from the vendors present and a survey based on the proposals presented, a count of the points awarded was conducted. Mele Environmental received the most points from the supervisors. Mele Environmental will receive a notice of commencement and the current vendor will receive a termination notice.

On MOTION by Mr. Rivera, seconded by Ms. Ribarich with all in Favor, the proposal of Mele Environmental was accepted and APPROVED.

TENTH ORDER OF BUSINESS

Board Discussion – Meeting location change

Mr. Lopez asked for clarification of the request for the change of venue for the District meeting. It was stated that due to conditions of being outside, an inside venue is requested. After a board Discussion and several residents being heard on this matter, the discussion was tabled for further review.

On MOTION by Ms. Ribarich, second by Mr. Rivera with all in favor, the issue was tabled.

ELEVENTH ORDER OF BUSINESS

Parking in front of mailboxes

Mr. Rivera asked what this issue was addressing. A supervisor had requested this issue be discussed. The supervisor had stated that people should not park in front of the mailboxes to visit the amenity center. The area should be reserved for the picking up of the mail only. After a board discussion on the matter, the request was withdrawn.

TWELTH ORDER OF BUSINESS

Shade Cover missing

Mr. Rivera stated that a shade cover had not been turned over from the prior management company. Mr. Lopez stated that the shade cover that was reported missing is in the closet of the amenity center. The pavers are blocking its retrieval and once the tags are recovered another cover will be ordered.

THIRTEENTH ORDER OF BUSINESS

HOA Meeting usage

Mr. Rivera presented a request from the Forest Lake HOA to use the Amenity Center for an HOA meeting on May 1, 2025, at 7PM. The prior resolution states that the amenity center can be reserved for CDD Business and upon approval, HOA Meetings.

On MOTION by Mr. Rivera, second by Mr. Cortez with all in favor, the use of the amenity center for the HOA meeting was Approved.

FOURTEENTH ORDER OF BUSINESS

Board discussion- Installation of gates

Mr. Rivera states that proposals and the groundwork concerning the gate project have commenced. There are many issues to address, and an update will be presented as it occurs.

On MOTION by Mr. Rivera, second by Mr. Cortez with all in favor, the issue was moved forward, and the district will continue to get proposals for the project.

FIFTEENTH ORDER OF BUSINESS

STAFF REPORTS

A. Attorney- no report to be given

B. Engineer- No Engineer currently

Field Manager- Mr. Toth reviewed the Pressure washing plan and the status of the pressure washing schedule.

C. District Managers report- Mr. Lopez updated the board about the status of communication process and operations. All District Supervisors have completed the State of Florida Ethics class at NO COST to the District. The Security schedule has been updated. The Amenity center cards are being issued once the applications are verified. The website updates have occurred and all the utilities are now up to date.

D. The check register was reviewed and unanimously approved.

SIXTEENTH ORDER OF BUSINESS

AUDIANCE COMMENTS

Mr. Lopez asked if there were in comments from the residents at this time. A resident had stated that children do not read signs and that no trespassing signs will not work. A residents stated that the pool announcement from security was to harsh and that it scared the children.

TWENTY SECOND ORDER OF BUSINESS

ADJOURNEMENT

<p>On MOTION by Mr. Rivera, second by Ms. Ribarich with all in favor, the meeting was adjourned.</p>

Secretary/Assistant Secretary

Chairman/Vice Chairman

Paver Proposals



4LK PAVERS LLC

407-437-7567
info@4lkpavers.com

FOR:

Forest lake CDD / Christopher Lopez

407-256-2778
Jpt@npgcam.com
1595 Aspen Avenue,
Davenport, Florida

NUMBER: QUOT0083
PO NUMBER:
DATE: May 6, 2025

Description	Quantity	Unit price	Amount
Pavers Installation			
This value does not include the pavers, only labor and the necessary material to level (base)	120	\$7.00	\$840.00
Grass removal	120	\$1.50	\$180.00
Pavers Sealer	1	\$330.00	\$330.00

SUBTOTAL: \$1,350.00
TOTAL: \$1,350.00
PAID: \$0.00
BALANCE DUE \$1,350.00

Payment instructions

We accept
Cash
Zelle
Check
Cash app
Credit Card / 3.5% fee
Cryptocurrencies

Business signature

If payment not completed within 30 days, additional charge of \$350 will be added and we will proceed with legal assistance to collect the total balance.
Invoice not paid will be subjected to FLORIDA'S CONSTRUCTION LIEN LAW.

Estimate # 2498
Date 05/05/2025

Project: Paver Installation

Prepared For Client: FOREST LAKE CDD, **Representative** Christopher Lopez, District Supervisor

Prepared by Jorge Azmouz Representative

Client Property Address: 70 Polermo Ave, St Cloud, FL 34771

Client Contact Info: +1 407-256-2778 / **Email** Jpt@npgcam.com

Scope of Work to be Completed:

Paver Installation 120 SF

Property: 1595 Aspen Avenue, Davenport, Florida

Demolition and/or excavation
Installation of a recycled concrete base
Compaction
Placement of pavers
Concrete frame installation
Cleanup
Debris disposal and/or dumpster service
Paver material are not provided.

Grand Total \$1,350.00

PROPOSAL NOTES

Permits and Taxes: All permits and taxes for client institutions will be the client's responsibility. The client is responsible for processing permits and paying the corresponding taxes, which is the client's sole responsibility.

Payment Schedule & Terms:

Initial Payment: A payment of 50% of the total project cost (via cash, check, or transfer) is required to schedule the start date of the project.

Final Payment: The remaining balance is due upon completion of the project.

Payment Deadline: All payments must be made within 10 days of the invoice due date. After this period, unpaid balances will be considered in default and accrue interest at a rate of 1.5% per month.

In the event of default, the buyer agrees to cover all costs of collection, including reasonable attorney fees.

Credit Card Payments: A 3% convenience fee applies to all payments made via credit card. This fee does not apply to financing arrangements.

HOA Documentation: The company will provide all necessary documentation required by the Homeowners Association (HOA). However, the client is responsible for submitting the application and managing the HOA approval process.

Legal and Collection Costs: Any unpaid balances, processing fees, or associated costs related to payment delays or defaults may result in legal action. The client acknowledges that they are responsible for covering all professional, legal, and collection-related expenses.

Disclaimer: "Work requiring licensure will be provided by our associated DBPR-licensed contractors."

This proposal ensures clarity on the responsibilities, payments, and legal aspects of the project, protecting both the client and contractor from unforeseen issues

Payment Options:

- **Credit Card Payments:** Payments made via credit card will incur a **3.5% processing fee**, which is a direct charge from the payment processing bank and is not associated with the contractor. This structure ensures flexibility in payment methods while maintaining transparency regarding any processing fees related to credit card transactions.

Acceptance

Please sign below to accept this proposal and authorize the work to proceed.

Signature: _____ Date: _____

Client FOREST LAKE CDD,

Representative Christopher Lopez, District Supervisor

For any questions or further details, feel free to contact us.



Fafa's Omega Brick Pavers

Josafa & Joao Alves

Business Number 813-352-7592

1602 Georgetown Drive Lakeland FL

8133527592

Fafasbrickpavers@outlook.com

INVOICE

INV0413

DATE

05/06/2025

DUE

On Receipt

BALANCE DUE

USD \$1,500.00

BILL TO

Forest Lake CDD

jpt@npgcam.com

DESCRIPTION	RATE	QTY	AMOUNT
120sqft pavers installation excavation and installation	\$1,200.00	1	\$1,200.00
Paver sealing	\$300.00	1	\$300.00

TOTAL

\$1,500.00

Payment Info

BALANCE DUE

USD \$1,500.00

BY CHECK

Fafas Omega Professional Brick Pavers

OTHER

Cash



GREEN2U LANDSCAPE

14567 Winter Stay Drive | Winter Garden, Florida 34787
3219458118 | contact.green2u@gmail.com | www.green2u.me

RECIPIENT:

Christopher Lopez

1595 Aspen Avenue
Davenport, Florida 33837

Quote #725

Sent on

May 05, 2025

Total

\$1,024.85

Product/Service	Description	Qty.	Unit Price	Total
Paver installation	The service includes the removal of all sod, leveling the area with a base, installation of pavers or bricks, and application of sand thereafter.	120	\$6.00	\$720.00
Sealant application		1	\$275.00	\$275.00

Subtotal

\$995.00

Jobber tax fee (3.0%)

\$29.85

Total

\$1,024.85

This quote is valid for the next 30 days, after which values may be subject to change.



MATAO BRICK PAVERS INC.

7205 SOMERSWORTH DR,

Orlando, FL 32835

(321) 663-1978 / (321) 663-4829



PROPOSAL



www.mataobrickpavers.com

mataobrickpavers@hotmail.com

MATAO BRICK PAVERS INC. - CONTRACTOR

FOREST LAKE CDD MANAGER		CUSTOMER #:	Date:
1595 ASPEN AVENUE DAVENPORT FL 33837		2265	5/6/2025
(407) 256 2778		SALESPERSON:	
jpt@npgcam.com		ANTONIO NOGUEIRA	
Description	QTY	Unit Price	Amount
PATIO PAVERS THE 12X10	120 SF		\$1.190.00
INCLUDE ONLY EXCAVATION DIRTS DOW			
AND TALKE WAY CRUSHED CONCRETE COMPACT			
LEVELIND PAVERS INSTALLATION			
INCLUDES POLYMERICA SAND AND SEALER			
NOTES:			
CUSTOMER HE ALREADY HAS THE PAVERS			
PAYMENT WHEN THE JOB ALL COMPLETED			
THANK YOU FOR YOUR BUSINESS		TOTAL PRICE: \$1.190.00	

TERMS & CONDITIONS

- **CONCRETE REMOVAL INCLUDED**

- **USER AGREEMENT FEE INCLUDED**

- **Sprinkler Work:** It is included to cap up the sprinkler heads and/or relocate them if necessary.

(Not included: setting direction that throws water).

- **Material Management:** Matao Brick Pavers always purchases extra pavers to account for cuts and waste. These extra pavers are not charged on this invoice and belong to Matao Brick Pavers.

- **Grass Damage WARNING:** Damages to grass may occur during paver installation. Matao Brick Pavers is not responsible for replacing any damaged grass or associated fees, including but not limited to HOA or county fees.

- **Change Policy:** Any changes made to the project after the contract is signed will be subject to a fee paid in full. The change will only be processed upon confirmation of payment.

Payment Terms:

WHEN THE JOB ALL COMPLETED

Non-payment at the time of completion may result in a lien on your home and will incur a 1.5% late fee per month.

Available Payment Methods: ZELLE, CASH, CHECK, CREDIT CARD, or DEBIT CARD.

Credit/Debit Card Fee: A **3.5% fee** will be applied for payments made via credit or debit card.

Cancellation Policy:

In the case of cancellation, Matao Brick Pavers will refund **70%** of the amount paid as the down payment.

Process:

1 - Matao Brick Pavers includes a 2-year warranty on the paver installation.

2 - Manufacturer warranty for the pavers.

3 - The pavers are delivered one day before the start date without a specified time.

4 - There could be slight variations in the pigmentation of the pavers, which may differ from the samples and/or catalogs we showed you.

5 - With the first deposit, we will order the materials and submit any required paperwork. We will pull permits if necessary. If a survey is needed, there will be an additional cost.

6 - The customer is responsible for covering the inside of the garage door down to the floor with plastic to prevent dust from entering the garage. Matao Brick Pavers is not responsible for cleaning the inside of the garage on the property.

7 - **Not included:** Stump removal that needs to be done by a grinding company. It will be

charged separately if applicable.

8 - This includes capping up the sprinkler heads and/or relocating them if necessary. It does not include sprinkler system adjustment, repairs, and/or relocation of sprinkler main lines.

9 - The estimates do not include sealing on the pavers.

10 - Matao Brick Pavers is not responsible for any unseen objects underground, including but not limited to phone or cable lines and septic tanks.

11 - Damages to grass may occur during paver installation. Matao Brick Pavers is not responsible for replacing any damaged grass or any associated fees, including but not limited to HOA or county fees.

12 - Any changes made to the project after the contract is signed will be subject to a fee paid in full. The change will only be processed upon confirmation of payment.

Weed Growth Disclaimer: The Client acknowledges and understands that despite our best efforts and professional installation, weeds may occasionally grow between the joints of the pavers over time. The Company shall not be held responsible for any weed growth between paver joints following the completion of the installation.

Final Conditions:

-The proposal must be signed and returned before your pavers will be ordered.

-This proposal price is valid if accepted within 90 days.

-The proposal includes only the work/materials as described. Any deviations required/requested shall incur an additional charge over and above the contract price and shall be the responsibility of the customer.

-If a permit is needed, the customer must provide a copy of the house's survey.

-Matao Brick Pavers always purchases extra pavers to account for cuts and waste. The customer will **NOT** be charged extra for them on this invoice. Therefore, any extra pavers belong to Matao Brick Pavers.

The job will be completed and ordered as agreed upon in the drawing.

MATAO BRICK PAVERS WILL PROVIDE A FULL REFUND IN THE EVENT THE PROJECT IS DENIED BY THE HOA.

IN THE CASE OF DENIAL FROM CITY OR COUNTY OFFICIALS, MATAO BRICK PAVERS WILL ADAPT THE PROJECT TO MEET GOVERNMENT REQUIREMENTS. IN THE CASE OF CANCELLATION BY THE CUSTOMER, A FULL REFUND IS NOT VALID. CODE DESCRIPTION AMOUNT.

By signing this document, the undersigned agrees to be bound by the terms and conditions outlined herein.

MATAO BRICK PAVERS INC.

CUSTOMER

Date:

Date:



NATIONAL TIGER COMPANY LLC

407-335-6574

3125 NEEDLES DRIVE

ORLANDO, FL 32810

FGFL0029162601 No.

NPG Cam Services

	Quantity	Price/Unit	Line Total
<i>Installation the brick in the area 120 ft. and grout and seal. With all the materials included, seal and polymer sand.</i>			

TOTAL Labor Cost \$1300

May 2025
Financial Report

Account Transactions

Forest Lake CCD

Date Range: Apr 01, 2025 to May 08, 2025

DATE	VENDOR NAME	DESCRIPTION	DEBIT	CREDIT	BALANCE
Balance Change					\$0.00
Difference between starting and ending balances					
Truist - Checking 9993					
Under: Assets > Bank Account					
Starting Balance					\$1,295,570.08
Apr 01, 2025	Travis Lemeur	BUS ONLINE BILL PAYMENT CHECK #975018		\$200.00	\$1,295,370.08
Apr 01, 2025	Travis Lemeur	BUS ONLINE BILL PAYMENT CHECK #975015		\$200.00	\$1,295,170.08
Apr 02, 2025	NPG Cam Services Inc	CHECK #7021		\$5,816.66	\$1,289,353.42
Apr 02, 2025	Duke Energy	BILL PAY DUKEENERGY 910088794450RECURRING INTERNET PAYMENT		\$116.06	\$1,289,237.36
Apr 02, 2025	Duke Energy	BILL PAY DUKEENERGY 910088794111RECURRING INTERNET PAYMENT		\$38.24	\$1,289,199.12
Apr 02, 2025	Duke Energy	BILL PAY DUKEENERGY 910088794301RECURRING INTERNET PAYMENT		\$38.21	\$1,289,160.91
Apr 07, 2025	NPG Cam Services Inc	CHECK #7022 Pressure washing vendor paid through mgmt		\$6,000.00	\$1,283,160.91
Apr 07, 2025	Current Demands	SALE CURRENT DEMANDS FOREST LAKECOMMUNITY ACH CORP DEBIT		\$225.00	\$1,282,935.91
Apr 08, 2025	Prince & Sons	CHECK #7020		\$7,308.50	\$1,275,627.41
Apr 11, 2025	POLK CO Appraiser	TAX DISTR Joe G Tedder9631 7B75FOREST LAKE CDD ACH CREDIT	\$24,067.59		\$1,299,695.00
Apr 14, 2025	NPG Cam Services Inc	CHECK #7029		\$2,448.70	\$1,297,246.30
Apr 14, 2025	Duke Energy	BILL PAY DUKEENERGY 910090849576RECURRING INTERNET PAYMENT		\$1,379.76	\$1,295,866.54
Apr 18, 2025	Prince & Sons	CHECK #7024		\$7,382.44	\$1,288,484.10
Apr 21, 2025	Securitas Security	CHECK #7028		\$3,192.63	\$1,285,291.47
Apr 21, 2025	Resort Pool Services	CHECK #7027		\$1,845.00	\$1,283,446.47
Apr 21, 2025	CSS	CHECK #7025		\$800.00	\$1,282,646.47
Apr 21, 2025	Duke Energy	BILL PAY DUKEENERGY 910088793566RECURRING INTERNET PAYMENT		\$2,059.99	\$1,280,586.48
Apr 21, 2025	Haines City utilities	UTILITY PD CITY OF HAIN3379 4210FOREST LAKE CDD ACH DEBIT		\$476.17	\$1,280,110.31
Apr 21, 2025	Haines City utilities	UTILITY PD CITY OF HAIN3379 0216FOREST LAKE CDD ACH DEBIT		\$119.90	\$1,279,990.41

Apr 23, 2025	Law offices of Collins Delpercio	CHECK #7026	\$1,537.20	\$1,278,453.21
Apr 23, 2025	Unleashed Fencing	CHECK #7023	\$4,394.00	\$1,274,059.21
Apr 23, 2025	Massey Services	Payment Massey Services 0012 Forest Lake CDD ACH DEBIT	\$40.00	\$1,274,019.21
Apr 23, 2025	Duke Energy	BILL PAY DUKEENERGY 910150190754RECURRING INTERNET PAYMENT	\$27.34	\$1,273,991.87
Apr 24, 2025	Spectrum internet	SPECTRUM SPECTRUM 3340 CHRISTOPHER LOPEZ ACH DEBIT	\$164.63	\$1,273,827.24
Apr 25, 2025	Resort Pool Services	CHECK #7030	\$3,300.00	\$1,270,527.24
Apr 28, 2025	FL CDD Maintenance & repairs	BUS ONLINE BILL PAYMENT CHECK #975025	\$469.12	\$1,270,058.12
Apr 29, 2025	U S Bank- Debt Bonds	WIRE REF# 20250429-00021215 BUSONLINE DOMESTIC WIRE	\$212,285.94	\$1,057,772.18
Apr 29, 2025	U S Bank- Debt Bonds	WIRE REF# 20250429-00021047 BUSONLINE DOMESTIC WIRE	\$35,118.82	\$1,022,653.36
Apr 30, 2025	POLK CO Appraiser	TAX DISTR Joe G Tedder9631 7B75FOREST LAKE CDD ACH CREDIT	\$90.60	\$1,022,743.96
May 01, 2025	NPG Cam Services Inc	CHECK #7032	\$5,816.66	\$1,016,927.30
May 01, 2025	Securitas Security	CHECK #7031	\$2,701.63	\$1,014,225.67
May 01, 2025	Duke Energy	BILL PAY DUKEENERGY 910088794450RECURRING INTERNET PAYMENT	\$105.82	\$1,014,119.85
May 01, 2025	Duke Energy	BILL PAY DUKEENERGY 910088794111RECURRING INTERNET PAYMENT	\$32.47	\$1,014,087.38
May 01, 2025	Duke Energy	BILL PAY DUKEENERGY 910088794301RECURRING INTERNET PAYMENT	\$32.46	\$1,014,054.92
May 02, 2025	Travis Lemeur	BUS ONLINE BILL PAYMENT CHECK #975024	\$200.00	\$1,013,854.92
May 02, 2025	Randi Ribarich	BUS ONLINE BILL PAYMENT CHECK #975023	\$200.00	\$1,013,654.92
May 05, 2025	Jose Montalvo	BUS ONLINE BILL PAYMENT CHECK #975022	\$200.00	\$1,013,454.92
May 05, 2025	Jose Cortez	BUS ONLINE BILL PAYMENT CHECK #975021	\$200.00	\$1,013,254.92
May 05, 2025	Efren Rivera	BUS ONLINE BILL PAYMENT CHECK #975020	\$200.00	\$1,013,054.92
Totals and Ending Balance			\$24,158.19	\$306,673.35
Balance Change				-\$282,515.16
Difference between starting and ending balances				

Assessment Tax Roll				
Under: Income > Operating Income				
Starting Balance				\$58,267.93
Apr 11, 2025	POLK CO Appraiser	TAX DISTR Joe G Tedder9631 7B75FOREST LAKE CDD ACH CREDIT	\$24,067.59	\$82,335.52
Apr 30, 2025	POLK CO Appraiser	TAX DISTR Joe G Tedder9631 7B75FOREST LAKE CDD ACH CREDIT	\$90.60	\$82,426.12
Totals and Ending Balance			\$0.00	\$24,158.19
				\$82,426.12

Balance Change							\$24,158.19	
Difference between starting and ending balances								
amenity center cards								
Under: Income > Other Income								
Starting Balance							\$60.00	
Totals and Ending Balance					\$0.00	\$0.00	\$60.00	
Balance Change							\$0.00	
Difference between starting and ending balances								
Amenity Electric								
Under: Expenses > Amenity Expenses								
Starting Balance							\$168.05	
May 01, 2025	Duke Energy	BILL PAY DUKEENERGY 910088794450	RECURRING INTERNET PAYMENT	\$105.82			\$273.87	
May 01, 2025	Duke Energy	BILL PAY DUKEENERGY 910088794111	RECURRING INTERNET PAYMENT	\$32.47			\$306.34	
Totals and Ending Balance					\$138.29	\$0.00	\$306.34	
Balance Change							\$138.29	
Difference between starting and ending balances								
Amenity Management								
Under: Expenses > Amenity Expenses								
Starting Balance							\$2,250.00	
Apr 02, 2025	NPG Cam Services Inc	CHECK #7021		\$750.00			\$3,000.00	
Totals and Ending Balance					\$750.00	\$0.00	\$3,000.00	
Balance Change							\$750.00	
Difference between starting and ending balances								
Amenity Repairs & Maintenance								
Under: Expenses > Amenity Expenses								
Starting Balance							\$3,011.20	
Apr 07, 2025	Current Demands	SALE CURRENT DEMANDS FOREST LAKE	COMMUNITY ACH CORP DEBIT	\$225.00			\$3,236.20	
Apr 14, 2025	NPG Cam Services Inc	CHECK #7029		\$2,448.70			\$5,684.90	
Apr 28, 2025	FL CDD Maintenance & repairs	BUS ONLINE BILL PAYMENT	CHECK #975025	\$469.12			\$6,154.02	
Totals and Ending Balance					\$3,142.82	\$0.00	\$6,154.02	
Balance Change							\$3,142.82	
Difference between starting and ending balances								

Amenity Water				
Under: Expenses > Amenity Expenses				
Starting Balance				\$0.00
Apr 21, 2025	Haines City utilities	UTILITY PD CITY OF HAIN3379 0216FOREST LAKE CDD ACH DEBIT	\$119.90	\$119.90
Totals and Ending Balance			\$119.90	\$0.00
Balance Change				\$119.90
Difference between starting and ending balances				

Attorney				
Under: Expenses > Administrative				
Starting Balance				\$11,232.10
Apr 23, 2025	Law offices of Collins Delpercio	CHECK #7026	\$1,537.20	\$12,769.30
Totals and Ending Balance			\$1,537.20	\$0.00
Balance Change				\$1,537.20
Difference between starting and ending balances				

Contingency Field operations				
Under: Expenses > O & M Field expenditures				
Starting Balance				\$2,363.97
Totals and Ending Balance			\$0.00	\$0.00
Balance Change				\$0.00
Difference between starting and ending balances				

County Tax services				
Under: Expenses > Operating Expense				
Starting Balance				\$13,541.88
Totals and Ending Balance			\$0.00	\$0.00
Balance Change				\$0.00
Difference between starting and ending balances				

Debt bonds repayments				
Under: Expenses > Other Expense				
Starting Balance				\$0.00
Apr 29, 2025	U S Bank- Debt Bonds	WIRE REF# 20250429-00021215 BUSONLINE DOMESTIC WIRE	\$212,285.94	\$212,285.94
Apr 29, 2025	U S Bank- Debt Bonds	WIRE REF# 20250429-00021047 BUSONLINE DOMESTIC WIRE	\$35,118.82	\$247,404.76
Totals and Ending Balance			\$247,404.76	\$0.00
Balance Change				\$247,404.76
Difference between starting and ending balances				

Dissemination			
Under: Expenses > Administrative			
Starting Balance			\$6,300.00
Totals and Ending Balance	\$0.00	\$0.00	\$6,300.00
Balance Change			\$0.00
Difference between starting and ending balances			

Electric			
Under: Expenses > O & M Field expenditures			
Starting Balance			\$5,623.29
Apr 02, 2025 Duke Energy	BILL PAY DUKEENERGY 910088794450RECURRING INTERNET PAYMENT	\$116.06	\$5,739.35
Apr 02, 2025 Duke Energy	BILL PAY DUKEENERGY 910088794111RECURRING INTERNET PAYMENT	\$38.24	\$5,777.59
Apr 02, 2025 Duke Energy	BILL PAY DUKEENERGY 910088794301RECURRING INTERNET PAYMENT	\$38.21	\$5,815.80
Apr 23, 2025 Duke Energy	BILL PAY DUKEENERGY 910150190754RECURRING INTERNET PAYMENT	\$27.34	\$5,843.14
May 01, 2025 Duke Energy	BILL PAY DUKEENERGY 910088794301RECURRING INTERNET PAYMENT	\$32.46	\$5,875.60
Totals and Ending Balance	\$252.31	\$0.00	\$5,875.60
Balance Change			\$252.31
Difference between starting and ending balances			

Field Management			
Under: Expenses > O & M Field expenditures			
Starting Balance			\$4,200.00
Apr 02, 2025 NPG Cam Services Inc	CHECK #7021	\$1,400.00	\$5,600.00
Totals and Ending Balance	\$1,400.00	\$0.00	\$5,600.00
Balance Change			\$1,400.00
Difference between starting and ending balances			

General Repairs & Maintenance			
Under: Expenses > O & M Field expenditures			
Starting Balance			\$5,097.78
Apr 23, 2025 Unleashed Fencing	CHECK #7023	\$4,394.00	\$9,491.78
Totals and Ending Balance	\$4,394.00	\$0.00	\$9,491.78
Balance Change			\$4,394.00
Difference between starting and ending balances			

Information Technology			
Under: Expenses > Administrative			
Starting Balance			\$660.00
Totals and Ending Balance	\$0.00	\$0.00	\$660.00

Balance Change				
Difference between starting and ending balances				\$0.00
Internet				
Under: Expenses > Amenity Expenses				
Starting Balance				\$352.09
Apr 24, 2025	Spectrum internet	SPECTRUM SPECTRUM 3340 CHRISTOPHER LOPEZ ACH DEBIT	\$164.63	\$516.72
Totals and Ending Balance			\$164.63	\$0.00
Balance Change				\$164.63
Difference between starting and ending balances				
Janitorial Services				
Under: Expenses > Amenity Expenses				
Starting Balance				\$1,600.00
Apr 21, 2025	CSS	CHECK #7025	\$800.00	\$2,400.00
Totals and Ending Balance			\$800.00	\$0.00
Balance Change				\$800.00
Difference between starting and ending balances				
Landscape Maintenance				
Under: Expenses > O & M Field expenditures				
Starting Balance				\$14,617.00
Apr 08, 2025	Prince & Sons	CHECK #7020	\$7,308.50	\$21,925.50
Apr 18, 2025	Prince & Sons	CHECK #7024	\$7,382.44	\$29,307.94
Totals and Ending Balance			\$14,690.94	\$0.00
Balance Change				\$14,690.94
Difference between starting and ending balances				
Management Fees				
Under: Expenses > Administrative				
Starting Balance				\$10,600.00
Apr 02, 2025	NPG Cam Services Inc	CHECK #7021	\$3,500.00	\$14,100.00
May 01, 2025	NPG Cam Services Inc	CHECK #7032	\$5,816.66	\$19,916.66
Totals and Ending Balance			\$9,316.66	\$0.00
Balance Change				\$9,316.66
Difference between starting and ending balances				
Office Supplies				
Under: Expenses > Administrative				
Starting Balance				\$326.67

Totals and Ending Balance			\$0.00	\$0.00	\$326.67
Balance Change					\$0.00
Difference between starting and ending balances					

Pest Control					
Under: Expenses > Amenity Expenses					
Starting Balance					\$120.00
Apr 23, 2025 Massey Services	Payment Massey Services 0012 Forest Lake CDD ACH DEBIT		\$40.00		\$160.00
Totals and Ending Balance			\$40.00	\$0.00	\$160.00
Balance Change					\$40.00
Difference between starting and ending balances					

Playground Lease					
Under: Expenses > Amenity Expenses					
Starting Balance					\$55,571.52
Totals and Ending Balance			\$0.00	\$0.00	\$55,571.52
Balance Change					\$0.00
Difference between starting and ending balances					

Pool Maintenance					
Under: Expenses > Amenity Expenses					
Starting Balance					\$2,950.00
Apr 07, 2025 NPG Cam Services Inc	CHECK #7022 Pressure washing vendor paid through mgmt		\$6,000.00		\$8,950.00
Apr 21, 2025 Resort Pool Services	CHECK #7027		\$1,845.00		\$10,795.00
Apr 25, 2025 Resort Pool Services	CHECK #7030		\$3,300.00		\$14,095.00
Totals and Ending Balance			\$11,145.00	\$0.00	\$14,095.00
Balance Change					\$11,145.00
Difference between starting and ending balances					

Postage & Delivery					
Under: Expenses > Administrative					
Starting Balance					\$0.00
Apr 02, 2025 NPG Cam Services Inc	CHECK #7021		\$166.66		\$166.66
Totals and Ending Balance			\$166.66	\$0.00	\$166.66
Balance Change					\$166.66
Difference between starting and ending balances					

Security Services					
Under: Expenses > Amenity Expenses					
Starting Balance					\$5,049.78
Apr 21, 2025 Securitas Security	CHECK #7028		\$3,192.63		\$8,242.41

May 01, 2025	Securitas Security	CHECK #7031	\$2,701.63		\$10,944.04
Totals and Ending Balance			\$5,894.26	\$0.00	\$10,944.04
Balance Change					\$5,894.26
Difference between starting and ending balances					

Streetlights					
Under: Expenses > O & M Field expenditures					
Starting Balance					\$131.23
Apr 14, 2025	Duke Energy	BILL PAY DUKEENERGY 910090849576	RECURRING INTERNET PAYMENT	\$1,379.76	\$1,510.99
Apr 21, 2025	Duke Energy	BILL PAY DUKEENERGY 910088793566	RECURRING INTERNET PAYMENT	\$2,059.99	\$3,570.98
Totals and Ending Balance			\$3,439.75	\$0.00	\$3,570.98
Balance Change					\$3,439.75
Difference between starting and ending balances					

Supervisor Fees					
Under: Expenses > Administrative					
Starting Balance					\$2,600.00
Apr 01, 2025	Travis Lemeur	BUS ONLINE BILL PAYMENT CHECK #975018		\$200.00	\$2,800.00
Apr 01, 2025	Travis Lemeur	BUS ONLINE BILL PAYMENT CHECK #975015		\$200.00	\$3,000.00
May 02, 2025	Travis Lemeur	BUS ONLINE BILL PAYMENT CHECK #975024		\$200.00	\$3,200.00
May 02, 2025	Randi Ribarich	BUS ONLINE BILL PAYMENT CHECK #975023		\$200.00	\$3,400.00
May 05, 2025	Jose Montalvo	BUS ONLINE BILL PAYMENT CHECK #975022		\$200.00	\$3,600.00
May 05, 2025	Jose Cortez	BUS ONLINE BILL PAYMENT CHECK #975021		\$200.00	\$3,800.00
May 05, 2025	Efren Rivera	BUS ONLINE BILL PAYMENT CHECK #975020		\$200.00	\$4,000.00
Totals and Ending Balance			\$1,400.00	\$0.00	\$4,000.00
Balance Change					\$1,400.00
Difference between starting and ending balances					

Water & Sewer					
Under: Expenses > O & M Field expenditures					
Starting Balance					\$596.07
Apr 21, 2025	Haines City utilities	UTILITY PD CITY OF HAIN3379 4210	FOREST LAKE CDD ACH DEBIT	\$476.17	\$1,072.24
Totals and Ending Balance			\$476.17	\$0.00	\$1,072.24
Balance Change					\$476.17
Difference between starting and ending balances					

Website maintenance			
Under: Expenses > Administrative			
Starting Balance			\$263.00
Totals and Ending Balance	\$0.00	\$0.00	\$263.00
Balance Change			
Difference between starting and ending balances			\$0.00