

***CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Special Budget Meeting

Date/Time:

***Tuesday, November 07, 2023
6:00 P.M.***

Location:

***Cory Lake Beach Club
10441 Cory Lake Drive
Tampa, Florida 33647***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval, or adoption.

Cory Lakes Community Development District

c/o Breeze

1540 International Parkway, Suite 2000

Lake Mary, FL 32745

813-564-7847

Board of Supervisors
Cory Lakes Community Development District

Dear Supervisors:

A Special Budget Meeting of the Board of Supervisors of the Cory Lakes Community Development District is scheduled for **Tuesday, November 07, 2023** at **6:00 P.M.** at the **Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Larry Krause

Larry Krause
District Manager
813-565-4663

CC: Attorney
Engineer
District Records

District: CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Tuesday, November 07, 2023

Time: 6:00 P.M.

Location: Cory Lake Beach Club
10441 Cory Lake Drive
Tampa, Florida 33647

Zoom:

<https://us02web.zoom.us/j/87271417819?pwd=OFVySWMyR1diL0lOWEpWSc82SWhCUT09>

Dial In: +1-305-224-1968

Meeting ID: 872 7141 7819

Passcode: 776805

Mute/Unmute: *6

Agenda

For the full agenda packet, please contact Larry@breezehome.com

I. Call to Order/Roll Call/Pledge of Allegiance

II. Discussion on E-Blasts and Social Media Posting

Exhibit 1

III. Chairman's Opening Comments

IV. Other Supervisors' Opening Comments

V. Audience Comments – Agenda Items *(limited to 3 minutes per individual on agenda items)*

VI. Financial Items

A. Presentation of FY 2023 and FY 2024 Budget

Exhibit 2

B. Presentation of Fund Balance, FY 2023 Budget in Review, FY 2024 Budget Analysis

Exhibit 3

C. Additional Information

1. Cory Lakes Audited Financial Report - September 30, 2022

Exhibit 4

2. Cory Lakes Reserve Study - 2012

Exhibit 5

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

VIII. Supervisor Requests

A. Seat 1 – Ronald Acoff:

B. Seat 2 – Rene Fontcha:

C. Seat 3 – Jorge Castillo:

D. Seat 4 – Ann Belyea:

E. Seat 5 – Cynthia McIntyre:

IX. Adjournment

Cory Lakes

Community Development District

EXHIBIT

1

AGENDA

Larry Krause

From: Vivek Babbar <vbabbar@srvlegal.com>
Sent: Thursday, October 26, 2023 9:13 PM
To: racoff@corylakescdd.net; rfontcha@corylakescdd.net; jcastillo@corylakescdd.net; Cynthia McIntyre; Ann Belyea; Jorge Castillo; abelyea@corylakescdd.net
Cc: Patricia Comings-Thibault; Larry Krause; John Hall ; Dominique Green (clibeachclub@corylakescdd.net); vbabbar@srvlegal.com
Subject: Cory Lakes: District Counsel's Recommendations on E-Blasts and Social Media
Importance: High

Good evening Supervisors,

Please do not “reply all” as that may be construed as a violation of the sunshine law.

I was going to go into this at our October meeting last week, but we wanted to keep the meeting short. Given the actions that took place after last week’s meeting and since I’ve seen some email traffic relating to the CDD’s past meeting and the FY 23-24 Budget, it seems important that I send this email and provide some recommendations immediately.

Our office recommends individual supervisors **do not send out e-blasts** (unless they have been designated by the Board) and **do not use social media**.

Below is a list of reasons why we have this recommendation as well as important information related to the recommendation.

1. It causes confusion for residents.
 - a. The official channel for communications should come from the CDD and its website.
 - b. While disclaimers and notes that the e-blast or social media post is an individual supervisor’s personal opinion and not representative of the entire Board are important and helpful, it can easily be skipped over or forgotten about when reading a lengthy post.
2. There is a high potential for a sunshine law violation:
 - a. Multiple supervisors could want to send an e-blast (theoretically could hit send at the same time, but that is unlikely to happen).
 - b. a social media post from a resident can be replied to by multiple supervisors without realizing another supervisor previously replied
 - c. a simple “like” or retweet can be construed as communications between supervisors
3. E-blasts or social media posts would need to be maintained by the supervisor as a public record.
4. Use of social media creates a public forum for members of the public to communicate to that supervisor.
 - a. Once this forum or expectation is created, a supervisor would not be able to block a poster if they start having negative comments. The resident’s speech would be protected by the First Amendment.
5. Consequences for Potential Violations
 - a. For Sunshine law: Fined up to \$500, guilty of a misdemeanor of the 2nd degree. Court may assess attorney's fees against the individual supervisor
 - b. For Public Records law: Fined up to \$500, guilty of a misdemeanor of the 1st degree. Court may assess attorney's fees against the individual supervisor
 - c. For Ethics Laws: Civil penalty of up to \$20,000 and restitution of any benefits received due to the violation
6. Please understand that there is no prohibition for using e-blasts or social media and neither me, the District Manager, nor the Board can do anything to restrict a supervisor from using social media or sending out e-blasts

to discuss CDD business if they so choose (they are also protected under the First Amendment with their free speech rights).

- a. Our office **does not** have the authority to determine if there was a violation of the sunshine laws, public records laws, or code of ethics.
- b. Only a judge or the commission on ethics would be able to make such determinations.
 - i. The Florida Commission on Ethics governs the Code of Ethics for Public Officers. Complaints can be made on their website: <http://www.ethics.state.fl.us/>
 - ii. The local State Attorney may prosecute criminal violations: Their contact information is on their website: <https://www.sao13th.com/>
 - iii. Other general concerns can be reported to the Attorney General's Office on their website: https://legacy.myfloridalegal.com/contact.nsf/contact?Open&Section=Citizen_Services
- c. The Governor can suspend or remove a Supervisor for malfeasance, misfeasance, neglect of duty, habitual drunkenness, incompetence, or permanent inability to perform official duties.
 - i. <https://www.flgov.com/contact-governor-2/>

Additionally, I've had some residents call my office and speak to me after the meeting with respect to their concerns that overlap with the things I mentioned above. They are disheartened that there is so much conflict and pettiness among some members of the Board and find it childish, shameful, and embarrassing. To be frank, I have to agree with these feelings. In my experience, I have never seen such hostility, tension, disruptive and uncivil behavior from Board members. While such behavior may not violate any law, it certainly isn't productive or appropriate. It serves no purpose other than to fan the flames of discontent and further sow the seeds to separate the community.

As I informed this Board, Cory Lakes has a reputation. Unfortunately, a bad reputation. This was evidenced by the fact that none of the other District Management companies I work with submitted a proposal to serve the community. We are lucky that Breeze agreed to not withdraw their proposal after learning of this reputation. I don't want the actions of a few board members to drive them, the CDD's employees, or other vendors away from the community.

Before you speak or act, I urge you to ask yourself a few simple questions:

- What purpose will my words or actions serve?
- Will my words or actions benefit or hurt the community?
- Is it necessary for me to speak or act in this moment?
- Is this how I would want to be treated?
- If my parents or children saw me act this way, what will they think?
- Can I phrase this or reframe the conversation in a different manner?

There are numerous other simple, tried, and tested adages that will help you grow in your role as a supervisor and foster unity in the community. One that may help this community at this moment is: If you don't have anything nice to say, don't say anything.

You are elected public officials and are held to a higher standard than the average citizen. You are expected to serve in your supervisor capacity and act in the best interests of the community. Your behavior and demeanor to each other and others should set an example of good behavior. You should represent your community and constituents in a positive and professional manner. There can be disagreement without being disagreeable. Effective and zealous advocacy for your positions does not require hostile behavior. Being respectful, courteous, and civil are far more effective means of communicating and conducting business. Civility can assist in reaching consensus, provides for a safe and comfortable environment to honestly share ideas and opinions, can uplift our daily life, make it more pleasant to live and work in an organized society, and foster a sense of community and connection.

I hope you find this email informative and helpful and that it will inspire change and a positive outcome. Not only for my sake, but for the sake of the community, the CDD's employees, and the other vendors serving the community.

Thanks,

Vivek

Vivek K. Babbar

Attorney at Law

Board Certified in City, County, and Local Government Law

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Direct: 813.321.4107

Main: 813.223.9400

vbabbar@srvlegal.com

www.srvlegal.com

CONFIDENTIALITY NOTE: The information contained in this transmission is privileged and confidential information intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this transmission in error, do not read it. Please immediately reply to the sender that you have received this communication in error and then delete it. Thank you.

Cory Lakes

Community Development District

EXHIBIT

2

AGENDA

CORY LAKES CDD
STATEMENT 1 - ADOPTED BUDGET

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ADOPTED	FY 2023 ACTUAL	FY 2023 BUDGET TO ACTUAL	FY 2024 ADOPTED	VARIANCE 2023 ACTUAL TO 2024
REVENUE							
ASSESSMENTS LEV: ALL RESIDENTS	\$ 1,992,645	\$ 2,285,386	\$ 2,477,358	\$ 2,385,865		\$ 2,579,152	193,287
ASSESSMENTS LEVY: CACHET		-	2,170	2,591		2,713	122
ALLOWABLE DISCOUNTS (4%)		-	(99,181)	-		(103,275)	(103,275)
ASSESSMENTS LEVY - NET	1,992,645	2,285,386	2,380,347	2,388,456	8,109	2,478,590	90,134
INTEREST AND MISCELLANEOUS	283,204	24,974	30,000	43,712	13,712	30,000	(13,712)
NOTE ISSUANCE		700,000	-	-	-		
TOTAL REVENUE	2,275,849	3,010,360	2,410,347	2,432,168	21,821	2,508,590	76,422
EXPENDITURES							
1 ADMINISTRATIVE EXPENSES							
2 SUPERVISORS FEES	12,200	11,400	12,000	11,554	(446)	12,000	446
3 PAYROLL SERVICE FEE	793	751	600	806	206	600	(206)
4 PAYROLL TAXES	933	872	1,225	689	(536)	1,225	536
5 DISTRICT MANAGEMENT	55,000	55,000	55,000	59,449	4,449	70,000	10,551
6 ASSESSMENT ROLL PREPARATION	5,000	5,000	5,000	4,583	(417)	-	(4,583)
7 BOND AMORTIZATION SCHEDULE FEE	-	-	1,500	-	(1,500)	-	-
8 DISSEMINATION SERVICES (DISCLOSURE REPORT)	3,000	3,000	3,000	2,750	(250)	-	(2,750)
9 TRUSTEES FEES	7,112	7,112	7,200	7,704	504	7,750	46
10 AUDITING SERVICES	6,400	6,400	6,400	6,400	-	6,400	-
11 ARBITRAGE REBATE CALCULATION	-	-	2,500	-	(2,500)	2,500	2,500
12 LEGAL SERVICES - GENERAL	6,643	12,586	10,000	13,856	3,856	10,000	(3,856)
13 DISTRICT ENGINEER	4,505	21,984	10,000	12,503	2,503	10,000	(2,503)
14 INSURANCE - GENERAL LIABILITY & PUBLIC OFFICIALS	33,153	34,837	42,000	39,057	(2,943)	40,500	1,443
15 INSURANCE - WORKERS COMPENSATION	3,792	4,356	5,500	4,026	(1,474)	5,500	1,474
16 LEGAL ADVERTISING	6,051	3,908	4,500	3,921	(579)	1,500	(2,421)
17 BANK FEES	-	-	1,500	1,804	304	1,500	(304)
18 CREDIT CARD DISCOUNT	195	227	200	424	224	200	(224)
19 DUES & LICENSES	175	175	175	175	-	175	-
20 POSTAGE	1,313	3,604	2,000	2,873	873	2,000	(873)
21 OFFICE SUPPLIES	631	345	-	2,362	2,362	-	(2,362)
22 TAX COLLECTOR - (Amounts are based on fees charged by County)	39,852	27,793	99,181	47,746	(51,435)	103,275	55,529
23 CONTINGENCIES	1,844	1,432	2,000	4,505	2,505	2,000	(2,505)
24 COI	-	4,000	-	-	-	-	-
25 TOTAL ADMINISTRATIVE EXPENDITURES	188,592	204,782	271,481	227,187	(44,294)	277,125	49,938
26							
27 UTILITIES:							
28 COMMUNICATION (avg monthly bill is \$2,833. Annualized = \$33,896)	32,482	34,231	20,000	38,445	18,445	20,000	(18,445)
29 WEBSITE	1,056	1,056	705	557	(148)	705	148
30 ADA WEBSITE COMPLIANCE	-	420	210	210	-	210	-
31 STREETLIGHTS (monthly bill is \$21,963 since May. Annualized = \$263,556 10/22 bill was coded to FY 2022)	168,061	213,884	155,000	241,863	86,863	208,000	(33,863)
32 ELECTRICITY (monthly bill avg is \$7,428. Annualized = \$89,136)	63,288	69,694	60,000	82,593	22,593	75,000	(7,593)
33 PROPANE	-	-	400	-	(400)	400	400
34 WATER, SEWER & IRRIGATION	26,553	26,507	20,000	24,975	4,975	17,000	(7,975)
35 SOLID WASTE REMOVAL	7,656	7,345	8,000	9,439	1,439	8,000	(1,439)
36 SEWER LIFT STATION	20,497	2,390	2,500	5,032	2,532	2,500	(2,532)
37 TOTAL UTILITIES	319,593	355,527	266,815	403,114	136,299	331,815	(71,299)

CORY LAKES CDD
STATEMENT 1 - ADOPTED BUDGET

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ADOPTED	FY 2023 ACTUAL	FY 2023 BUDGET TO ACTUAL	FY 2024 ADOPTED	VARIANCE 2023 ACTUAL TO 2024
38							
39 SECURITY OPERATIONS							
40 SECURITY STAFFING CONTRACT SERVICES	302,398	393,605	445,000	431,755	(13,245)	466,091	34,336
41 CONTRACTUAL VIRTUAL GUARD	88,908	71,020	59,000	59,108	108	59,000	(108)
42 OFF DUTY POLICING	14,686	14,949	21,000	12,050	(8,950)	21,000	8,950
43 TOTAL SECURITY OPERATIONS	405,992	479,574	525,000	502,913	(22,087)	546,091	43,178
44							
45 FIELD OFFICE ADMINISTRATION							
46 FIELD MANAGER	63,365	63,200	67,100	65,768	(1,332)	73,810	8,042
47 ASSISTANT FIELD MANAGER	6,847	152	-	-	-	-	-
48 OFFICE ADMINISTRATOR	48,044	47,204	53,900	54,234	334	62,595	8,361
49 PAYROLL TAXES	11,569	11,147	15,000	14,400	(600)	15,000	600
50 SEASONAL DECORATIONS	40,500	60,000	60,000	58,950	(1,050)	60,000	1,050
51 BEACH CLUB OFFICE EQUIPMENT	2,845	4,024	4,500	5,503	1,003	4,500	(1,003)
52 BEACH CLUB OFFICE SUPPLIES	5,178	3,492	3,000	4,250	1,250	4,500	250
53 BEACH CLUB GYM SUPPLIES	20,495	18,237	20,600	4,911	(15,689)	20,600	15,689
54 GUARD OFFICE EQUIPMENT	-	230	1,000	-	(1,000)	1,000	1,000
55 GUARD OFFICE SUPPLIES	467	336	1,500	244	(1,256)	1,500	1,256
56 COMMUNITY EVENT SUPPLIES	10,623	18,364	18,500	13,658	(4,842)	18,500	4,842
57 POOL & BEACH CLUB ATTENDANTS	35,049	32,475	26,000	23,785	(2,215)	26,000	2,215
58 MISCELLANEOUS FIELD EXPENSE - RESERVE STUDY	-	-	-	9,450	9,450	7,340	(2,110)
59 TOTAL FIELD OFFICE ADMINISTRATION	244,982	258,861	271,100	255,153	(15,947)	295,345	40,192
60							
61 PROPERTY MAINTENANCE							
62 LANDSCAPE MAINTENANCE							
63 LANDSCAPING	462,585	473,801	407,000	483,172	76,172	419,000	(64,172)
64 MULCH	-	3,150	-	-	-	-	-
65 BEACH SAND	-	2,385	3,000	-	(3,000)	6,000	6,000
66 ANNUALS & SEASONAL PLANT INSTALLATION	2,416	4,520	5,000	4,000	(1,000)	7,500	3,500
67 PLANT REPLACEMENT	38,313	25,272	30,000	21,127	(8,873)	25,000	3,873
68 SOD REPLACEMENT	3,387	480	10,000	-	(10,000)	5,000	5,000
69 WELL MAINTENANCE - IRRIGATION	614	240	3,000	5,659	2,659	3,000	(2,659)
70 IRRIGATION - MAINTENANCE	7,074	15,414	7,500	20,311	12,811	7,500	(12,811)
71 TREE REMOVAL, REPLACEMENT & MAINTENANCE	14,613	38,222	35,000	47,543	12,543	35,000	(12,543)
72 LAKD & POND MAINTENANCE	45,750	47,165	55,640	53,213	(2,427)	55,640	2,427
73 TOTAL LANDSCAPE MAINTENANCE	574,752	610,649	556,140	635,025	78,885	563,640	(71,385)

CORY LAKES CDD
STATEMENT 1 - ADOPTED BUDGET

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ADOPTED	FY 2023 ACTUAL	FY 2023 BUDGET TO ACTUAL	FY 2024 ADOPTED	VARIANCE 2023 ACTUAL TO 2024
74							
75 FACILITIES MAINTENANCE							
76 OUTSIDE FACILITIES MAINTENANCE	20,887	60,722	100,000	117,489	17,489	65,000	(52,489)
77 CAPITAL REINVESTMENT NOTE 2022 REPAYMENT	-	145,396	161,292	160,941	(351)	154,000	(6,941)
78 CAR & CART REPAIRS AND MAINTENANCE	9,036	10,140	6,000	10,385	4,385	6,000	(4,385)
79 RENTALS & LEASES	13,411	18,368	31,644	23,223	(8,421)	9,200	(14,023)
80 CLEANING	15,062	18,443	16,000	18,590	2,590	20,000	1,410
81 PEST CONTROL	1,529	1,800	1,800	2,000	200	1,800	(200)
82 SECURITY GATE MAINTENANCE & REPAIR	11,376	14,077	5,000	7,746	2,746	5,000	(2,746)
83 SECURITY GATE MAINTENANCE & REPAIR - CACHET	1,621	2,438	2,000	5,319	3,319	2,500	(2,819)
84 MONUMENTS AND SIGNS	3,016	2,624	5,000	585	(4,415)	5,000	4,415
85 FOUNTAINS	810	12,045	7,000	400	(6,600)	7,000	6,600
86 STORM WATER DRAINAGE	16,391	5,011	35,000	22,950	(12,050)	35,000	12,050
87 RECREATIONAL EQUIPMENT MAINTENANCE & REPAIR	30,868	16,622	15,000	22,833	7,833	15,000	(7,833)
88 BUILDING EQUIPMENT MAINTENANCE & REPAIR	8,178	14,939	15,000	8,728	(6,272)	15,000	6,272
89 PRESSURE WASHING	685	1,250	7,500	1,500	(6,000)	7,500	6,000
90 PAVER, STREETS AND SIDEWALKS REPAIRS, CLEANING	86,247	59,866	75,000	42,252	(32,748)	110,000	67,748
91 TOTAL FACILITIES MAINTENANCE	219,117	383,741	483,236	444,941	(38,295)	458,000	13,059
92							
93 FACILITIES MAINTENANCE (POOL)							
94 POOL MAINTENANCE	21,417	23,395	21,000	22,958	1,958	21,000	(1,958)
95 POOL REPAIRS	2,386	7,204	7,000	1,584	(5,416)	7,000	5,416
96 POOL HEATER UTILITIES	11,955	7,873	8,000	2,254	(5,746)	8,000	5,746
97 POOL PERMIT	275	273	575	275	(300)	575	300
98 CAPITAL IMPROVEMENT PROGRAM & CAPITAL OUTLAY	6,538	295,314	360,000	-	(360,000)	-	-
99 CONTINGENCY FOR EOY FY 2023	-	-	-	25,000	25,000	-	(25,000)
100 TOTAL FACILITIES MAINTENANCE (POOL)	42,571	334,059	396,575	52,071	(344,504)	36,575	9,504
101							
102 TOTAL EXPENDITURES BEFORE OTHER FINANCING SOURCES/USES	1,995,599	2,627,193	2,770,347	2,520,404	(249,943)	2,508,591	13,187
103							
104 OTHER FINANCING SOURCES/USES							
105 TRANSFER-IN	3,538	-	-	-	-	-	-
106 TOTAL OTHER FINANCING USES	3,538	-	-	-	-	-	-
107							
108 TOTAL EXPENDITURES	1,999,137	2,627,191	2,770,345	2,520,404	(249,943)	2,508,591	13,187
109							
110 NET CHANGE IN FUND BALANCE	283,788	383,169	(360,000)	(88,236)	(228,122)	(1)	63,235
111 FUND BALANCE - BEGINNING (Audited FY 2022 - Difference of \$85,510 from the budget in FY 23)	252,368	536,156	919,325	919,325		831,089	
112 FUND BALANCE ENDING	536,156	919,325	559,325	831,089		831,088	
113							
114 FUND BALANCE USES:							
115 NonSpendable - Prepaids & Deposits (amts depicted in FY 2022 are from the audit)	106,368	101,092		52,130		23,154	
116 Assigned - 3 months working capital (amts depicted in FY 2022 are from the audit - FY 23 is from budget)	-	360,000	482,069	482,069		501,718	
117 Assigned for Loan				295,000		306,216	
118 Unassigned Fund Balance	429,788	458,233	77,256	1,890		-	
119 TOTAL FUND BALANCE USE	\$ 536,156	\$ 919,325	\$ 559,325	\$ 831,089		\$ 831,088	\$ 63,235

Cory Lakes

Community Development District

EXHIBIT

3

AGENDA

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT



**Analysis of Fund Balance
The FY 2023 Budget in Review
The FY 2024 Budget**

Analysis of Fund Balance

CORY LAKES
FUND BALANCE FOR THE GENERAL FUND

As of September 30, 2022 (AUDITED)

Nonspendable for Prepaids & Deposits	\$101,092
Assigned for Subsequent Year Expenditures	\$360,000
Unassigned (available for any purpose)	<u>\$458,233</u>
TOTAL FUND BALANCE	<u>\$919,325</u>

As of September 30, 2023 (UN-AUDITED)

Nonspendable for Prepaids & Deposits	\$52,130
Assigned Budgeted Subsequent Year Expenditures	\$482,069
Assigned for Loan	\$295,000
Unassigned (available for any purpose)	<u>\$1,890</u>
TOTAL FUND BALANCE	<u>\$831,089</u>

*(It should be noted that three months of operating expenditures for FY 2024 should be \$627,148
Budgeted for FY 2024 is \$501,718. A difference of \$125,430..
Two Months of Operating Expenditures = \$418,098.*

FY 2023 Budget in Review

CORY LAKES

BUDGET FY 2023 SUMMARY

Administrative Expenditures

Budgeted: \$271,841 **Actual:** \$227,187 **Variance:** Under Budget (\$44,294)

	FY 2023	FY 2023 ACTUAL	FY 2023 VARIANCE
	ADOPTED		BUDGET TO ACTUAL
ADMINISTRATIVE EXPENSES			
SUPERVISORS FEES	12,000	11,554	(446)
PAYROLL SERVICE FEE	600	806	206
PAYROLL TAXES	1,225	689	(536)
DISTRICT MANAGEMENT	55,000	59,449	4,449
ASSESSMENT ROLL PREPARATION	5,000	4,583	(417)
BOND AMORTIZATION SCHEDULE FEE	1,500	-	(1,500)
DISSEMINATION SERVICES (DISCLOSURE REPORT)	3,000	2,750	(250)
TRUSTEES FEES	7,200	7,704	504
AUDITING SERVICES	6,400	6,400	-
ARBITRAGE REBATE CALCULATION	2,500	-	(2,500)
LEGAL SERVICES - GENERAL	10,000	13,856	3,856
DISTRICT ENGINEER	10,000	12,503	2,503
INSURANCE - GENERAL LIABILITY & PUBLIC OFFICIALS	42,000	39,057	(2,943)
INSURANCE - WORKERS COMPENSATION	5,500	4,026	(1,474)
LEGAL ADVERTISING	4,500	3,921	(579)
BANK FEES	1,500	1,804	304
CREDIT CARD DISCOUNT	200	424	224
DUES & LICENSES	175	175	-
POSTAGE	2,000	2,873	873
OFFICE SUPPLIES	-	2,362	2,362
TAX COLLECTOR - (AMOUNTS FOR ACTUAL FEES in FY 2023 WERE ASSIGNED BY COUNTY)	99,181	47,746	(51,435)
CONTINGENCIES	2,000	4,505	2,505
COI	-	-	-
TOTAL ADMINISTRATIVE EXPENDITURES	271,481	227,187	(44,294)

Material Variance was as a result of County Fees Coming in Lower than Budgeted – Cannot impact for FY 2024

CORY LAKES BUDGET FY 2023 SUMMARY

Utility Expenditures

Budgeted: \$266,815 **Actual:** \$403,114 **Variance:** Over Budget **\$136,299**

	FY 2023 ADOPTED	FY 2023 ACTUAL	FY 2023 VARIANCE BUDGET TO ACTUAL
UTILITIES:			
COMMUNICATION (avg monthly bill is \$2,833. Annualized = \$33,896)	20,000	38,445	18,445
WEBSITE	705	557	(148)
ADA WEBSITE COMPLIANCE	210	210	-
STREETLIGHTS (monthly bill is \$21,963 since May. Annualized = \$263,556 10/22 bill was coded to FY 2022)	155,000	241,863	86,863
ELECTRICITY (monthly bill avg is \$7,428. Annualized = \$89,136)	60,000	82,593	22,593
PROPANE	400	-	(400)
WATER, SEWER & IRRIGATION	20,000	24,975	4,975
SOLID WASTE REMOVAL	8,000	9,439	1,439
SEWER LIFT STATION	2,500	5,032	2,532
TOTAL UTILITIES	266,815	403,114	136,299

Material Variance was driven by streetlights being under budget – avg mo bill is \$21,963
Electricity was driven by electricity being under budget – avg mo bill is \$7,428

CORY LAKES BUDGET FY 2023 SUMMARY

Security Operations

Budgeted: \$525,000 **Actual:** \$502,913 **Variance:** Under Budget (\$22,087)

		FY 2023		FY 2023 VARIANCE
		ADOPTED	FY 2023 ACTUAL	BUDGET TO ACTUAL
SECURITY OPERATIONS				
	SECURITY STAFFING CONTRACT SERVICES	445,000	431,755	(13,245)
	CONTRACTUAL VIRTUAL GUARD	59,000	59,108	108
	OFF DUTY POLICING	21,000	12,050	(8,950)
TOTAL SECURITY OPERATIONS		525,000	502,913	(22,087)

Material Variance was driven by security operations. Contract was under Addendum 2 for \$442,995 as of 04.01.2022.

Billings for FY 2023 only included ½ month for October 2022. If the billings had not been bifurcated between FY 2022 and FY 2023 then the ½ month would have been \$18,458 for the annual total of \$450,213 with additional incidentals from Allied The contract needs to be revised for legal recitals and firm vendor terms that protect the District

CORY LAKES

BUDGET FY 2023 SUMMARY

Field Office Administrative

Budgeted: \$271,100 **Actual:** \$255,153 **Variance:** Under Budget (\$15,947)

		FY 2023	FY 2023 ACTUAL	FY 2023 VARIANCE
		ADOPTED		BUDGET TO ACTUAL
FIELD OFFICE ADMINISTRATION				
	FIELD MANAGER	67,100	65,768	(1,332)
	ASSISTANT FIELD MANAGER	-	-	-
	OFFICE ADMINISTRATOR	53,900	54,234	334
	PAYROLL TAXES	15,000	14,400	(600)
	SEASONAL DECORATIONS	60,000	58,950	(1,050)
	BEACH CLUB OFFICE EQUIPMENT	4,500	5,503	1,003
	BEACH CLUB OFFICE SUPPLIES	3,000	4,250	1,250
	BEACH CLUB GYM SUPPLIES	20,600	4,911	(15,689)
	GUARD OFFICE EQUIPMENT	1,000	-	(1,000)
	GUARD OFFICE SUPPLIES	1,500	244	(1,256)
	COMMUNITY EVENT SUPPLIES	18,500	13,658	(4,842)
	POOL & BEACH CLUB ATTENDANTS	26,000	23,785	(2,215)
	MISCELLANEOUS FIELD EXPENSE - RESERVE STUDY	-	9,450	9,450
TOTAL FIELD OFFICE ADMINISTRATION		271,100	255,153	(15,947)

Material Variance was driven by supplies not being utilized

CORY LAKES

BUDGET FY 2023 SUMMARY

Landscape Maintenance

Budgeted: \$556,140 **Actual:** \$635,025 **Variance:** Over Budget **\$78,885**

		FY 2023	FY 2023 ACTUAL	FY 2023 VARIANCE
		ADOPTED		BUDGET TO ACTUAL
LANDSCAPE MAINTENANCE				
	LANDSCAPING	407,000	483,172	76,172
	MULCH	-	-	-
	BEACH SAND	3,000	-	(3,000)
	ANNUALS & SEASONAL PLANT INSTALLATION	5,000	4,000	(1,000)
	PLANT REPLACEMENT	30,000	21,127	(8,873)
	SOD REPLACEMENT	10,000	-	(10,000)
	WELL MAINTENANCE - IRRIGATION	3,000	5,659	2,659
	IRRIGATION – MAINTENANCE	7,500	20,311	12,811
	TREE REMOVAL, REPLACEMENT & MAINTENANCE (stump grinding & removal Washingtonian palms & install of 4 queen palms)	35,000	47,543	12,543
	LAKD & POND MAINTENANCE	55,640	53,213	(2,427)
TOTAL LANDSCAPE MAINTENANCE		556,140	635,025	78,885

Landscape Maintenance:

1. Contract is dated as of February 1, 2023 – cannot find where the contract was advanced to the agenda for Board approval and contract in file is unexecuted

2. Contract Terms

- Landscape General Maintenance \$343,165 * - core maintenance
- Seasonal Color Perennial Maintenance \$720. * - core maintenance
- Seasonal Color Annuals \$6000.
- Mulch \$76,560
- Total Landscape Contract \$426,445
- Note: The monthly bill is based off these two categories and the remaining categories are billed on provided service basis.
- The monthly bill amount is \$28,657 Actual billings of this amount began at the beginning of the FY 2023 fiscal year.
- FY 2023 budget was established to be \$407,000

3. Additional Contract items for Landscape Maintenance

- OLM Inspection - \$12,000 Annually - core maintenance
- Annual cost for tree trimming of all date palms - \$40,000
- Beach Sand inclusive of install - \$6,000
- Vendor is also charging a \$286.57 monthly charge as a fuel surcharge . Contract terms need to be validated
- Total core maintenance = \$355,885 annually not inclusive of fuel surcharge

Landscape Maintenance:

4. Material Expenditures in FY 2023

Core Maintenance Services	\$346,173
OLM	<u>\$12,000</u>
Total Core Service	\$358,173
Mulch	\$72,600
Mulch in Pool Area	\$1,375
Additional Mulch	\$3,850
Palm Pruning	\$40,000
Storm Damage	\$4,868
Miscellaneous (inclusive of fuel charge)	\$2,306
Total	\$483,172
Budget	\$407,000
Overbudget for Landscape	\$76,172

CORY LAKES

BUDGET FY 2023 SUMMARY

Facilities Maintenance

Budgeted: \$483,236 **Actual:** \$444,941 **Variance:** Under Budget \$38,295

		FY 2023	FY 2023	FY 2023 VARIANCE
		ADOPTED	ACTUAL	BUDGET TO ACTUAL
FACILITIES MAINTENANCE				
	OUTSIDE FACILITIES MAINTENANCE	100,000	117,489	17,489
	CAPITAL REINVESTMENT NOTE 2022 REPAYMENT	161,292	160,941	(351)
	CAR & CART REPAIRS AND MAINTENANCE	6,000	10,385	4,385
	RENTALS & LEASES	31,644	23,223	(8,421)
	CLEANING	16,000	18,590	2,590
	PEST CONTROL	1,800	2,000	200
	SECURITY GATE MAINTENANCE & REPAIR	5,000	7,746	2,746
	SECURITY GATE MAINTENANCE & REPAIR - CACHET	2,000	5,319	3,319
	MONUMENTS AND SIGNS	5,000	585	(4,415)
	FOUNTAINS	7,000	400	(6,600)
	STORM WATER DRAINAGE	35,000	22,950	(12,050)
	RECREATIONAL EQUIPMENT MAINTENANCE & REPAIR	15,000	22,833	7,833
	BUILDING EQUIPMENT MAINTENANCE & REPAIR	15,000	8,728	(6,272)
	PRESSURE WASHING	7,500	1,500	(6,000)
	PAVER, STREETS AND SIDEWALKS REPAIRS, CLEANING	75,000	42,252	(32,748)
	TOTAL FACILITIES MAINTENANCE	483,236	444,941	(38,295)

Material Variance was driven by maintenance of pavers and sidewalks budget not being utilized

CORY LAKES
BUDGET FY 2023 SUMMARY
Facilities Maintenance (POOL)

Budgeted: \$396,575 Actual: \$52,071 Variance: Under Budget (\$344,504)

		FY 2023		FY 2023 VARIANCE
		ADOPTED	FY 2023 ACTUAL	BUDGET TO ACTUAL
FACILITIES MAINTENANCE (POOL)				
	POOL MAINTENANCE	21,000	22,958	1,958
	POOL REPAIRS	7,000	1,584	(5,416)
	POOL HEATER UTILITIES	8,000	2,254	(5,746)
	POOL PERMIT	575	275	(300)
	CAPITAL IMPROVEMENT PROGRAM & CAPITAL OUTLAY	360,000	-	(360,000)
	CONTINGENCY FOR EOY FY 2023	-	25,000	25,000
	TOTAL FACILITIES MAINTENANCE (POOL)	396,575	52,071	(344,504)

**Material Variance was driven by expenditures for the weir project not being utilized
Included an additional \$25,000 for any unknown billings**

FY 2024 Budget

CORY LAKES

BUDGET FY 2024 - ADMINISTRATIVE

Budgeted: \$277,125 Actual FY 2023: \$227,187 Variance Under Actual: \$49,938

	FY 2023	FY 2023 ACTUAL	FY 2023 VARIANCE	FY 2024 PROPOSED	VARIANCE 2023 ACTUAL TO 2024
	ADOPTED		BUDGET TO		
			ACTUAL		
ADMINISTRATIVE EXPENSES					
SUPERVISORS FEES	12,000	11,554	(446)	12,000	446
PAYROLL SERVICE FEE	600	806	206	600	(206)
PAYROLL TAXES	1,225	689	(536)	1,225	536
DISTRICT MANAGEMENT	55,000	59,449	4,449	70,000	10,551
ASSESSMENT ROLL PREPARATION	5,000	4,583	(417)	-	(4,583)
BOND AMORTIZATION SCHEDULE FEE	1,500	-	(1,500)	-	-
DISSEMINATION SERVICES (DISCLOSURE REPORT)	3,000	2,750	(250)	-	(2,750)
TRUSTEES FEES	7,200	7,704	504	7,750	46
AUDITING SERVICES	6,400	6,400	-	6,400	-
ARBITRAGE REBATE CALCULATION	2,500	-	(2,500)	2,500	2,500
LEGAL SERVICES - GENERAL	10,000	13,856	3,856	10,000	(3,856)
DISTRICT ENGINEER	10,000	12,503	2,503	10,000	(2,503)
INSURANCE - GENERAL LIABILITY & PUBLIC OFFICIALS	42,000	39,057	(2,943)	40,500	1,443
INSURANCE - WORKERS COMPENSATION	5,500	4,026	(1,474)	5,500	1,474
LEGAL ADVERTISING	4,500	3,921	(579)	1,500	(2,421)
BANK FEES	1,500	1,804	304	1,500	(304)
CREDIT CARD DISCOUNT	200	424	224	200	(224)
DUES & LICENSES	175	175	-	175	-
POSTAGE	2,000	2,873	873	2,000	(873)
OFFICE SUPPLIES	-	2,362	2,362	-	(2,362)
TAX COLLECTOR - (AMOUNTS NOT CALCULATED CORRECTLY FOR ACTUAL FEES in FY 2023)	99,181	47,746	(51,435)	103,275	55,529
CONTINGENCIES	2,000	4,505	2,505	2,000	(2,505)
COI	-	-	-	-	-
TOTAL ADMINISTRATIVE EXPENDITURES	271,481	227,187	(44,294)	277,125	49,938

Material variance is from the County fees collected by the County – this amount should not be changed and budget should not be impacted for FY 2024

Recommendation – Increase Legal and District Engineer by \$5,000 each . Total Increase is \$10,000

CORY LAKES BUDGET FY 2024

Utilities

Budgeted: \$ 331,815 Actual FY 2023: \$403,114 Variance Over Actual: \$71,299

	FY 2023 ADOPTED	FY 2023 ACTUAL	FY 2023 VARIANCE		FY 2024 PROPOSED	VARIANCE 2023 ACTUAL TO 2024
			BUDGET TO	ACTUAL		
UTILITIES:						
COMMUNICATION (avg monthly bill is \$2,833. Annualized = \$33,896)	20,000	38,445	18,445		20,000	(18,445)
WEBSITE	705	557	(148)		705	148
ADA WEBSITE COMPLIANCE	210	210	-		210	-
STREETLIGHTS (monthly bill is \$21,963 since May. Annualized = \$263,556 10/22 bill was coded to FY 2022)	155,000	241,863	86,863		208,000	(33,863)
ELECTRICITY (monthly bill avg is \$7,428. Annualized = \$89,136)	60,000	82,593	22,593		75,000	(7,593)
PROPANE	400	-	(400)		400	400
WATER, SEWER & IRRIGATION	20,000	24,975	4,975		17,000	(7,975)
SOLID WASTE REMOVAL	8,000	9,439	1,439		8,000	(1,439)
SEWER LIFT STATION	2,500	5,032	2,532		2,500	(2,532)
TOTAL UTILITIES	266,815	403,114	136,299		331,815	(71,299)

**Material Variance was driven by streetlights being under budget – avg mo bill is \$21,963
Electricity was driven by electricity being under budget – avg mo bill is \$7,428**

Recommendation: Increase Utilities : \$71,299 to actual amounts from FY 2023

CORY LAKES

BUDGET FY 2024

Security Operations

Budgeted: \$ 546,091 Actual FY 2023: \$502,913 Variance Over Actual: \$43,178

	FY 2023		FY 2023 VARIANCE		
	ADOPTED	FY 2023 ACTUAL	BUDGET TO	FY 2024 PROPOSED	VARIANCE 2023 ACTUAL TO 2024
			ACTUAL		
SECURITY OPERATIONS					
SECURITY STAFFING CONTRACT SERVICES	445,000	431,755	(13,245)	466,091	34,336
CONTRACTUAL VIRTUAL GUARD	59,000	59,108	108	59,000	(108)
OFF DUTY POLICING	21,000	12,050	(8,950)	21,000	8,950
TOTAL SECURITY OPERATIONS	525,000	502,913	(22,087)	546,091	43,178

Contract was under Addendum 2 for \$442,995 as of 04.01.2022. Amount considers additional amount of \$23,096 for additional services over the contracted amount

Recommendation: Decrease the Security Staffing by \$5,000
Decrease Off Duty Policing by \$5,000
Total Decrease in Budget \$10,000

CORY LAKES BUDGET FY 2024

Field Office Administrative

Budgeted: \$ 295,345 Actual FY 2023: \$255,153 Variance Over Actual: \$40,192

		FY 2023	FY 2023 ACTUAL	FY 2023 VARIANCE	FY 2024 PROPOSED	VARIANCE 2023 ACTUAL TO 2024
		ADOPTED		BUDGET TO		
				ACTUAL		
FIELD OFFICE ADMINISTRATION						
	FIELD MANAGER	67,100	65,768	(1,332)	73,810	8,042
	ASSISTANT FIELD MANAGER	-	-	-	-	-
	OFFICE ADMINISTRATOR	53,900	54,234	334	62,595	8,361
	PAYROLL TAXES	15,000	14,400	(600)	15,000	600
	SEASONAL DECORATIONS	60,000	58,950	(1,050)	60,000	1,050
	BEACH CLUB OFFICE EQUIPMENT	4,500	5,503	1,003	4,500	(1,003)
	BEACH CLUB OFFICE SUPPLIES	3,000	4,250	1,250	4,500	250
	BEACH CLUB GYM SUPPLIES	20,600	4,911	(15,689)	20,600	15,689
	GUARD OFFICE EQUIPMENT	1,000	-	(1,000)	1,000	1,000
	GUARD OFFICE SUPPLIES	1,500	244	(1,256)	1,500	1,256
	COMMUNITY EVENT SUPPLIES	18,500	13,658	(4,842)	18,500	4,842
	POOL & BEACH CLUB ATTENDANTS	26,000	23,785	(2,215)	26,000	2,215
	MISCELLANEOUS FIELD EXPENSE - RESERVE STUDY	-	9,450	9,450	7,340	(2,110)
TOTAL FIELD OFFICE ADMINISTRATION		271,100	255,153	(15,947)	295,345	40,192

Recommendation – have John Hall confirm that the gym supplies can be decreased by \$5,000 to \$15,000. Total decrease - \$5,000

CORY LAKES

BUDGET FY 2024

Landscape Maintenance

Budgeted: \$ 563,640 Actual FY 2023: \$635,025 Variance Over Actual: \$71,385

	FY 2023	FY 2023 ACTUAL	FY 2023 VARIANCE	FY 2024 PROPOSED	VARIANCE 2023 ACTUAL TO 2024
	ADOPTED		BUDGET TO		
LANDSCAPE MAINTENANCE					-
LANDSCAPING	407,000	483,172	76,172	419,000	(64,172)
MULCH	-		-	-	-
BEACH SAND	3,000	-	(3,000)	6,000	6,000
ANNUALS & SEASONAL PLANT INSTALLATION	5,000	4,000	(1,000)	7,500	3,500
PLANT REPLACEMENT	30,000	21,127	(8,873)	25,000	3,873
SOD REPLACEMENT	10,000		(10,000)	5,000	5,000
WELL MAINTENANCE - IRRIGATION	3,000	5,659	2,659	3,000	(2,659)
IRRIGATION - MAINTENANCE	7,500	20,311	12,811	7,500	(12,811)
TREE REMOVAL, REPLACEMENT & MAINTENANCE	35,000	47,543	12,543	35,000	(12,543)
LAKD & POND MAINTENANCE	55,640	53,213	(2,427)	55,640	2,427
TOTAL LANDSCAPE MAINTENANCE	556,140	635,025	78,885	563,640	(71,385)

Landscape Maintenance:

1. Contract is dated as of February 1, 2023 – cannot find where the contract was advanced to the agenda for Board approval and contract in file is unexecuted

2. Contract Terms

- Landscape General Maintenance \$343,165 * - core maintenance
- Seasonal Color Perennial Maintenance \$720. * - core maintenance
- Seasonal Color Annuals \$6000.
- Mulch \$76,560
- Total Landscape Contract \$426,445
- Note: The monthly bill is based off these two categories and the remaining categories are billed on provided service basis.
- The monthly bill amount is \$28,657
- FY 20234budget was established to be \$419,000

3. Additional Contract items for Landscape Maintenance

- OLM Inspection - \$12,000 Annually - core maintenance
- Annual cost for tree trimming of all date palms - \$40,000
- Beach Sand inclusive of install - \$6,000
- Vendor is also charging a \$286.57 monthly charge as a fuel surcharge . Contract terms need to be validated
- Total core maintenance = \$355,885 annually not inclusive of fuel surcharge

Landscape Maintenance - Recommendations:

Landscaping:

Core Maintenance Services	\$343,884
Annuals & Perennials Maintenance	\$6,720
OLM	<u>\$12,000</u>
Total Core Service	\$362,604

Mulch - this represents a reduction from \$76,560	\$35,000
Miscellaneous (inclusive of fuel charge)	<u>\$9,396</u>
Total	<u>\$407,000</u>

Budget	\$419,000
Reduction for Landscape Maintenance	\$12,000

(does not consider tree pruning)

Plant Replacement

FY 2024 Budget Reduction from \$25,000 to \$15,000. savings of \$10,000

Tree Removal

FY 2024 Budget Reduction from \$35,000 to \$20,000. Savings of \$15,000

Total Decrease in Budget for Landscape Maintenance: \$37,000

CORY LAKES

BUDGET FY 2024

Facilities Maintenance

Budgeted: \$458,000 Actual FY 2023: \$444,941 Variance Over Actual: \$13,059

		FY 2023	FY 2023	FY 2023 VARIANCE	FY 2024	VARIANCE 2023
		ADOPTED	ACTUAL	BUDGET TO	PROPOSED	ACTUAL TO 2024
FACILITIES MAINTENANCE						
	OUTSIDE FACILITIES MAINTENANCE	100,000	117,489	17,489	65,000	(52,489)
	CAPITAL REINVESTMENT NOTE 2022 REPAYMENT	161,292	160,941	(351)	154,000	(6,941)
	CAR & CART REPAIRS AND MAINTENANCE	6,000	10,385	4,385	6,000	(4,385)
	RENTALS & LEASES	31,644	23,223	(8,421)	9,200	(14,023)
	CLEANING	16,000	18,590	2,590	20,000	1,410
	PEST CONTROL	1,800	2,000	200	1,800	(200)
	SECURITY GATE MAINTENANCE & REPAIR	5,000	7,746	2,746	5,000	(2,746)
	SECURITY GATE MAINTENANCE & REPAIR - CACHET	2,000	5,319	3,319	2,500	(2,819)
	MONUMENTS AND SIGNS	5,000	585	(4,415)	5,000	4,415
	FOUNTAINS	7,000	400	(6,600)	7,000	6,600
	STORM WATER DRAINAGE	35,000	22,950	(12,050)	35,000	12,050
	RECREATIONAL EQUIPMENT MAINTENANCE & REPAIR	15,000	22,833	7,833	15,000	(7,833)
	BUILDING EQUIPMENT MAINTENANCE & REPAIR	15,000	8,728	(6,272)	15,000	6,272
	PRESSURE WASHING	7,500	1,500	(6,000)	7,500	6,000
	PAVER, STREETS AND SIDEWALKS REPAIRS, CLEANING	75,000	42,252	(32,748)	110,000	67,748
TOTAL FACILITIES MAINTENANCE		483,236	444,941	(38,295)	458,000	13,059

**Decrease amounts for Paver, Streets and Sidewalk Repairs to \$85,000
Facilities Maintenance Decrease \$25,000
Recommendation; Have District Engineer perform a street and paver
analysis for FY 2025 budget in order of priority**

CORY LAKES BUDGET FY 2024

Facilities Maintenance Pool

Budgeted: \$36,575 Actual FY 2023: \$52,071 Variance Over Actual: \$9,504

	FY 2023 ADOPTED	FY 2023 ACTUAL	FY 2023 VARIANCE BUDGET TO	FY 2024 PROPOSED	VARIANCE 2023 ACTUAL TO 2024
FACILITIES MAINTENANCE (POOL)					
POOL MAINTENANCE	21,000	22,958	1,958	21,000	(1,958)
POOL REPAIRS	7,000	1,584	(5,416)	7,000	5,416
POOL HEATER UTILITIES	8,000	2,254	(5,746)	8,000	5,746
POOL PERMIT	575	275	(300)	575	300
CAPITAL IMPROVEMENT PROGRAM & CAPITAL OUTLAY	360,000	-	(360,000)	-	-
CONTINGENCY FOR EOY FY 2023	-	25,000	25,000	-	(25,000)
TOTAL FACILITIES MAINTENANCE (POOL)	396,575	52,071	(344,504)	36,575	9,504

Amounts Included a Contingency of \$25,000 for FY 2023 that may or may not be realized

Recommendation – leave FY 2024 budget as is with no contingency

CORY LAKES

FY 2024 - SUMMARY ANALYSIS

Increase

District Counsel	\$5,000
District Engineer	\$5,000
Utilities	<u>\$ 71,299</u>
Total Increase	\$81,299

Decrease :

Security Operations	\$10,000
Field Office Administrative	\$10,000
Landscape Maintenance	\$37,000
Paver & Street Maintenance	<u>\$25,000</u>
Total Decrease	\$82,000

Other Items

Increase in Fund Balance for Weir	\$53,784
Decrease in Mulch – no Mulch at all	\$35,000
Decrease in Community Events from \$18,500 to \$13,500	\$5,000
Additional Decrease in Paver & Street Maint. (new paver & street repair = \$71,216)	\$13,784

Cory Lakes

Community Development District

EXHIBIT

4

AGENDA

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2022**

**CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA**

TABLE OF CONTENTS

	Page
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to the Financial Statements	13-21
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	22
Notes to Required Supplementary Information	23
OTHER INFORMATION	
Data Elements required by FL Statute 218.39 (3) (c)	24
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS	25-26
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	27
MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	28-29



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Cory Lakes Community Development District
Hillsborough County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Cory Lakes Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2022, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

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

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

Required Supplementary Information

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

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 23, 2023, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



June 23, 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Cory Lakes Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the fiscal year resulting in a net position balance of \$9,327,027.
- The change in the District's total net position in comparison with the prior fiscal year was (\$308,733) a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental funds reported combined ending fund balances of \$1,543,675, an increase of \$338,517 in comparison with the prior fiscal year. A portion of fund balance is non-spendable for deposits and prepaid items, restricted for debt service, assigned for subsequent year's expenditures and the remainder is unassigned fund balance.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

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

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

Fund Financial Statements

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

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

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

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service 2013 fund and debt service 2017 fund in which all the funds are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the fiscal year.

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

	NET POSITION	
	SEPTEMBER 30,	
	2022	2021
Current and other assets	\$ 1,856,868	\$ 1,352,345
Capital assets, net of depreciation	10,080,535	10,712,936
Total assets	<u>11,937,403</u>	<u>12,065,281</u>
Current liabilities	355,376	189,676
Long-term liabilities	2,255,000	2,239,845
Total liabilities	<u>2,610,376</u>	<u>2,429,521</u>
Net position		
Net investment in capital assets	7,825,535	8,473,091
Restricted	582,167	626,513
Unrestricted	919,325	536,156
Total net position	<u>\$ 9,327,027</u>	<u>\$ 9,635,760</u>

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The largest portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

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

	CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2022	2021
Revenues:		
Program revenues		
Charges for services	\$ 2,915,248	\$ 2,671,365
Operating grants and contributions	1,881	41
Capital grants and contributions	20	-
General revenues	424	275,392
Total revenues	<u>2,917,573</u>	<u>2,946,798</u>
Expenses:		
General government	318,031	290,871
Maintenance and operations	2,799,526	2,565,191
Note issuance costs	4,000	-
Interest	104,749	109,162
Total expenses	<u>3,226,306</u>	<u>2,965,224</u>
Change in net position	(308,733)	(18,426)
Net position - beginning	9,635,760	9,654,186
Net position - ending	<u>\$ 9,327,027</u>	<u>\$ 9,635,760</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$3,264,744. The costs of the District's activities were primarily funded by program revenues. Program revenues of the District are comprised primarily of assessments for both the current and prior fiscal years. In total, expenses increased due to additional maintenance cost.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the current year ended September 30, 2022 did not exceed appropriations.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2022, the District had \$26,061,226 invested in capital assets for its governmental activities. In the government-wide financial statements, depreciation of \$15,980,691 has been taken which resulted in a net book value of \$10,080,535. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2022, the District had \$1,695,000 in Bonds outstanding for its governmental activities. In addition, the District had notes payable of \$560,000 outstanding at September 30, 2022. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Cory Lakes Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

**CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

	Governmental Activities
ASSETS	
Cash	\$ 1,111,706
Assessment receivable	22,659
Accounts receivable	1,806
Deposits	23,154
Prepays	77,938
Restricted assets:	
Investments	619,605
Capital assets:	
Nondepreciable	1,811,228
Depreciable, net	8,269,307
Total assets	11,937,403
 LIABILITIES	
Accounts payable	307,450
Other payables	1,529
Accrued interest payable	42,183
Rental deposits	4,214
Non-current liabilities:	
Due within one year	635,000
Due in more than one year	1,620,000
Total liabilities	2,610,376
 NET POSITION	
Net investment in capital assets	7,825,535
Restricted for debt service	582,167
Unrestricted	919,325
Total net position	\$ 9,327,027

See notes to the financial statements

**CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

<u>Functions/Programs</u>	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 318,031	\$ 318,031	\$ -	\$ -	\$ -
Maintenance and operations	2,799,526	1,991,905	-	-	(807,621)
Interest on long-term debt	104,749	605,312	1,881	20	502,464
Note issuance costs	4,000	-	-	-	(4,000)
Total governmental activities	<u>3,226,306</u>	<u>2,915,248</u>	<u>1,881</u>	<u>20</u>	<u>(309,157)</u>
General revenues:					
					424
Unrestricted investment earnings					<u>424</u>
Total general revenues					<u>424</u>
Change in net position					(308,733)
Net position - beginning					<u>9,635,760</u>
Net position - ending					<u><u>\$ 9,327,027</u></u>

See notes to the financial statements

**CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022**

	Major Funds			Total Governmental Funds
	General	Debt Service 2013	Debt Service 2017	
ASSETS				
Cash	\$ 1,111,706	\$ -		\$ 1,111,706
Investments	-	591,041	28,564	619,605
Assessment receivable	17,914	4,745	-	22,659
Accounts receivable	1,806	-	-	1,806
Prepays	77,938	-	-	77,938
Deposits	23,154	-	-	23,154
Total assets	<u>\$ 1,232,518</u>	<u>\$ 595,786</u>	<u>\$ 28,564</u>	<u>\$ 1,856,868</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 307,450	\$ -	\$ -	\$ 307,450
Other payables	1,529	-	-	1,529
Rental deposits	4,214	-	-	4,214
Total liabilities	<u>313,193</u>	<u>-</u>	<u>-</u>	<u>313,193</u>
Fund balances:				
Nonspendable:				
Deposits and prepaids	101,092	-	-	101,092
Restricted for:				
Debt service	-	595,786	28,564	624,350
Assigned to:				
Subsequent year expenditures	360,000	-	-	360,000
Unassigned	458,233	-	-	458,233
Total fund balances	<u>919,325</u>	<u>595,786</u>	<u>28,564</u>	<u>1,543,675</u>
Total liabilities and fund balances	<u>\$ 1,232,518</u>	<u>\$ 595,786</u>	<u>\$ 28,564</u>	<u>\$ 1,856,868</u>

See notes to the financial statements

**CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

Total fund balances - governmental funds \$ 1,543,675

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	26,061,226	
Accumulated depreciation	<u>(15,980,691)</u>	10,080,535

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(42,183)	
Bonds and notes payable	<u>(2,255,000)</u>	<u>(2,297,183)</u>
Net position of governmental activities		<u><u>\$ 9,327,027</u></u>

See notes to the financial statements

**CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Major Funds			Total Governmental Funds
	General	Debt Service 2013	Debt Service 2017	
REVENUES				
Assessments	\$ 2,285,386	\$ 605,312	\$ -	\$ 2,890,698
Miscellaneous	24,550	-	17	24,567
Interest	424	1,881	3	2,308
Total revenues	<u>2,310,360</u>	<u>607,193</u>	<u>20</u>	<u>2,917,573</u>
EXPENDITURES				
Current:				
General government	310,670	7,361	-	318,031
Maintenance and operations	1,931,743	-	-	1,931,743
Debt Service:				
Principal	140,000	500,000	44,845	684,845
Interest	5,396	98,569	1,090	105,055
Note issuance costs	4,000	-	-	4,000
Capital outlay	235,382	-	-	235,382
Total expenditures	<u>2,627,191</u>	<u>605,930</u>	<u>45,935</u>	<u>3,279,056</u>
Excess (deficiency) of revenues over (under) expenditures	(316,831)	1,263	(45,915)	(361,483)
OTHER FINANCING SOURCES (USES)				
Note issuance	700,000	-	-	700,000
Total other financing sources (uses)	<u>700,000</u>	<u>-</u>	<u>-</u>	<u>700,000</u>
Net change in fund balances	383,169	1,263	(45,915)	338,517
Fund balances - beginning	<u>536,156</u>	<u>594,523</u>	<u>74,479</u>	<u>1,205,158</u>
Fund balances - ending	<u>\$ 919,325</u>	<u>\$ 595,786</u>	<u>\$ 28,564</u>	<u>\$ 1,543,675</u>

See notes to the financial statements

**CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Net change in fund balances - total governmental funds	\$	338,517
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.		235,382
Governmental funds report the face amount of Notes issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.		(700,000)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		684,845
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.		306
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		<u>(867,783)</u>
Change in net position of governmental activities	\$	<u><u>(308,733)</u></u>

See notes to the financial statements

**CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Cory Lakes Community Development District ("District") was created by Ordinance 91-162 of the City of Tampa, Florida, effective on September 5, 1991, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

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

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Board members are elected on an at large basis by the owners of property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefitted lands within the District. Assessments are levied to pay for the operations and maintenance and debt service of the District. The fiscal year for which annual operations and maintenance assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

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

Debt Service Fund 2013

The debt service funds are used to account for the accumulation of resources for the annual payment of principal and interest on the Series 2013 Bonds and Series 2013 Refunding Bonds.

Debt Service Fund 2017

The debt service funds are used to account for the accumulation of resources for the annual payment of principal and interest on the Series 2017 Notes.

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

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

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

Securities listed in paragraphs c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, any unspent proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when purchased rather than when consumed.

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

Capital Assets

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

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

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

<u>Assets</u>	<u>Years</u>
Improvements	5 - 20
Furniture and equipment	5 - 10
Infrastructure	5 - 50

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)

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

Unearned Revenue

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

Long-Term Obligations

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

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

Deferred Outflows/Inflows of Resources

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

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

Fund Equity/Net Position

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

The District can establish limitations on the use of fund balance as follows:

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

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

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

Other Disclosures

Use of Estimates

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

NOTE 3 – BUDGETARY INFORMATION

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

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

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

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2022:

	Amortized Costs	Credit Risk	Maturities
First American Government Obligation Fund Class Y	\$ 619,605	S&P AAAm	Weighted average of the fund portfolio: 18 days
Total Investments	\$ 619,605		

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

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

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

However, the Bond Indentures limit the type of investments held using unspent proceeds.

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

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

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

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

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 1,811,228	\$ -	\$ -	\$ 1,811,228
Total capital assets, not being depreciated	1,811,228	-	-	1,811,228
Capital assets, being depreciated				
Improvements	1,835,797	-	-	1,835,797
Infrastructure	21,294,728	235,382	-	21,530,110
Furniture and equipment	884,091	-	-	884,091
Total capital assets, being depreciated	24,014,616	235,382	-	24,249,998
Less accumulated depreciation for:				
Improvements	995,074	106,732	-	1,101,806
Infrastructure	13,577,973	717,193	-	14,295,166
Furniture and equipment	539,861	43,858	-	583,719
Total accumulated depreciation	15,112,908	867,783	-	15,980,691
Total capital assets, being depreciated, net	8,901,708	(632,401)	-	8,269,307
Governmental activities capital assets, net	\$ 10,712,936	\$ (632,401)	\$ -	\$ 10,080,535

Depreciation was charged to the maintenance and operations function.

NOTE 6 – LONG-TERM LIABILITIES

Series 2013

On April 2, 2013, the District issued \$1,425,000 of Special Assessment Revenue Bonds, Series 2013, due November 1, 2043 with interest rates from 5.0% to 6.125%. The Bonds were issued to acquire certain assessable improvements (the "Phase 7 Project"), and pay certain costs associated with the issuance of the Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2014 through November 1, 2043.

The portion of the Series 2013 Bonds maturing on or before November 1, 2023 are not subject to optional redemption. The remaining Series 2013 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2013 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2022.

Series 2013 Refunding Bonds

On December 13, 2013, the District issued \$4,245,000 of Special Assessment Revenue Refunding Bonds, Series 2013, due on May 1, 2023 with a fixed interest rate of 2.71%. The Bonds were issued to refund the remaining Series 2001A Bonds which had a balance of \$3,915,000 at the time of the refunding. Interest is to be paid semiannually on each May 1 and November 1, commencing on May 1, 2014. Principal on the Bonds is to be paid serially commencing May 1, 2014 through May 1, 2023.

The Series 2013 Refunding Bonds are not subject to optional redemption. The Series 2013 Refunding Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. Subsequent to year end the District paid down the Bonds by \$235,000.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Series 2013 Refunding Bonds (Continued)

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2022.

2017 Special Assessment Note Payable

In April 2017, the District issued a \$235,000 special assessment revenue note. The Note bears a fixed interest rate of 4.00% compounded annually. Interest is to be paid semiannually on each May 1 and November 1, commencing on November 1, 2017. Principal on the Note is to be paid serially commencing November 1, 2017 through November 1, 2021. The note was issued to partially pay off the 1996 Bonds. The Note was paid off during the current fiscal year.

2022 Special Assessment Note Payable

In February 2022, the District issued a \$700,000 special assessment revenue note. The Note bears a fixed interest rate of 3.750% compounded annually. Interest is to be paid semiannually on each May 1 and November 1, commencing on May 1, 2022. Principal on the Note is to be paid serially commencing May 1, 2022 through May 1, 2026.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2022 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2013	\$ 1,265,000	\$ -	\$ 35,000	\$ 1,230,000	\$ 30,000
Series 2013 Refunding	930,000	-	465,000	465,000	465,000
2017 Special Assessment Note	44,845	-	44,845	-	-
2022 Special Assessment Note	-	700,000	140,000	560,000	140,000
Total	\$ 2,239,845	\$ 700,000	\$ 684,845	\$ 2,255,000	\$ 635,000

At September 30, 2022, the scheduled debt service requirements on the long - term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2023	\$ 635,000	\$ 105,681	\$ 740,681
2024	170,000	86,300	256,300
2025	170,000	79,340	249,340
2026	175,000	72,189	247,189
2027	35,000	64,897	99,897
2028-2032	220,000	290,031	510,031
2033-2037	285,000	218,278	503,278
2038-2042	380,000	117,294	497,294
2043-2044	185,000	11,484	196,484
Total	\$ 2,255,000	\$ 1,045,494	\$ 3,300,494

NOTE 7 – LANDOWNER TRANSACTION AND RELATED INFORMATION

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

NOTE 8 – CONCENTRATION

The District’s activity is dependent upon the continued involvement of the Major Landowner, the loss of which could have a material adverse effect on the District’s operations.

NOTE 9 – MANAGEMENT COMPANY

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

NOTE 10 – RISK MANAGEMENT

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

**CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Assessments	\$ 2,279,150	\$ 2,283,363	\$ 2,285,386	\$ 2,023
Interest and miscellaneous	30,000	65,435	24,974	(40,461)
Misc. capital improvement loan	-	700,000	-	(700,000)
Total revenues	2,309,150	3,048,798	2,310,360	(738,438)
EXPENDITURES				
Current:				
General government	255,265	301,660	310,670	(9,010)
Maintenance and operations	2,003,965	2,210,316	1,931,743	278,573
Debt Service:				
Principal	-	140,000	140,000	-
Note Issuance Cost	-	4,000	4,000	-
Interest	-	5,396	5,396	-
Capital outlay	-	275,608	235,382	40,226
Total expenditures	2,259,230	2,936,980	2,627,191	309,789
Excess (deficiency) of revenues over (under) expenditures	49,920	111,818	(316,831)	(428,649)
OTHER FINANCING SOURCES (USES)				
Carry forward	27,029	-	-	-
Note issuance	-	-	700,000	700,000
Total other financing sources (uses)	27,029	-	700,000	700,000
Net change in fund balance	\$ 76,949	\$ 111,818	383,169	\$ 271,351
Fund balance - beginning			536,156	
Fund balance - ending			\$ 919,325	

See notes to required supplementary information

**CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the current year ended September 30, 2022 did not exceed appropriations.

**CORTY LAKES COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2022	3
Number of independent contractors compensated in September 2022	11
Employee compensation for FYE 9/30/2022 (paid/accrued)	\$110,405
Independent contractor compensation for FYE 9/30/2022	\$2,246,478
Construction projects to begin on or after October 1; (>\$65K)	None
Budget variance report	See page 22 of annual financial report
Ad Valorem taxes;	Not applicable
Millage rate FYE 9/30/2022	Not applicable
Ad valorem taxes collected FYE 9/30/2022	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2022	Operations and maintenance \$2,150 - \$4,300
	Debt service \$464- \$1,591.88
Special assessments collected FYE 9/30/2022	\$2,890,698
Outstanding Bonds:	
Series 2013, due May 1, 2023,	See Note 6 for details
Series 2013 Refunding, due November 1, 2043	See Note 6 for details
Series 2017 Refunding, due May 1, 2021,	See Note 6 for details



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

To the Board of Supervisors
Cory Lakes Community Development District
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Cory Lakes Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 23, 2023.

Report on Internal Control Over Financial Reporting

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

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

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

Purpose of this Report

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

Bear & Associates

June 23, 2023



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road ▪ Suite 280
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

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

To the Board of Supervisors
Cory Lakes Community Development District
Hillsborough County, Florida

We have examined Cory Lakes Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2022. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2022.

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

Grau & Associates

June 23, 2023



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Cory Lakes Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Cory Lakes Community Development District, Hillsborough County, Florida, ("District") as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated June 23, 2023.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 23, 2023, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

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

We wish to thank Cory Lakes Community Development District, Hillsborough County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

June 23, 2023

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2021.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2022.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2022.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2022. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

Cory Lakes

Community Development District

EXHIBIT

5

AGENDA

**Precision 20/20
Full Reserve Study
for
Cory Lakes Community
Development District, Inc.
Tampa, Florida
March 16, 2012**





This Report contains intellectual property developed by Reserve Advisors, Inc. specific to this engagement and can not be reproduced or distributed to those who conduct reserve studies without the written consent of Reserve Advisors, Inc. See the Professional Service Conditions of the Proposal and this Report for details concerning the use of this Report.



TABLE OF CONTENTS

RESERVE STUDY EXECUTIVE SUMMARY	Page 1.1
RESERVE STUDY REPORT	Page 2.1
IDENTIFICATION OF PROPERTY	Page 2.2
INTERNAL PROPERTY CHANGES	Page 2.3
RESERVE EXPENDITURES and FUNDING PLAN	Page 3.1
Additions	Page 4.1
Catch Basins and Pond Structures	Page 4.1
Irrigation System	Page 4.1
Lift Station	Page 4.2
Utility Vehicle, Gator	Page 4.2
Significant Changes	Page 4.3
Asphalt Pavement	Page 4.3
Bridge, Wood, Pedestrian	Page 4.3
Concrete Curbs and Gutters	Page 4.3
Concrete Sidewalks	Page 4.4
Dock, Beach House	Page 4.4
Tennis and Basketball Courts, Skating Rink, Color Coat	Page 4.4
Tennis and Basketball Courts, Skating Rink, Surface Replacement	Page 4.5
Tennis Courts, Fences	Page 4.5
Building Services Equipment	Page 4.5
Decks, Beach House	Page 4.6
Reserve Study Update	Page 4.6
PHOTOGRAPHS	Page 5.1
SUPPLEMENTARY INFORMATION FOR FINANCIAL STATEMENTS	Page 6.1
METHODOLOGY	Page 7.1
DEFINITIONS	Page 8.1
CONDITIONS OF OUR SERVICE	Page 9.1
ASSUMPTIONS	Page 9.1
PROFESSIONAL SERVICE CONDITIONS	Page 9.2
CREDENTIALS	Page 10.1

RESERVE STUDY EXECUTIVE SUMMARY

Client: Cory Lake Isles Community Development District (Cory Lake)

Location: Tampa, Florida

Reference: 080001

Property Basics: Cory Lake Isles Community Development District is a community development district which is responsible for the common elements shared by 825 residences. The community was built from 1991 to 2008. The development contains paver streets, a beach house, two gate houses, four ponds, one lake, three playgrounds, two tennis courts, one basketball court and a skating rink.

Reserve Components Identified: 28 Reserve Components.

Inspection Date: March 16, 2012. We conducted the original Reserve Study on March 3, 2008.

Funding Goal: The Funding Goal of this Reserve Study is to maintain reserves above an adequate, not excessive threshold during one or more years of significant expenditures. Our recommended Funding Plan recognizes this threshold funding year in 2041.

Cash Flow Method: We use the Cash Flow Method to compute the Reserve Funding Plan. This method offsets future variable Reserve Expenditures with existing and future stable levels of reserve funding. Our application of this method also considers:

- current and future *local* costs of replacement
- 0.1% annual rate of return on invested reserves
- 0.7% future Inflation Rate for estimating Future Replacement Costs

Sources for *Local* Costs of Replacement: Our proprietary database, historical costs and published sources, i.e., R.S. Means, Incorporated.

Cash Status of Reserve Fund: \$697,385 as of February 29, 2012.

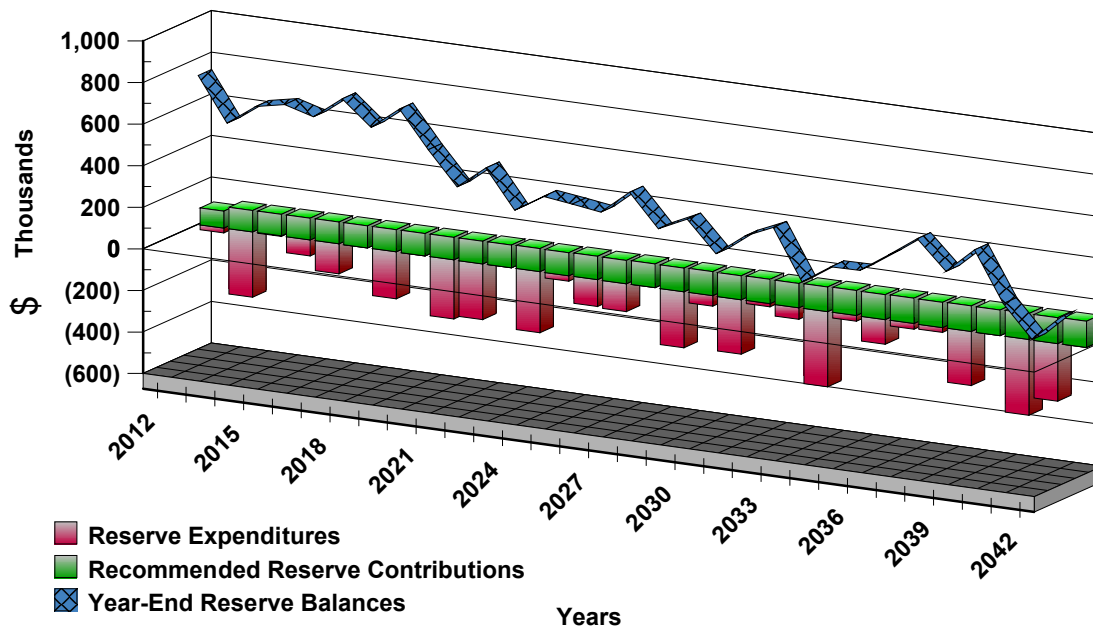
Recommended Reserve Funding: Our revised findings reflect both external market and internal property changes. The result is an overall *decrease* in the recommended Reserve Funding Plan since our last Reserve Study on March 3, 2008. The overall decrease relates primarily to a higher than anticipated reserve balance.

Cory Lake budgeted \$97,914 for Reserve Contributions in 2012. We recommend that Cory Lake adopt a reserve budget of \$103,000 in 2013. Afterwards, Cory Lake should budget gradual annual increases in reserve funding, that in part consider the effects of inflation. The recommended year 2013 Reserve Contribution of \$103,000 is \$5,086 more than the prior budgeted.

Certification: This *Precision 20/20 Full Reserve Study* exceeds the Community Associations Institute (CAI) and Association of Professional Reserve Analysts (APRA) standards fulfilling the requirements of a "Level I Full Reserve Study."

Cory Lake Recommended Reserve Funding Table and Graph

Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)
2013	103,000	544,305	2023	110,400	318,389	2033	118,400	165,117
2014	103,700	645,099	2024	111,200	403,800	2034	119,200	256,617
2015	104,400	672,284	2025	112,000	386,710	2035	120,000	257,991
2016	105,100	632,891	2026	112,800	366,032	2036	120,800	350,662
2017	105,800	739,377	2027	113,600	480,055	2037	121,600	448,852
2018	106,500	619,760	2028	114,400	324,785	2038	122,500	310,982
2019	107,200	727,633	2029	115,200	389,676	2039	123,400	434,755
2020	108,000	550,608	2030	116,000	243,396	2040	124,300	193,736
2021	108,800	391,765	2031	116,800	345,648	2041	125,200	41,893
2022	109,600	501,812	2032	117,600	408,450	2042	126,100	168,098



Respectfully submitted on April 10, 2012 by
RESERVE ADVISORS, INC.

Michelle A. Stephans

Michelle A. Stephans, PRA¹, RS², Associate Director of Quality Assurance
Visual Inspection and Report by: Paul J. Grifoni, PRA, RS



¹ PRA (Professional Reserve Analyst) is the professional designation of the Association of Professional Reserve Analysts. Learn more about APRA at <http://www.apra-usa.com>.

² RS (Reserve Specialist) is the reserve provider professional designation of the Community Associations Institute (CAI) representing America's more than 300,000 condominium, cooperative and homeowners associations.



RESERVE STUDY REPORT

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Precision 20/20 Full Reserve Study* of

Cory Lake Isles Community Development District

Tampa, Florida

and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, March 16, 2012. We conducted the original Reserve Study on March 3, 2008.

We present our findings and recommendations in the following report sections and spreadsheets:

- **Identification of Property** - Segregates all property into several areas of responsibility for repair or replacement
- **Reserve Expenditures** - Identifies reserve components and related quantities, useful lives, remaining useful lives and future reserve expenditures during the next 30 years
- **Reserve Funding Plan** - Presents the recommended Reserve Contributions and year-end Reserve Balances for the next 30 years
- **Condition Assessment** - Describes the reserve components, documents conditions with photographs, describes our recommendations for repairs or replacement, and includes detailed solutions and procedures for replacements for the benefit of current and future board members
- **Supplementary Information for Financial Statements** - Contains significant unaudited information about existing reserves from the Reserve Components and Expenditures, and estimated current and future replacement costs
- **Methodology** - Lists the national standards, methods and procedures used, financial information relied upon for the Financial Analysis of the Reserve Study
- **Definitions** - Contains definitions of terms used in the Reserve Study, consistent with national standards
- **Conditions of our Service** - Describes Assumptions and Professional Service Conditions
- **Credentials**
- **Resources**

IDENTIFICATION OF PROPERTY

Cory Lake Isles Community Development District is a community development district which is responsible for the common elements shared by 825 residences. The community was built from 1991 to 2008. The development contains paver streets, a beach house, two gate houses, four ponds, one lake, three playgrounds, two tennis courts, one basketball court and a skating rink. We identify 28 major common elements that are likely to require capital repair or replacement during the next 30 years.

We documented both *external market changes* and *internal property changes* through discussions with Management, a review of financial information about reserves and historical Reserve Expenditures, an analysis of market trends since our previous Reserve Study, and our visual inspection of the property on March 16, 2012. External market changes reflect historical and current rates of inflation and yield on reserve savings. Internal property changes reflect additions to and deletions from the list of Reserve Components likely to require future expenditures for major replacements or repairs during the next 30 years. Other internal property changes may involve changes to the Remaining Useful Lives of the Reserve Components based on observed or reported condition. We first comment on the external market changes at The Plantation.

EXTERNAL MARKET CHANGES

External to the property are market conditions which affect inflation of construction materials, labor and equipment costs, and the yield on reserve savings. The following discusses these changes since our last Reserve Study.



The cost of construction materials, labor and equipment in Tampa has increased due to normal inflation, the growth of the local economy and demand for construction related services. Our original forecast for inflation was an annual rate of 4.1%. The most recent financial and historical information available suggests a future sustained near term inflation rate of 0.7%.

INTERNAL PROPERTY CHANGES

Our investigation includes Reserve Components or property elements as set forth in your Declaration. Our analysis begins by segregating the property elements into several areas of responsibility for repair and replacement. Our process of identification helps assure that future boards and the management team understand whether reserves, the operating budget or homeowners fund certain replacements and assists in preparation of the annual budget. We derive these segregated classes of property from our review of the information provided by Cory Lake and through conversations with Management. These classes of property include:

- Reserve Components
- Long-Lived Property Elements
- Operating Budget Funded Repairs and Replacements
- Property Maintained by Homeowners
- Property Maintained by Others

We advise that the Board conduct an annual review of these classes of property to confirm its policy concerning the manner of funding, i.e., from reserves or the operating budget.



The Reserve Study identifies Reserve Components as set forth in your Declaration or which were identified as part of your request for proposed services. Reserve Components are defined by CAI as property elements with:

- Cory Lake responsibility
- Limited useful life expectancies
- Predictable remaining useful life expectancies
- Replacement cost above a minimum threshold

We have organized our discussion of internal property changes into two types: Additions and Significant Changes. We discuss these changes below and summarize them as follows:

Additions to this Reserve Study Update

- Line Item 4.100, Catch Basins and Pond Structures
- Line Item 4.420, Irrigation System
- Line Item 4.550, Lift Station
- Line Item 4.862, Utility Vehicle, *Gator*

Significant Changes since prior Reserve Study

- Line Item 4.040, Asphalt Pavement
- Line Item 4.082, Bridge, Wood, Pedestrian
- Line Item 4.110, Concrete Curbs and Gutters
- Line Item 4.140, Concrete Sidewalks
- Line Item 4.141, Dock, Beach House
- Line Item 4.830, 4.860 and 4.861, Tennis and Basketball Courts, Skating Rink
- Line Item 5.200, Building Services Equipment
- Line Item 5.201, Decks, Beach House

Long-Lived Property Elements do not have predictable Remaining Useful Lives. The operating budget should fund infrequent repairs. Funding untimely or unexpected replacements

from reserves will necessitate increases to Reserve Contributions. Periodic updates of this Reserve Study will help determine the merits of adjusting the Reserve Funding Plan. We identify the following Long-Lived Property Elements as excluded from reserve funding at this time.

- Bridge Structure, Cachet Isle
- Foundations
- Pipes, Interior Building, Water and Sewer
- Structural Frames

The operating budget provides money for the repair and replacement of certain Reserve Components. Operating Budget Funded Repairs and Replacements relate to:

- General Maintenance to the Common Elements
- Expenditures less than \$10,000 (*These relatively minor expenditures have a limited effect on the recommended Reserve Contributions.*)
- Asphalt Pavement, Crack Repair and Patch
- Awnings
- Basketball Backstops
- Bleacher, Skating Rink
- Border, Skating Rink
- Electrical Systems
- Fences, Basketball Court, Skate Rink and Landscape Yard
- Fountains, Gate Houses and Ponds
- Furniture, Outdoor, Beach House
- Intercom Panel, Cachet Isle
- Irrigation System, Controllers and Pumps
- Lake and Ponds, Erosion Control
- Lights, Accent
- Lights, Coach, Front Entrances
- Paint Finishes, Touch Up
- Pavers, Resetting (*We recommend Cory Lake periodically revisit the budgeted paver expenses as the pavers continue to age.*)
- Pumps, Lift Station
- Railings, Bridge, Cachet Isle
- Railing, Beach House
- Security System, Exercise Room
- Signage
- Tennis Standards
- Trash Cans
- Volleyball Net
- Walls, Stucco, Paint Finishes and Capital Repairs
- Other Repairs normally funded through the Operating Budget



Property Maintained by Homeowners relates to unit:

- Bulkheads
- Concrete Sidewalks, Right of Way
- Decks and Docks
- Homes and Lots

Property Maintained by Others relates to:

- Fence, Vinyl (Arbor Green Community Development District)
- Hydrants (City of Tampa)
- Lift Stations, 136, 141 and 627 (City of Tampa)
- Light Poles and Fixtures (Teco)
- Pipes, Subsurface Utilities, Water and Sewer (City of Tampa)

RESERVE EXPENDITURES and FUNDING PLAN

The tables following this introduction present:

Reserve Expenditures

- Line item numbers
- Total quantities replaced during the next 30 years
- Quantities replaced per phase (in a single year)
- Reserve component inventory
- Estimated first year of replacement
- Life analysis showing
 - useful life
 - remaining useful life
- Unit cost of replacement
- 2012 local cost of replacement
- Total future costs of replacement anticipated during the next 30 years
- Schedule of estimated future costs for each reserve component including inflation

Reserve Funding Plan

- Reserves at the beginning of each year
- Total recommended reserve contributions
- Estimated interest earned from invested reserves
- Anticipated expenditures by year
- Anticipated reserves at year end

RESERVE EXPENDITURES

for
Cory Lakes Community
Development District, Inc.
Tampa, Florida

Explanatory Notes:

- 1) 0.7% is the estimated future Inflation Rate for estimating Future Replacement Costs.
- 2) FY 2012 is Fiscal Year beginning January 1 and ending December 31.

Line Item	Quantities:		Units	Reserve Component Inventory	Estimated 1st Year of Replacement	Life Analysis, Years		Unit Cost, \$	2012 Cost of Replacement per Phase, \$	Total Future Costs of Replacement, \$	(See Notes 1 & 2)																			
	30-Year Total	Per Phase				Useful	Remaining				RUL = 0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Property Site Elements																														
4.040	5,100	5,100	Square Yards	Asphalt Pavement, Mill and Overlay	2030	15 to 20	18	12.50	63,750	72,279																72,279				
4.081	1	1	Each	Boat Ramp	2016	to 25	4	20,000.00	20,000	20,566			20,566																	
4.082	4,750	2,375	Square Feet	Bridge, Wood, Pedestrian	2013	15 to 20	1	30.00	71,250	154,239	71,749																			
4.100	3	1	Allowance	Catch Basins and Pond Structures, Capital Repairs	2020	to 10	8	60,000.00	60,000	204,412						63,443									68,027					
4.110	13,740	4,580	Linear Feet	Concrete Curbs and Gutters, Partial Replacements	2020	to 65	8	20.00	91,600	312,070						96,857									103,855					
4.140	16,260	2,710	Square Feet	Concrete Sidewalks, Partial Replacements	2015	to 65	3	6.00	16,260	108,892			16,604			17,193					17,803				18,435					
4.141	2,000	1,000	Square Feet	Dock, Beach House	2026	15 to 20	14	20.00	20,000	46,536											22,052									
4.220	2,550	1,275	Linear Feet	Fence, Chain Link, Cory Lake Drive	2021	to 30	9	22.00	28,050	64,206						29,867														
4.320	72	24	Each	Gate Operators and Swing Arms	2015	8 to 12	3	2,500.00	60,000	197,406			61,269								65,695									
4.330	14	14	Each	Gates	2025	to 20	13	3,000.00	42,000	45,987											45,987									
4.420	6	1	Allowance	Irrigation System, Phased Replacements	2013	35 to 40	1	97,500.00	97,500	643,908	98,183				101,667					105,276				109,012						
4.500	6	1	Allowance	Landscape, Partial Replacements	2013	to 5	1	100,000.00	100,000	660,418	100,700				104,274					107,975				111,808						
4.550	1	1	Allowance	Lift Station, Renovation	2037	to 30	25	20,000.00	20,000	23,810																				
4.640	2	2	Each	Playground Equipment (2007)	2023	15 to 20	11	15,000.00	30,000	32,393										32,393										
4.641	1	1	Each	Playground Equipment, Beach House	2029	15 to 20	17	45,000.00	45,000	50,666														50,666						
4.810	38	19	Each	Signage	2016	to 25	4	3,500.00	66,500	149,792			68,382																	
4.830	22,200	3,700	Square Yards	Tennis and Basketball Courts, Skating Rink, Color Coat	2012	4 to 6	0	6.50	24,050	157,905	24,050		24,731						26,150				26,890		27,651					
4.850	34	17	Each	Tennis and Basketball Courts, Skating Rink, Light Poles and Fixtures	2016	to 25	4	1,800.00	30,600	68,666			31,466																	
4.860	7,400	3,700	Square Yards	Tennis and Basketball Courts, Skating Rink, Surface Replacement	2020	20 to 25	8	24.00	88,800	201,850						93,896														
4.861	900	450	Linear Feet	Tennis Courts, Fences	2020	15 to 25	8	30.00	13,500	30,687						14,275														
4.862	3	1	Each	Utility Vehicle, Gator	2021	to 10	9	13,000.00	13,000	44,599						13,842								14,842						
Beach House and Gate Houses Elements																														
5.200	2	1	Allowance	Building Services Equipment	2023	12 to 18	11	25,000.00	25,000	56,345									26,994											
5.201	1,400	700	Square Feet	Decks, Beach House	2026	15 to 20	14	15.00	10,500	24,431											11,577									
5.202	6	1	Allowance	Exercise Equipment, Phased Replacements	2013	to 10	1	20,000.00	20,000	132,084	20,140				20,855				21,595				22,362							
5.500	11,400	5,700	Square Feet	Interior Renovations, Complete	2021	to 20	9	15.50	88,350	202,233						94,074														
5.510	22,800	5,700	Square Feet	Interior Renovations, Partial	2013	to 10	1	4.20	23,940	107,260	24,108														27,524					
5.600	136	136	Squares	Roofs, Tile	2021	to 30	9	900.00	122,400	130,331						130,331														
5.800	2,020	2,020	Square Feet	Windows and Doors	2026	to 35	14	45.00	90,900	100,225											100,225									
		1	Allowance	Reserve Study Update with Site Visit	2014	2	2	3,500.00	3,500	3,500			3,500																	
Anticipated Expenditures, By Year									\$4,047,696	24,050	314,880	3,500	77,873	145,145	0	226,796	0	285,664	268,114	0	294,233	26,150	129,485	133,854	0	270,072	50,666	262,596	14,842	55,175

RESERVE EXPENDITURES

for
**Cory Lakes Community
 Development District, Inc.**
 Tampa, Florida

Line Item	Reserve Component Inventory	21 2033	22 2034	23 2035	24 2036	25 2037	26 2038	27 2039	28 2040	29 2041	30 2042
<u>Property Site Elements</u>											
4.040	Asphalt Pavement, Mill and Overlay										
4.081	Boat Ramp										
4.082	Bridge, Wood, Pedestrian	82,490									
4.100	Catch Basins and Pond Structures, Capital Repairs								72,942		
4.110	Concrete Curbs and Gutters, Partial Replacements								111,358		
4.140	Concrete Sidewalks, Partial Replacements			19,090					19,767		
4.141	Dock, Beach House									24,484	
4.220	Fence, Chain Link, Cory Lake Drive									34,339	
4.320	Gate Operators and Swing Arms			70,442							
4.330	Gates										
4.420	Irrigation System, Phased Replacements	112,882					116,888				
4.500	Landscape, Partial Replacements	115,776					119,885				
4.550	Lift Station, Renovation					23,810					
4.640	Playground Equipment (2007)										
4.641	Playground Equipment, Beach House										
4.810	Signage									81,410	
4.830	Tennis and Basketball Courts, Skating Rink, Color Coat				28,433						
4.850	Tennis and Basketball Courts, Skating Rink, Light Poles and Fixtures								37,200		
4.860	Tennis and Basketball Courts, Skating Rink, Surface Replacement								107,954		
4.861	Tennis Courts, Fences								16,412		
4.862	Utility Vehicle, Gator									15,915	
<u>Beach House and Gate Houses Elements</u>											
5.200	Building Services Equipment			29,351							
5.201	Decks, Beach House									12,854	
5.202	Exercise Equipment, Phased Replacements	23,155					23,977				
5.500	Interior Renovations, Complete									108,159	
5.510	Interior Renovations, Partial	27,717	27,911								
5.600	Roofs, Tile										
5.800	Windows and Doors										
Reserve Study Update with Site Visit											
Anticipated Expenditures, By Year		362,020	27,911	118,883	28,433	23,810	260,750	0	365,633	277,161	0

RESERVE FUNDING PLAN

**CASH FLOW ANALYSIS
Cory Lakes Community
Development District, Inc.**

Individual Reserve Budgets & Cash Flows for the Next 30 Years

Tampa, Florida	FY2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Reserves at Beginning of Year (Note 1)	697,385	755,535	544,305	645,099	672,284	632,891	739,377	619,760	727,633	550,608	391,765	501,812	318,389	403,800	386,710	366,032
Total Recommended Reserve Contributions (Note 2)	81,595	103,000	103,700	104,400	105,100	105,800	106,500	107,200	108,000	108,800	109,600	110,400	111,200	112,000	112,800	113,600
Plus Estimated Interest Earned, During Year (Note 3)	605	650	594	658	652	686	679	673	639	471	447	410	361	395	376	423
Less Anticipated Expenditures, By Year	(24,050)	(314,880)	(3,500)	(77,873)	(145,145)	0	(226,796)	0	(285,664)	(268,114)	0	(294,233)	(26,150)	(129,485)	(133,854)	0
Anticipated Reserves at Year End	<u>\$755,535</u>	<u>544,305</u>	<u>645,099</u>	<u>672,284</u>	<u>632,891</u>	<u>739,377</u>	<u>619,760</u>	<u>727,633</u>	<u>550,608</u>	<u>391,765</u>	<u>501,812</u>	<u>318,389</u>	<u>403,800</u>	<u>386,710</u>	<u>366,032</u>	<u>480,055</u>

(continued)

Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued

	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Reserves at Beginning of Year	480,055	324,785	389,676	243,396	345,648	408,450	165,117	256,617	257,991	350,662	448,852	310,982	434,755	193,736	41,893
Total Recommended Reserve Contributions	114,400	115,200	116,000	116,800	117,600	118,400	119,200	120,000	120,800	121,600	122,500	123,400	124,300	125,200	126,100
Plus Estimated Interest Earned, During Year	402	357	316	294	377	287	211	257	304	400	380	373	314	118	105
Less Anticipated Expenditures, By Year	(270,072)	(50,666)	(262,596)	(14,842)	(55,175)	(362,020)	(27,911)	(118,883)	(28,433)	(23,810)	(260,750)	0	(365,633)	(277,161)	0
Anticipated Reserves at Year End	<u>324,785</u>	<u>389,676</u>	<u>243,396</u>	<u>345,648</u>	<u>408,450</u>	<u>165,117</u>	<u>256,617</u>	<u>257,991</u>	<u>350,662</u>	<u>448,852</u>	<u>310,982</u>	<u>434,755</u>	<u>193,736</u>	<u>41,893</u>	<u>168,098</u>
														(NOTE 5)	(NOTE 4)

Explanatory Notes:

- 1) Year 2012 reserves are as of February 29, 2012; FY 2012 starts January 1 and ends December 31.
- 2) Reserve Contributions for 2012 are the remaining budgeted 10 months; 2013 is the first year of recommended contributions.
- 3) 0.1% is the estimated annual rate of return on invested reserves; 2012 is a partial year of interest earned.
- 4) Accumulated year 2042 ending reserves consider the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Year (reserve balance at critical point).

Additions

We added four Reserve Components since our last Reserve Study. A Reserve Component is a property element of 1) Association responsibility; 2) with limited Useful Life expectancy; and 3) predictable Remaining Useful Life expectancy. This Update uses a 30-year Reserve Component forecast and Cash Flow Analysis to project and illustrate the Reserve Funding Plan. Property additions, the 30-year analysis and aging of the common elements have resulted in the following additions to the inventory of Reserve Components. We discuss these additions in the following narratives.

Catch Basins and Pond Structures - The 176 catch basins and various pond structures throughout the community were previously considered operating budget expenses per the Board. However, based on the quantity, we suggest Cory Lake budget for periodic capital repairs to the catch basins and pond structures through reserves. The catch basins and pond structures are in good overall condition at their age of up to 23 years. We recommend that Cory Lake anticipate capital repairs to the catch basins and pond structures every 10 years. Based on their age and condition, we recommend Cory Lake budget for capital repairs by 2020 and every 10 years thereafter. We note this addition on Line Item 4.100 of *Reserve Expenditures*.

Irrigation System - Cory Lake maintains an irrigation system that comprises approximately 3,900 heads. Irrigation repairs and replacements were previously considered operating budget expenses per the Board. However, based on the quantity, we suggest Cory Lake budget for periodic partial replacements to the irrigation system through reserves. The irrigation system is original and in reported fair overall condition. An irrigation system has a useful life of

35- to 40-years. Based on the age and condition, we recommend Cory Lake budget for phased replacements of up to seventeen percent (17%) of the irrigation system in conjunction with landscaping in 2013 and every five years thereafter. We note this addition on Line Item 4.420 of *Reserve Expenditures*. We also suggest that Cory Lake continue to budget for repairs and replacements of the controllers and pumps through the operating budget.

Lift Station - Cory Lake maintains a lift station located at phase six. The lift station at phase six was previously considered an operating budget expense per the Board. However, based on the cost to renovate the lift station, we suggest Cory Lake budget for these renovations through reserves. The lift station is in reported good overall condition at an age of five years. We recommend that Cory Lake anticipate renovation of the lift station every 30 years. Based on the age and reported condition, we recommend Cory Lake budget to renovate the lift station by 2037. We note this addition on Line Item 4.550 of *Reserve Expenditures*. We suggest that Cory Lake replace the pumps through the operating budget as needed.

Utility Vehicle, Gator - Cory Lake added a utility vehicle since our last Reserve Study. The utility vehicle is in good condition at an age of one year. Utility vehicles of this type have a useful life of up to 10 years. Based on the age and condition, we recommend Cory Lake budget to replace the utility vehicle by 2021 and every 10 years thereafter. We note this addition on Line Item 4.862 of *Reserve Expenditures*.

Significant Changes

All remaining Reserve Components experienced changes in estimated future costs of replacement due to inflation. Several remaining Reserve Components experienced changes with respect to the times or anticipated quantities at the time of replacement. We discuss the more significant changes in the following narratives.

Asphalt Pavement - Cory Lake maintains approximately 5,100 square yards of asphalt pavement. Approximately 4,750 square yards of pavement at Cory Lake Drive are in good condition at an age of one year. The remaining pavement is in fair overall condition. The exact age is unknown. We recommend Cory Lake budget for milling and overlaying of the pavement by 2030. We note this significant change on Line Item 4.040 of *Reserve Expenditures*. We suggest that Cory Lake fund interim replacements and repairs through the operating budget as needed.

Bridge, Wood, Pedestrian - Our previous Reserve Study recommended replacement of the wood bridge in 2011. Cory Lake did not replace the wood bridge since our last Reserve Study. Therefore, we recommend Cory Lake budget for near term replacement in 2013 and again by 2033. We note this timing change on Line Item 4.082 of *Reserve Expenditures*.

Concrete Curbs and Gutters - There are approximately 91,600 linear feet of concrete curbs and gutters that line the streets at Cory Lake. The curbs and gutters remain in good overall condition. We estimate up to fifteen percent (15%) of the concrete curbs and gutters be replaced over the next 30 years. We recommend that Cory Lake budget for replacement of 4,580 linear

feet of concrete curbs and gutters by 2020 and every 10 years thereafter. We note this significant change on Line Item 4.110 of *Reserve Expenditures*.

Concrete Sidewalks - There are approximately 65,000 square feet of concrete sidewalks that line the streets at Cory Lake. The sidewalks are in good overall condition. We estimate up to twenty-five percent (25%) of the concrete sidewalks be replaced over the next 30 years. We recommend that Cory Lake budget for replacement of 2,710 square feet of concrete sidewalks by 2015 and every five years thereafter. We note this significant change on Line Item 4.140 of *Reserve Expenditures*.

Dock, Beach House - The beach house docks comprise 1,000 square feet and are in good condition at an age of one year. Therefore, we recommend Cory Lake budget for replacements by 2026 and again by 2041. We note this timing change on Line Item 4.141 of *Reserve Expenditures*.

Tennis and Basketball Courts, Skating Rink, Color Coat - The color coat surfaces for the skating rink, tennis and basketball courts at Cory Lake comprise approximately 3,700 square yards. The color coat is in fair to poor overall condition. Based on the observed condition of the courts and rink, we recommend Cory Lake budget for their near term application of the color coat in 2012 and every four years thereafter except when replacement occurs. We note this significant change on Line Item 4.830 of *Reserve Expenditures*.

Tennis and Basketball Courts, Skating Rink, Surface Replacement - The surface at the skating rink, tennis and basketball courts is in fair to good overall condition. Therefore based on the observed condition of the surfaces, we recommend Cory Lake defer replacement until 2020 and again by 2040. We note this timing change on Line Item 4.860 of *Reserve Expenditures*.

Tennis Courts, Fences - We included the skate rink, tennis and basketball court fences in our previous Reserve Study. However, Management informs us that Cory Lake replaced and or repaired the basketball court and skate rink fences through the operating budget. We suggest that Cory Lake continue to fund these fences through the operating budget as needed. We include only the tennis court fences in this Reserve Study Update. The tennis courts fences comprise 450 linear feet. The tennis courts fences are original and in good overall condition. Based on the observed condition of the tennis courts fences, we recommend Cory Lake budget for their replacements by 2020 and again by 2040 in conjunction with surface replacements. We note this significant change on Line Item 4.861 of *Reserve Expenditures*.

Building Services Equipment - The building services equipment at the beach house is in good condition at an age of one year. Based on the age of the building services equipment, we recommend Cory Lake budget for replacements by 2023 and again by 2035. We note this timing change on Line Item 5.200 of *Reserve Expenditures*. We suggest that Cory Lake fund replacements of the guard house building services equipment through the operating budget.

Decks, Beach House - The beach house decks comprise 700 square feet and are in good condition at an age of one year. Therefore, we recommend Cory Lake budget for replacements by 2026 and again by 2041. We note this timing change on Line Item 5.201 of *Reserve Expenditures*.

Reserve Study Update - An ongoing review by the Board and an Update of this Reserve Study in two- to three- years are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. Many variables change after the study is conducted that may result in significant overfunding or underfunding the reserve account. Variables that may affect the Reserve Funding Plan include, but are not limited to:

- Deferred or accelerated capital projects based on Board discretion
- Changes in the interest rates on reserve investments
- Changes in the *local* construction inflation rate
- Additions and deletions to the Reserve Component Inventory
- The presence or absence of maintenance programs
- Unusually mild or extreme weather conditions
- Technological advancements

Periodic updates incorporate these variable changes since the last Reserve Study or Update.

Cory Lake can expense the fee for an Update with site visit from the reserve account. This fee is included in the Reserve Funding Plan. We base this budgetary amount on updating the same property components and quantities of this Reserve Study report. Budgeting for an Update demonstrates the Board's objective to continue fulfilling its fiduciary responsibility to maintain the commonly owned property and to fund reserves appropriately.

PHOTOGRAPHS

Photographs document the conditions of various property components as of the date of our visual inspection, March 16, 2012. The Condition Assessment contains references to these photographs.

The following is an overview image of the subject property:



The next pages contain the photographs related to Section 4 - Condition Assessment



Cory Lake Drive asphalt pavement



Asphalt pavement adjacent to Cory Lake Drive
Maintain through the Operating Budget



Boat ramp



Wood bridge



Drainage structure



Drainage structure



Catch basin



Concrete curb and gutter - Note drainage issue



Concrete sidewalk



Dock



Chain link fence



Gates and operators



Lift station



Monument



Paver overview
*Maintain through the
Operating Budget*



Paver settlement
*Maintain through the
Operating Budget*



Playground equipment along Cory
Lake Drive



Playground equipment along Cory
Lake Drive



Tennis court



Tennis court fence



Light poles and fixtures at courts



Basketball court



Skating rink



Utility vehicle



Beach house



East gate house



West gate house



Beach house building services



Building services at gate house



Beach house deck



Exercise equipment



Beach house interior



Gate house interior



Beach house tile roof



Beach house windows and doors



SUPPLEMENTARY INFORMATION FOR FINANCIAL STATEMENTS

The Reserve Funding Plan uses the Cash Flow Method to determine an appropriate funding plan with the following unaudited financial information furnished by Cory Lake.

The *Audit and Accounting Guide for Common Interest Realty Associations* presents recommendations on Supplementary Information on Future Major Repairs and Replacements in end of fiscal year Audits of Financial Statements for community associations¹. Accountants use discretion and judgment on how to present the Supplementary Information on Future Major Repairs and Replacements. However, the Supplementary Information on Future Major Repairs and Replacements often references and includes excerpts from our Reserve Studies. The following table excerpts significant unaudited information from the Reserve Expenditures about Reserve Component categories and estimated current and future replacement costs based on inflation at an annual rate of 0.7%.

Unaudited Supplemental Information on Future Major Repairs and Replacements

<i>Reserve Component Categories</i>	<i>Total Current Replacement Costs</i>	<i>Total Future or Inflated Replacement Costs</i>	<i>% of Total Future Replacements</i>	<i>Component of Projected 2012 YE Fund Balance</i>
Property Site Elements	\$2,958,810	\$3,291,287	81.3%	\$614,345
Beach House and Gate House	\$676,760	\$752,909	18.6%	\$140,537
Reserve Study Update	\$3,500	\$3,500	0.1%	\$653
Totals	\$3,639,070	\$4,047,696	100%	\$755,535

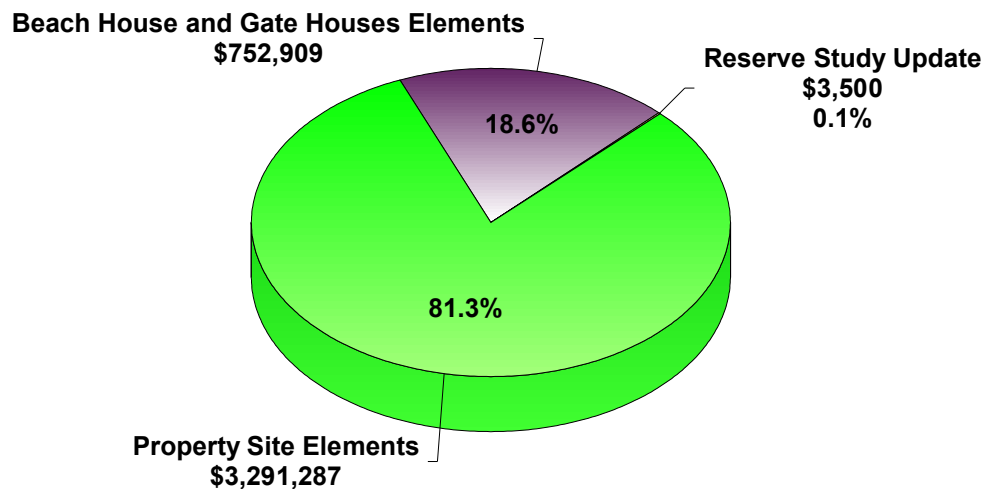
The information included in the table above may be included as part of the Supplementary Information on Future Major Repairs and Replacements. *However, Reserve*

¹ American Institute of Certified Public Accountants (AICPA) Audit and Accounting Guide - *Common Interest Realty Associations*; American Institute of Certified Public Accountants, Inc.; 2003

Advisors, Inc. does not certify that the information in the table will fully satisfy the recommendations of the AICPA guideline.

The most important category of Reserve Components noted in *Reserve Expenditures* is the Property Site Elements. The following chart illustrates the relative importance of the Reserve Expenditures and relative funding during the next 30 years.

Future Expenditures Relative Cost Illustration Cory Lakes Community Development District, Inc.



METHODOLOGY

Reserves for replacement are the amounts of money required for future expenditures to repair or replace Reserve Components that wear out before the entire facility or project wears out. Reserving funds for future repair or replacement of the Reserve Components is also one of the most reliable ways of protecting the value of the property's infrastructure and marketability.

Cory Lake can fund capital repairs and replacements in any combination of the following:

- 1) Increases in the operating budget during years when the shortages occur
- 2) Loans using borrowed capital for major replacement projects
- 3) Level monthly reserve assessments annually adjusted upward for inflation to increase reserves to fund the expected major future expenditures
- 4) Special assessments

We do not advocate special assessments or loans unless near term circumstances dictate otherwise. Although loans provide a gradual method of funding a replacement, the costs are higher than if Cory Lake were to accumulate reserves ahead of the actual replacement. Interest earnings on reserves also accumulate in this process of saving or reserving for future replacements, thereby defraying the amount of gradual reserve collections. We advocate the third method of *Level Monthly Reserve Assessments* with relatively minor annual adjustments. The method ensures that homeowners pay their "fair share" of the weathering and aging of the commonly owned property each year. Level reserve assessments preserve the property and enhance the resale value of the homes.



This Reserve Study is in compliance with and exceeds the National standards¹ set forth by Community Associations Institute (CAI) and the Association of Professional Reserve Analysts (APRA) fulfilling the requirements of a “Full Reserve Study.” These standards require a Reserve Component to have a “predictable remaining Useful Life.” Estimating Remaining Useful Lives and Reserve Expenditures beyond 30 years is often indeterminate. Long-Lived Property Elements are necessarily excluded from this analysis. We considered the following factors in our analysis:

Information Furnished by the Association	
February 29, 2012 unaudited Cash Status of the Reserve Fund	\$697,385
Remaining 2012 Budgeted Reserve Contributions	\$81,595
Anticipated Interest on Reserve Fund	\$605
Less Anticipated Reserve Expenditures	(\$24,050)
Projected 2012 Year-End Reserve Balance	\$755,535

The Cash Flow Method to compute, project and illustrate the 30-year Reserve Funding Plan

Local² costs of material, equipment and labor

Current and future costs of replacement for the Reserve Components

Costs of demolition as part of the cost of replacement

Local economic conditions and a historical perspective to arrive at our estimate of long term future inflation for *construction costs* in Tampa, Florida at an annual inflation rate of 0.7%. Isolated or regional markets of greater construction (development) activity may experience slightly greater rates of inflation for both construction materials and labor.

The past and current maintenance practices of Cory Lake and their effects on remaining useful lives

¹ Identified in the APRA “Standards - Terms and Definitions” and the CAI “Terms and Definitions”.

² See *Credentials* for addition information on our use of published sources of cost data.



The Funding Plan excludes necessary operating budget expenditures. It is our understanding that future operating budgets will provide for the ongoing normal maintenance of Reserve Components

The anticipated effects of appreciation of the reserves over time in accord with an anticipated future return or yield on investment of your cash equivalent assets at an annual rate of 0.1% (We did not consider the costs, if any, of Federal and State Taxes on income derived from interest and/or dividend income)

Interest rates on reserves are steady or increasing in concert with the certificates of deposit and money market rates. Slight increases exist in the savings rates of one, two or three-year CDs. Without significant differences in these savings rates, shorter term investments are the choice of many investors. We recommend consultation with a professional investment adviser before investing reserves to determine an appropriate investment strategy to maximize a safe return on reserve savings. The following table summarizes rates of inflation and key rates for government securities, generally considered as safe investment alternatives.

Interest Rate and Inflation Data								
Average or Last Actual = (A)	2010:1 (A)	2010:2 (A)	2010:3 (A)	2010:4 (A)	2011:1 (A)	2011:2 (A)	2011:3 (A)	2011:4 (E)
90-Day Treasury Bill	0.050%	0.10%	0.10%	0.15%	0.05%	0.40%	0.2%	0.2%
1-Year Treasury Bill	0.30	0.34	0.26	0.22	0.30	0.15	0.10	0.10
10-Year Treasury Note	3.50	3.30	2.67	2.50	2.50	2.25	2.20	1.85
30-Year Treasury Bond	4.50	4.20	3.79	3.90	4.50	4.50	3.60	2.80
Consumer Price Index (annualized rate)	0.01	1.2%	1.2%	0.8%	2.1%	4%	4%	3%
Residential Construction Inflation, Bureau of Labor Statistics (2-year ave.)		\$0	2.2%	2.9%	2.7%	4.1%	3.0%	
National Market Savings Rates as found	0.10%	for Money Market Savings			0.8%	for 2-Year Certificate of Deposit		
in http://www.bankrate.com	0.4%	for 1-Year Certificate of Deposit			1.2%	for 3-Year Certificate of Deposit		
Estimated Near Term Yield Rate for Reserve Savings	0.1%							
Estimated Near Term Inflation Rate for Future Capital Expenditures	0.7%							

Updates to this Reserve Study will continue to monitor historical facts and trends concerning the external market conditions.

DEFINITIONS¹

Cash Flow Method - A method of calculating Reserve Contributions where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

Component Method - A method of developing a Reserve Funding Plan with the total contribution is based on the sum of the contributions for individual components.

Current Cost of Replacement - That amount required today derived from the quantity of a *Reserve Component* and its unit cost to replace or repair a Reserve Component using the most current technology and construction materials, duplicating the productive utility of the existing property at current *local* market prices for *materials, labor* and manufactured equipment, contractors' overhead, profit and fees, but without provisions for building permits, overtime, bonuses for labor or premiums for material and equipment. We include removal and disposal costs where applicable.

Fully Funded Balance - The Reserve balance that is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost similar to Total Accrued Depreciation

Funding Goal (Threshold) - The stated purpose of this Reserve Study is to determine the adequate, not excessive, minimal threshold reserve balances.

Future Cost of Replacement - *Reserve Expenditure* derived from the inflated current cost of replacement or current cost of replacement as defined above, with consideration given to the effects of inflation on local market rates for materials, labor and equipment.

Long-Lived Property Component - Property component of Cory Lake responsibility not likely to require capital repair or replacement during the next 30 years with an unpredictable remaining Useful Life beyond the next 30 years.

Percent Funded - The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.

Remaining Useful Life - The estimated remaining functional or useful time in years of a *Reserve Component* based on its age, condition and maintenance.

Reserve Component - Property elements with: 1) Cory Lake responsibility; 2) limited Useful Life expectancies; 3) predictable Remaining Useful Life expectancies; and 4) a replacement cost above a minimum threshold.

Reserve Component Inventory - Line Items in *Reserve Expenditures* that identify a *Reserve Component*.

Reserve Contribution - An amount of money set aside or *Reserve Assessment* contributed to a *Reserve Fund* for future *Reserve Expenditures* to repair or replace *Reserve Components*.

Reserve Expenditure - *Future Cost of Replacement* of a *Reserve Component*.

Reserve Fund Status - The accumulated amount of reserves in dollars at a given point in time, i.e., at year end.

Reserve Funding Plan - The portion of the Reserve Study identifying the *Cash Flow Analysis* and containing the recommended Reserve Contributions and projected annual expenditures, interest earned and reserve balances.

Reserve Study - A budget planning tool that identifies the current status of the reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures.

Useful Life - The anticipated total time in years that a *Reserve Component* is expected to serve its intended function in its present application or installation.

¹ Definitions are derived from the standards set forth by the Community Associations Institute (CAI) representing America's 305,000 condominium and homeowners associations and cooperatives, and the Association of Professional Reserve Analysts, setting the standards of care for reserve study practitioners.



CONDITIONS OF OUR SERVICE ASSUMPTIONS

To the best of our knowledge, all data set forth in this report are true and accurate. Although gathered from reliable sources, we make no guarantee nor assume liability for the accuracy of any data, opinions, or estimates identified as furnished by others that we used in formulating this analysis.

We did not make any soil analysis or geological study with this report; nor were any water, oil, gas, coal, or other subsurface mineral and use rights or conditions investigated.

Substances such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials could, if present, adversely affect the validity of this study. Unless otherwise stated in this report, the existence of hazardous substance, that may or may not be present on or in the property, was not considered. Our opinions are predicated on the assumption that there are no hazardous materials on or in the property. We assume no responsibility for any such conditions. We are not qualified to detect such substances, quantify the impact, or develop the remedial cost.

We have made a visual inspection of the property and noted visible physical defects, if any, in our report. Our inspection and analysis was made by employees generally familiar with real estate and building construction; however, we did not do any invasive testing. Accordingly, we do not opine on, nor are we responsible for, the structural integrity of the property including its conformity to specific governmental code requirements, such as fire, building and safety, earthquake, and occupancy, or any physical defects that were not readily apparent during the inspection.

Our opinions of the remaining useful lives of the property elements do not represent a guarantee or warranty of performance of the products, materials and workmanship.



PROFESSIONAL SERVICE CONDITIONS

Our Services - Reserve Advisors, Inc. will perform its services as an independent contractor in accordance with our professional practice standards. Our compensation is not contingent upon our conclusions.

Our inspection and analysis of the subject property is limited to visual observations and is noninvasive. We will inspect sloped roofs from the ground. We will inspect flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. The report is based upon a “snapshot in time” at the moment of our observation. Conditions can change between the time of inspection and the issuance of the report. Reserve Advisors does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, structural, latent or hidden defects which may or may not be present on or within the property. Our opinions of estimated costs and remaining useful lives are not a guarantee of the actual costs of replacement, a warranty of the common elements or other property elements, or a guarantee of remaining useful lives.

We assume, without independent verification, the accuracy of all data provided to us. You agree to indemnify and hold us harmless against and from any and all losses, claims, actions, damages, expenses or liabilities, including reasonable attorneys' fees, to which we may become subject in connection with this engagement, because of any false, misleading or incomplete information which we have relied upon as supplied by you or others under your direction, or which may result from any improper use or reliance on the report by you or third parties under your control or direction. Your obligation for indemnification and reimbursement shall extend to any controlling person of Reserve Advisors, Inc., including any director, officer, employee, affiliate, or agent. Liability of Reserve Advisors, Inc. and its employees, affiliates, and agents for errors and omissions, if any, in this work is limited to the amount of its compensation for the work performed in this engagement.

Report - Reserve Advisors, Inc. will complete the services in accordance with the Proposal. We will consider any additional information made available to us in the interest of promptly issuing a Final Report (if requested). However, the Report represents a valid opinion of our findings and recommendations and is deemed complete and final if no Final Report or changes are requested within six months of our inspection. We retain the right to withhold the Report or Final Report if payment for services is not rendered in a timely manner. All files, work papers or documents developed by us during the course of the engagement remains our property.

Your Obligations - You agree to provide us access to the subject property during our on-site visual inspection and tour. You will provide to us to the best of your ability and if reasonably available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete our Study. You agree to pay our actual attorneys' fees and any other costs incurred in the event we have to initiate litigation to collect on any unpaid balance for our services.

Use of Our Report and Your Name - Use of our Report(s) is limited to only the purpose stated herein. Any use or reliance for any other purpose, by you or third parties, is invalid. Our Reserve Study Report in whole or part ***is not and can not be used as a design specification, design engineering services or an appraisal.*** You may show our report in its entirety to those third parties who need to review the information contained herein. The Client and other third parties viewing this report should not reference our name or our report, in whole or in part, in any document prepared and/or distributed to third parties without our written consent. ***This report*** contains intellectual property developed by Reserve Advisors, Inc. specific to this engagement and ***can not be reproduced or distributed to those who conduct reserve studies without the written consent of Reserve Advisors, Inc.***



We reserve the right to include our client's name in our client lists, but we will maintain the confidentiality of all conversations, documents provided to us, and the contents of our reports, subject to legal or administrative process or proceedings. These conditions can only be modified by written documents executed by both parties.

Payment Terms, Due Dates, and Interest Charges - The retainer payment is due upon authorization and prior to shipment of the report. The final payment of the fee is due immediately upon receipt of the Report. Subsequent changes to the report can be made for up to six months from the initial report date. Any outstanding balance after 30 days of the invoice date is subject to an interest charge of 1.5% per month. Any litigation necessary to collect an unpaid balance shall be venued in Milwaukee County Circuit Court in the State of Wisconsin.



CREDENTIALS

HISTORY AND DEPTH OF SERVICE

Founded in 1991, Reserve Advisors, Inc. is the leading provider of reserve studies, insurance appraisals, developer turnover transition studies, expert witness services, and other engineering consulting services. Clients include community associations, resort properties, hotels, clubs, non-profit organizations, apartment building owners, religious and educational institutions, and office/commercial building owners in 48 states, Canada and throughout the world.

The **architectural engineering consulting firm** was formed to take a leadership role in helping fiduciaries, boards, and property managers manage their property like a business with a long range master plan known as a Reserve Study.

Reserve Advisors employs the **largest staff of Reserve Specialists** with bachelors degrees in engineering dedicated to Reserve Study services. Our principals are founders of Community Associations Institute's (CAI) Reserve Committee, that developed national standards for reserve study providers. One of our principals is a Past President of the Association of Professional Reserve Analysts (APRA). Our vast experience with a variety of building types and ages, on-site examination and a historical analyses are keys to determining accurate remaining useful life estimates of building components.

No Conflict of Interest - As consulting specialists, our **independent opinion** eliminates any real or perceived conflict of interest because we do not conduct or manage capital projects.

TOTAL STAFF INVOLVEMENT

Several staff members participate in each assignment. The responsible advisor involves the staff through a Team Review, exclusive to Reserve Advisors, Inc., and by utilizing the experience of other staff members, each of whom has served hundreds of clients. We conduct Team Reviews, an internal quality assurance review of each assignment, including: the inspection; building component costing; lifing; and technical report phases of the assignment. Each Team Review requires the attendance of several engineers, a Review Coordinator, Director of Quality Assurance and other participatory peers. Due to our extensive experience with building components, we do not have a need to utilize subcontractors.

OUR GOAL

To help our clients fulfill their fiduciary responsibilities to maintain property in good condition.

VAST EXPERIENCE WITH A VARIETY OF BUILDINGS

Reserve Advisors, Inc. has conducted reserve studies for a multitude of different communities and building types. We've analyzed thousands of buildings, from as small as a 3,500 square-foot day care center to the 100-story John Hancock Center in Chicago. We also routinely inspect buildings with various types of mechanical systems such as simple electric heat, to complex systems with air handlers, chillers, boilers, elevators, and life safety security systems.

We're familiar with all types of building exteriors as well. Our well versed staff regularly identifies optimal repair and replacement solutions for such building exterior surfaces such as adobe, brick, stone, concrete, stucco, EIFS, wood products, stained glass and aluminum siding, and window wall systems.

OLD TO NEW

Reserve Advisors experience includes ornate and vintage buildings as well as modern structures. Our specialists are no strangers to older buildings. We're accustomed to addressing the unique challenges posed by buildings that date to the 1800's. We recognize and consider the methods of construction employed into our analysis. We recommend appropriate replacement programs that apply cost effective technologies while maintaining a building's character and appeal.



THEODORE J. SALGADO, P.E., PRA
Principal

Theodore J. Salgado is a co-founder of Reserve Advisors, Inc., which is dedicated to serving community associations, city and country clubs, religious organizations, educational facilities, and public and private entities throughout the United States. He is responsible for the production, management, review, and quality assurance of all reserve studies, defect identification transition studies, and consulting services for a nationwide portfolio of more than 5,000 clients. Under his direction, the firm conducts reserve study services for apartment complexes, churches, hotels, resorts, office towers and vintage architecturally ornate buildings.



PRIOR RELEVANT EXPERIENCE

Before founding Reserve Advisors, Inc. in 1991, Mr. Salgado, a professional engineer registered in the State of Wisconsin, served clients for over 15 years through American Appraisal Associates, the world's largest full service valuation firm. Mr. Salgado conducted facilities analyses of hospitals, steel mills and various other large manufacturing and petrochemical facilities and casinos.

He has served clients throughout the United States and in foreign countries, and frequently acted as project manager on complex valuation, and federal and state tax planning assignments. His valuation studies led to negotiated settlements on property tax disputes between municipalities and property owners.

Mr. Salgado has authored articles on the topic of reserve studies and facilities maintenance. He also co-authored "Reserves", an educational videotape produced by Reserve Advisors on the subject of Reserve Studies and maintaining appropriate reserves. Mr. Salgado has also written in-house computer applications manuals and taught techniques relating to valuation studies.

EXPERT WITNESS

Mr. Salgado has testified successfully before the Butler County Board of Tax Revisions in Ohio. His depositions in pretrial discovery proceedings relating to reserve studies of Crestview Estates Condominium Association in Wauconda, Illinois and the North Shore Club Associations in South Bend, Indiana have successfully assisted the parties in arriving at out of court settlements.

EDUCATION

Milwaukee School of Engineering - B.S. Architectural Engineering

PROFESSIONAL AFFILIATIONS/DESIGNATIONS

American Association of Cost Engineers - Past President, Wisconsin Section

Association of Construction Inspectors - Senior Designated Member and Certified Construction Inspector

Association of Professional Reserve Analysts - Past President, and Professional Reserve Analyst (PRA)

Community Associations Institute - Member and Volunteer Leader of multiple chapters throughout the United States

Concordia Seminary, St. Louis - Member, National Steering Committee

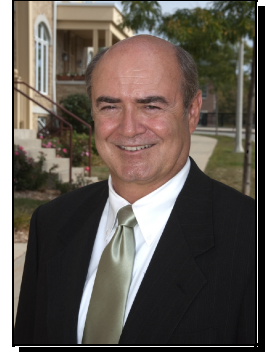
Milwaukee School of Engineering - Member, Corporation Board

Professional Engineer, Wisconsin - Registered in 1982

JOHN P. POEHLMANN, RS
Principal

John P. Poehlmann is a co-founder of Reserve Advisors, Inc. He is responsible for the finance, accounting, marketing, and overall administration of Reserve Advisors, Inc. He also regularly participates in internal Quality Control Team Reviews of Reserve Study reports.

Mr. Poehlmann directs corporate marketing, including business development, advertising, press releases, conference exhibiting, and direct mail promotions. He frequently speaks throughout the country at seminars and workshops on the benefits of future planning and budgeting for capital repairs and replacements of building components and other assets.



Mr. Poehlmann served on the national Board of Trustees of Community Associations Institute. Community Associations Institute (CAI) is a national, nonprofit 501(c)(6) trade association created in 1973 to provide education and resources to America's 305,000 residential condominium, cooperative and homeowner associations and related professionals and service providers. The Institute is dedicated to fostering vibrant, responsive, competent community associations that promote harmony, community, and responsible leadership.

He is a founding member of the Institute's Reserve Committee. The Reserve Committee developed national standards and the Reserve Specialist (RS) Designation Program for Reserve Study providers. Mr. Poehlmann has authored numerous articles on the topic of Reserve Studies, including Planning for Replacement of Property Doesn't Have to Be Like a Trip to the Dentist, Reserve Studies for the First Time Buyer, Sound Association Planning Parallels Business Concepts, and Reserve Studies Minimize Liability. He has worked with a variety of publications, including the Chicago Tribune, The Milwaukee Journal/Sentinel, Common Ground, Common Interest, and Condo Management. He also co-authored "Reserves", an educational videotape produced by Reserve Advisors on the subject of Reserve Studies and the benefits of maintaining appropriate reserves. The videotape is available through Reserve Advisors or CAI's website, www.caionline.org and libraries in the State of Virginia.

INDUSTRY SERVICE AWARDS

CAI National Rising Star Award - To an individual whose leadership abilities and professional contributions have earmarked them for even greater accomplishments in the future.

CAI Michigan Chapter Award - "Given to the individual who contributed their time, expertise, and resources toward improving the quality of services offered by the chapter. Mr. Poehlmann was unanimously selected as the winner of the CAI Michigan Chapter Award."

EDUCATION

University of Wisconsin-Milwaukee - Master of Science Management
University of Wisconsin - Bachelor of Business Administration

PROFESSIONAL AFFILIATIONS

Community Associations Institute (CAI) - Founding member of Reserve Committee; former member of National Board of Trustees; Reserve Specialist (RS) designation; Member of multiple chapters

Association of Condominium, Townhouse, & Homeowners Associations (ACTHA) - member



QUALIFICATIONS

MICHELLE A. STEPHANS, P.E., RS, PRA
Associate Director of Quality Assurance

CURRENT CLIENT SERVICES

Michelle Stephans, a graduate of Milwaukee School of Engineering, is an Advisor for *Reserve Advisors, Inc.* Ms. Stephans is responsible for the inspection and analysis of the property's current condition, applying principles of engineering to prolong the lives of the building components, forecasting capital expenditures for the repair and/or replacement of the property components, and preparing technical Reserve Study reports on assignments. She is responsible for conduction Life Cycle Cost Analysis and Capital Replacement Forecast services for apartments, townhomes, high rise condominium towers, planned unit developments, and religious and educational facilities. Michelle Stephans also serves as the Associate Director of Quality Assurance and the Director of Minnesota Operations.

The following is a partial list of clients served by Michelle Stephans demonstrating her breadth of experiential knowledge of community associations in construction and related buildings systems.

The Fordham Upscale postmodern 52-story apartment style condominium located in the Cathedral District of downtown Chicago. Amenities include 11th floor rooftop plaza, wine cellar, indoor pool and fitness room.

City Bella on Lyndale A multi-use cooperative property located in Richfield, Minnesota. This community comprises 144 units in one four-story and one 15-story building, and includes an indoor pool, subsurface parking garage and various community rooms.

Sunset Ridge Condominium Recently renovated as a Housing Improvement Area through the city of Saint Louis Park, Minnesota, this apartment style condominium includes 240 unit in 20 buildings.

Le Marin Condominiums and Marina Townhome style development in Port Clinton, Ohio comprising 117 units in 22 buildings. This lakeside community offers a 117 slip marina, tennis courts, indoor pool and clubhouse.

The John Thomas Dye School Located in the hills of Bel Air, Los Angeles, California, this independent primary school consists of 320 students. The campus includes various classroom buildings, a main hall, athletic field and gymnasium.

Grand Sierra Hotel Condominium This community of 824 units occupies the top 11 floors within the Grand Sierra Resort and Casino in Reno, Nevada.

Franciscan Ministries of Illinois Seven housing properties located throughout Suburban Chicago, including unit interiors and common amenities.

Village of Glenview Municipal buildings owned by the Village of Glenview, including two police stations, the village hall, three public works buildings, five fire stations, two parking garages, two pavilions, and two train stations.

PRIOR RELEVANT EXPERIENCE

Before joining *Reserve Advisors, Inc.*, Ms. Stephans was a Mechanical Engineer at Affiliated Engineers, Inc. in the State of Wisconsin. She was responsible for the design of heating, ventilating and air conditioning systems for research and development laboratories throughout the United States, including Bayer Pharmaceuticals and University of Illinois-Chicago. Ms. Stephans also worked at Monroe Equipment, Inc. where she designed heating, ventilating and air conditioning systems for commercial buildings.

EDUCATION

Milwaukee School of Engineering - B.S. Architectural Engineering

PROFESSIONAL AFFILIATIONS/DESIGNATIONS

Professional Engineering Licenses - Wisconsin 2004, Illinois 2008, Minnesota 2009

Reserve Specialist (RS) - Community Associations Institute

Professional Reserve Analyst (PRA) - Association of Professional Reserve Analysts

American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE)

Minnesota Multi Housing Association/CIC Midwest



QUALIFICATIONS
Paul J. Grifoni, PRA, RS
Responsible Advisor

CURRENT CLIENT SERVICES

Paul J. Grifoni, a civil engineer, is an Advisor for *Reserve Advisors, Inc.* Mr. Grifoni is responsible for the inspection and analysis of the condition of clients' property, and recommending engineering solutions to prolong the lives of the components. He also forecasts capital expenditures for the repair and/or replacement of the property components and prepares technical reports on assignments. He is responsible for conducting Life Cycle Cost Analysis and Capital Replacement Forecast services and the preparation of Reserve Study Reports for condominiums, townhomes and homeowners associations. Paul Grifoni frequently serves as the *Quality Assurance Review Coordinator* for Recreational, Townhome, Mid-Rise communities.

The following is a partial list of clients served by Paul Grifoni demonstrating his breadth of experiential knowledge of community associations in construction and related buildings systems.

Avery Ranch Located in Austin, Texas, large homeowners association with three amenity centers.

Bingham Station Located in Garner, North Carolina, made up of a clubhouse, tennis court and playgrounds.

Caroline Pines Located in Ruther Glen, Virginia, 22 mile of streets, earth dam.

Islandwalk Located in Naples, Florida, has full Town Center including car wash, post office, bank, and cafe.

Metropolitan Located in West Palm Beach, Florida, ten story mid rise with rooftop pool built in 2006.

The Palms Located in Jacksonville, Florida, apartment conversion on the beach.

Pelican Landing Located in Bonita Springs Florida, has its own private island, tennis center.

Pueblo Encantado Located in Santa Fe, New Mexico, pool, clubhouse, unpaved streets.

Sterling Woods Located in Danbury, Connecticut, 358 townhome units.

University Place Located in suburban Sarasota, has 16 ponds, gate house, perimeter walls and fencing, entrance monuments, streets and drainage system.

Valdosta Loundes Located in Valdosta, Georgia. This property is a commercial conference center.

Vista Lakes This multi community located in Orlando, Florida has an olympic size pool with waterslide, clubhouse and playgrounds.

PRIOR RELEVANT EXPERIENCE

Before joining *Reserve Advisors, Inc.*, Mr. Grifoni was a Field Engineer for Heavy Civil Projects in New England. He also was a supervisor for a custom home building company based in Florida.

EDUCATION - University of Massachusetts, Lowell - B.S. Civil Engineering

PROFESSIONAL AFFILIATIONS / DESIGNATIONS

Professional Reserves Analyst (PRA) - Association of Professional Reserve Analysts

Reserve Specialist (RS) - Community Associations Institute



QUALIFICATIONS
Jeffrey B. Dow, P.E., PRA, RS
Review Coordinator

CURRENT CLIENT SERVICES

Jeffrey B. Dow, a Civil engineer, is an Advisor for *Reserve Advisors, Inc.* Mr. Dow is responsible for the inspection and analysis of the condition of clients' properties, and recommending engineering solutions to prolong the lives of the components. He also forecasts capital expenditures for the repair and/or replacement of the property components and prepares technical reports on assignments. He is responsible for conducting Life Cycle Cost Analyses and Capital Replacement Forecast services and the preparation of Reserve Study Reports for condominiums, townhomes and homeowner associations. Mr. Dow frequently serves as the *Quality Assurance Review Coordinator* for Recreational, Townhome and Mid Rise communities.

The following is a partial list of clients served by Jeffrey Dow demonstrating his breadth of experiential knowledge of community associations in construction and related buildings systems.

Alson Court Condominium Owners Association, Inc. This historic Charlotte, NC building was constructed in 1939 and comprises all-brick construction and a clay tile roof. The unique layout of the building, which includes a number of entrances and lobbies, allows for two picturesque courtyards. The property includes two detached garages.

Le Club at Old Cutler Condominium Association, Inc. This condominium community comprises 334 units in 14 buildings in Miami, FL. Amenities of this property include a large pond with a lighted lake walk, large clubhouse with fitness room, pool, sauna, playground and tennis courts.

Marco Towers Club, Inc. Located on exclusive Marco Island just south of Naples, FL, this 8-story mid-rise features solid concrete construction and was the designated hurricane shelter for its community for many years. It houses 57 condominiums with balconies offering views of the adjacent intercoastal waterway. The property also includes a party room, office and detached garages.

Mountaintop Community Association This mountain golf community is located in Highlands, NC and comprises high-end residential units. The community includes a wastewater treatment plant, lift stations, two domestic water wells, three bridges and asphalt pavement roadways.

The Academy at Ocean Reef Located in Key Largo, FL, this private institution serves kindergarten through the eighth grade and includes offices, a science lab, a music room, a television production room, six classrooms, an atrium and other learning facilities.

PRIOR RELEVANT EXPERIENCE

Before joining Reserve Advisors, Inc., Mr. Dow successfully completed the bachelors program in Civil Engineering from Florida State University. He also has four years of experience as a land development engineer in the Washington, D.C. area and Tampa, FL, where he gained knowledge in the design of residential and commercial property, utility layout and stormwater detention.

EDUCATION

Florida State University - *B.S. Civil Engineering, Cum Laude*

PROFESSIONAL AFFILIATIONS

Professional Engineer (P.E.) - *State of Florida, 2008*

Reserve Specialist (RS) - *2009*

Professional Reserve Analyst (PRA) - *2011*

RESOURCES

Reserve Advisors, Inc. utilizes numerous resources of national and local data to conduct its Professional Services. A concise list of several of these resources follows:

Association of Construction Inspectors, (ACI) the largest professional organization for those involved in construction inspection and construction project management. ACI is also the leading association providing standards, guidelines, regulations, education, training, and professional recognition in a field that has quickly become important procedure for both residential and commercial construction, found on the web at <http://www.iami.org>. Several advisors and a Principal of Reserve Advisors, Inc. hold Senior Memberships with ACI.

American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., (ASHRAE) the American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., devoted to the arts and sciences of heating, ventilation, air conditioning and refrigeration; recognized as the foremost, authoritative, timely and responsive source of technical and educational information, standards and guidelines, found on the web at <http://www.ashrae.org>. Reserve Advisors, Inc. actively participates in its local chapter and holds individual memberships.

Community Associations Institute, (CAI) America's leading advocate for responsible communities noted as the only national organization dedicated to fostering vibrant, responsive, competent community associations. Their mission is to assist community associations in promoting harmony, community, and responsible leadership.

Marshall & Swift / Boeckh, (MS/B) the worldwide provider of building cost data, co-sourcing solutions, and estimating technology for the property and casualty insurance industry found on the web at <http://www.msbinfo.com>

R.S. Means CostWorks, North America's leading supplier of construction cost information. As a member of the Construction Market Data Group, Means provides accurate and up-to-date cost information that helps owners developers, architects, engineers, contractors and others to carefully and precisely project and control the cost of both new building construction and renovation projects found on the web at <http://www.rsmeans.com>

Reserve Advisors, Inc., library of numerous periodicals relating to reserve studies, condition analyses, chapter community associations, and historical costs from thousands of capital repair and replacement projects, and product literature from manufacturers of building products and building systems.