

***CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package
Regular Meeting and Closed Session

Date/Time:
Thursday, July 17, 2025
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 Kai

2502 N. Rocky Point Dr. Suite 1000

Tampa, FL 33607

813-565-4663

Board of Supervisors

Cory Lakes Community Development District

Dear Supervisors:

A Meeting of the Board of Supervisors of the Cory Lakes Community Development District is scheduled for **Thursday, July 17, 2025, 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: Thursday, July 17, 2025

Time: 6:00 P.M.

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

Supervisor	Position	
Ann Belyea	Chairman	
Todd Apple	Vice Chair	
Ronald Acoff	Assistant Secretary	
Cynthia McIntyre	Assistant Secretary	
Juan Aliaga	Assistant Secretary	

ZOOM: <https://us02web.zoom.us/j/3900480969>

Call In: +1 305 224 1968

Meeting ID: 390 048 0969

Passcode: 54321

Mute/Unmute: *6

Agenda

For the full agenda packet, please contact corylakes@hikai.com

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

II. Chairman's Opening Comments

III. Other Supervisors' Opening Comments

IV. Audience Comments – (limited to 3 minutes per individual on agenda items)

V. Business Items

A. Update: FY 2026 Proposed Budget

Exhibit 1

B. Consideration/Adoption of Resolutions

1. 2025-10, Authorizing Bank Account Signatories

Exhibit 2

2. 2025-11, Adopting Parking and Towing Policy on Property Owned by the CDD

Exhibit 3

C. Discussion: 2025 Reserve Study – *This item was brought back from the last meeting.*

Exhibit 4

VI. Vendor Updates

A. District Engineer: Johnson Engineering, Inc.

1. Update: Weir Project

B. Envera

C. JCS Investigations

D. Juniper – Maintenance Inspection Report conducted on 07/01/2025

Exhibit 5

1. Consideration/Approval of Enhancement Proposals:

- a. Morris Bridge - \$5,650.32 [Exhibit 6](#)
- b. Playground - \$265.00 [Exhibit 7](#)
- c. Behind Pool (Sidewalk) - \$700.00 [Exhibit 8](#)
- d. Behind Clubhouse (Lakeside) - \$1,090.00 [Exhibit 9](#)

2. Consideration/Approval of Irrigation Proposals:

- a. Controller #12 Replacement - \$707.14 [Exhibit 10](#)
- b. Controller #18 Replacement - \$790.01 [Exhibit 11](#)
- c. Hunter Nodes Replacement - \$1,118.00 [Exhibit 12](#)

E. Steadfast – Waterway Inspection Report conducted on 07/08/25 [Exhibit 13](#)

VII. POA Reports

VIII. Financial Items

A. Consideration/Acceptance of June 2025 Unaudited Financial Statements [Exhibit 14](#)

- 1. Variance Report

IX. Approval of Minutes

A. Regular Meeting & Closed Session: June 24, 2025

- 1. Summary of Motions [Exhibit 15](#)
- 2. Meeting Minutes [Exhibit 16](#)

B. Continued Regular Meeting & Closed Session: July 2, 2025

- 1. Summary of Motions [Exhibit 17](#)
- 2. Meeting Minutes [Exhibit 18](#)
- 3. Action Item List as of July 11, 2025 [Exhibit 19](#)
- 4. Contract List as of July 10, 2025 [Exhibit 20](#)

X. Staff Report

A. District Counsel: Straley Robin Vericker, P.A. – *The following items were brought back from the last meeting.*

- 1. Update: 17923 Cachet Isle
- 2. Discussion: Donation Collection Policy Statement [Exhibit 21](#)
- 3. Discussion: Review of Pages 1-4 of CDD Revised Policies as of January 2025 (30 minutes) [Exhibit 22](#)

B. Office Administrator

C. Facility Manager

- 1. July 2025 Report [Exhibit 23](#)

2. Discussion: Property Damage by Vehicle – *This item was brought back from the last meeting.* **Exhibit 24**

3. Consideration/Approval of Lake Rules Sign Proposal – *This item was brought back from the last meeting.*
a. Signarama - \$992.36 **Exhibit 25**

b. Sign Solutions - \$892.00 **Exhibit 26**

4. Consideration/Approval of Pool Filter Grids Replacement Proposal – Bandu - \$3,500.00 **Exhibit 27**

5. Consideration/Approval of Playground Repair and Clean Up Proposal – Playworx - \$23,247.12 **Exhibit 28**

a. Installation Request Form **Exhibit 29**

6. Ratification of Invoices:

a. Juniper – Irrigation Renovation (Well #2) - \$1,476.79 **Exhibit 30**

b. CIO Technology – Services - \$1,307.50 **Exhibit 31**

D. District Manager: Kai

1. FY 2024-2025 Meeting Schedule **Exhibit 32**

2. Quorum Check for Regular Meeting, Public Hearing, and Closed Session – 08/21/2025 at 6:00 p.m.

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

XII. Supervisor Requests

XIII. Closed Session – Private Discussion of Security System (Exempt from Sunshine and Public Records Laws)

A. Open Closed Session

B. Discussion: Amenity Access, Cameras, Gates, Rover, Resident Issues, Pool Security, Playground Security, Amenity Center Security

1. Envera

2. JCS Investigations

C. Close Closed Session

XIV. Adjournment

Cory Lakes

Community Development District

EXHIBIT

1

AGENDA



CORY LAKES
Community Development District

FY 2026 PROPOSED BUDGET

for 7.17.2025 presentation

**STATEMENT 1
CORY LAKES CDD
FY 2026 PROPOSED BUDGET**

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	FY 2025	ACTUAL THRU 05.31.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
REVENUE								
ASSESSMENTS LEVY: ALL RESIDENTS	\$ 1,992,645	\$ -	\$ 2,405,551	\$ 2,534,100	\$ 2,582,867	\$ 2,538,583	\$ 2,794,048	\$ 211,181
ASSESSMENTS LEVY: CACHET		-	2,591	2,664	2,550	2,507	2,550	0
ALLOWABLE DISCOUNTS (4%)		-	-	(96,628)	-		-	-
ASSESSMENTS LEVY - NET	1,992,645	-	2,408,142	2,440,136	2,585,417	2,541,090	2,796,598	211,181
ON-ROLL EXCESS FEES				19,948				-
INTEREST AND MISCELLANEOUS	283,204	24,974	44,438	99,250	30,000	77,196	30,000	-
PRIOR YEAR UNASSIGNED FUND BALANCE CARRYFORWARD				26,832			54,100	54,100
INTERFUND TRANSFER INCOME				28,568	300,000		-	(300,000)
TRANSFER FROM WEIR PROJECT BANK ACCOUNT		700,000	-		400,000	32,200	-	(400,000)
TOTAL REVENUE	2,275,849	724,974	2,452,580	2,614,735	3,315,417	2,650,486	2,880,698	(223,538)
EXPENDITURES								
ADMINISTRATIVE EXPENSES								
SUPERVISORS FEES	12,200	11,400	10,554	14,200	12,000	8,400	14,000	2,000
PAYROLL SERVICE FEE	793	751	745	4,215	600	2,243	5,000	4,400
PAYROLL TAXES	933	872	842	1,216	1,225	673	1,071	(154)
DISTRICT MANAGEMENT	55,000	55,000	59,449	70,600	70,000	47,634	70,000	-
AUDITING SERVICES	6,400	6,400	6,400	4,600	4,750	-	4,900	150
ASSESSMENT ROLL PREPARATION	5,000	5,000	4,583		-	-	-	-
LEGAL SERVICES - GENERAL	6,643	12,586	16,223	20,136	15,000	24,995	20,000	5,000
DISTRICT ENGINEER	4,505	21,984	12,503	2,460	15,000	4,288	15,000	-
INSURANCE- GENERAL LIABILITY & PUBLIC OFFICIALS	33,153	34,837	39,057	54,687	68,188	65,282	80,000	11,812
INSURANCE - WORKERS COMPENSATION	3,792	4,356	4,026	3,799	5,500	475	-	(5,500)
LEGAL ADVERTISING	6,051	3,908	3,921	7,937	1,500	778	1,500	-
BANK FEES	-	-	1,804	600	1,500	512	1,500	-
CREDIT CARD DISCOUNT	195	227	424		200	-	200	-
DUES & LICENSES	175	175	175	175	175	175	175	-
POSTAGE	1,313	3,604	2,873	155	2,000	79	2,500	500
OFFICE SUPPLIES	631	345	2,362		-	-	-	-
TAX COLLECTOR FEES	39,852	27,793	47,747		-	-	-	-
WEBSITE	1,056	1,056	-		705	-	1,000	295
ADA WEBSITE COMPLIANCE	-	420	210	210	210	210	210	-
CONTINGENCIES	1,844	1,432	4,505	699	2,000	87	2,000	-
TOTAL ADMINISTRATIVE EXPENDITURES	179,536	192,146	218,402	185,689	200,553	155,831	219,056	18,503
DEBT SERVICE								
BOND AMORTIZATION SCHEDULE FEE	-	-	-		-	-	-	-
ARBITRAGE REBATE CALCULATION	-	-	-		2,500	-	2,500	-
DISSEMINATION SERVICES (DISCLOSURE REPORT)	3,000	3,000	2,750		-	-	-	-
TRUSTEES FEES	7,112	7,112	7,704	3,556	3,558	2,370	3,558	-
CAPITAL REINVESTMENT NOTE 2022 REPAYMENT	-	145,396	160,943	155,706	152,000	153,315	145,323	(6,677)
COI	-	4,000	-		-	-	-	-
TOTAL DEBT SERVICE	10,112	159,508	171,397	159,262	158,058	155,685	151,381	(6,677)

**STATEMENT 1
CORY LAKES CDD
FY 2026 PROPOSED BUDGET**

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	FY 2025	ACTUAL THRU 05.31.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
UTILITIES								
COMMUNICATION	32,482	34,231	39,908	33,027	35,748	20,250	38,000	2,252
STREETLIGHTS	168,061	213,884	241,846	231,889	251,520	165,354	255,000	3,480
ELECTRICITY	63,288	69,694	82,593	74,180	95,280	51,802	95,280	-
PROPANE	-	-	-	-	400	-	-	(400)
WATER, SEWER UTILITY SERVICES	26,553	26,507	24,975	34,027	24,975	27,372	40,000	15,025
SOLID WASTE REMOVAL	7,656	7,345	9,439	8,553	9,439	6,854	12,000	2,561
SEWER LIFT STATION	20,497	2,390	5,031	11,405	5,000	1,360	5,000	-
TOTAL UTILITIES	318,537	354,051	403,792	393,082	422,362	272,992	445,280	22,918
SECURITY OPERATIONS								
SECURITY STAFFING CONTRACT SERVICES	302,398	393,605	429,411	354,559	411,840	252,360	415,000	3,160
SUMMER TIME POOL GUARD	-	-	-	-	24,480	-	24,480	-
ROVER SECURITY SERVICES	-	-	499	91,787	-	-	-	-
CONTRACTUAL VIRTUAL GUARD	88,908	71,020	55,768	63,946	66,912	31,623	66,912	-
OFF DUTY POLICING	14,686	14,949	12,051	12,038	16,000	-	16,000	-
SECURITY CONTINGENCY	-	-	-	-	-	-	-	-
TOTAL SECURITY OPERATIONS	405,992	479,574	497,729	522,330	519,232	283,983	522,392	3,160
CONTRACTED PERSONNEL								
CONTRACTED PERSONNEL	-	-	-	-	-	-	200,000	200,000
FIELD MANAGER	63,365	63,200	65,768	50,454	79,000	40,834	-	(79,000)
ASSISTANT FIELD MANAGER	6,847	152	-	2,306	18,500	5,991	-	(18,500)
OFFICE ADMINISTRATOR	48,044	47,204	54,234	65,305	68,237	49,026	-	(68,237)
POOL & BEACH CLUB ATTENDANTS	35,049	32,475	23,785	28,548	26,000	13,647	-	(26,000)
PAYROLL TAXES	11,569	11,147	14,170	11,700	15,000	5,083	-	(15,000)
TOTAL CONTRACTED PERSONNEL	164,874	154,178	157,957	158,314	206,737	114,581	200,000	(6,737)
AMENITY AND FIELD OPERATIONS								
SEASONAL DECORATIONS	40,500	60,000	58,950	58,950	60,000	58,950	55,000	(5,000)
BEACH CLUB OFFICE EQUIPMENT	2,845	4,024	5,503	4,043	4,500	3,400	4,500	-
BEACH CLUB OFFICE SUPPLIES	5,178	3,492	4,250	4,976	4,500	3,076	4,500	-
BEACH CLUB GYM SUPPLIES	20,495	18,237	4,911	9,682	19,000	12,999	19,000	-
GUARD OFFICE EQUIPMENT	-	230	-	-	1,000	-	1,000	-
GUARD OFFICE SUPPLIES	467	336	244	2,947	1,500	171	1,500	-
COMMUNITY EVENT SUPPLIES	10,623	18,364	13,658	14,573	18,000	12,153	18,000	-
MISCELLANEOUS FIELD EXPENSE - FURNITURE AND COURT RESURFACE	-	-	9,450	3,392	87,000	1,109	-	(87,000)
TOTAL AMENITY AND FIELD OPERATIONS	80,108	104,683	96,966	98,562	195,500	91,858	103,500	(92,000)
LANDSCAPE MAINTENANCE								
LANDSCAPE MAINTENANCE	462,585	473,801	490,148	345,051	348,000	201,029	350,000	2,000
MULCH	-	3,150	-	19,245	50,000	49,996	50,000	-
LANDSCAPE REVIEW CONTRACT	-	-	2,000	3,000	-	-	-	-
BEACH SAND	-	2,385	-	7,343	6,000	-	6,000	-
ANNUALS & SEASONAL PLANT INSTALLATION	2,416	4,520	4,000	5,240	7,500	3,500	7,500	-
PLANT REPLACEMENT	38,313	25,272	21,127	18,584	25,000	8,018	25,000	-

**STATEMENT 1
CORY LAKES CDD
FY 2026 PROPOSED BUDGET**

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	FY 2025	ACTUAL THRU 05.31.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
SOD REPLACEMENT	3,387	480			5,000	2,466	5,000	-
WELL MAINTENANCE - IRRIGATION	614	240	5,659	2,200	3,000		3,000	-
IRRIGATION - MAINTENANCE	7,074	15,414	20,311	12,794	7,500	10,177	7,500	-
TREE REMOVAL, REPLACEMENT & MAINTENANCE	14,613	38,222	47,543	22,850	24,000	18,473	24,000	-
LAKE & POND MAINTENANCE	45,750	47,165	49,291	59,441	57,600	38,400	60,000	2,400
TOTAL LANDSCAPE MAINTENANCE	574,752	610,649	640,079	495,748	533,600	332,059	538,000	4,400
FACILITIES MAINTENANCE								
OUTSIDE FACILITIES MAINTENANCE	20,887	60,722	108,514	15,556	50,000	4,604	50,000	-
WEIR PROJECT	-	-	-	-	350,000	32,200	-	(350,000)
CAR & CART REPAIRS AND MAINTENANCE	9,036	10,140	10,390	11,443	9,000	623	9,000	-
RENTALS & LEASES	13,411	18,368	22,418	10,582	10,740	4,116	10,824	84
CLEANING	15,062	18,443	18,590	19,117	27,560	25,864	35,000	7,440
PEST CONTROL	1,529	1,800	2,000	1,300	1,950	350	2,340	390
SECURITY GATE MAINTENANCE & REPAIR	11,376	14,077	9,855	6,033	5,000	13,106	10,000	5,000
SECURITY GATE MAINTENANCE & REPAIR - CACHET	1,621	2,438	5,319	-	2,550	-	2,550	-
MONUMENTS AND SIGNS	3,016	2,624	584	2,320	4,000	9,536	6,000	2,000
FOUNTAINS	810	12,045	1,200	4,294	5,000	1,475	8,000	3,000
STORM WATER DRAINAGE	16,391	5,011	22,950	22,800	30,000	1,753	30,000	-
RECREATIONAL EQUIP. MAINTENANCE & REPAIR	30,868	16,622	22,832	27,732	15,000	7,500	15,000	-
BUILDING EQUIPMENT MAINTENANCE & REPAIR	8,178	14,939	8,727	42,865	10,000	5,382	10,000	-
PRESSURE WASHING	685	1,250	1,500	875	7,500	202	7,500	-
FACILITIES MAINTENANCE CONTINGENCY					248,000	-	258,300	10,300
CONTINGENCY FOR END OF YEAR					90,000	88,360	40,000	(50,000)
PAVER, STREETS AND SIDEWALKS REPAIRS, CLEANING	86,247	59,866	42,252	36,004	125,000	28,474	100,000	(25,000)
TOTAL FACILITIES MAINTENANCE	219,117	238,345	277,132	200,920	991,300	223,546	594,514	(396,786)
FACILITIES MAINTENANCE (POOL)								
POOL MAINTENANCE	21,417	23,395	22,969	19,650	25,500	23,150	39,000	13,500
POOL REPAIRS	2,386	7,204	1,583	10,728	7,000	4,878	12,000	5,000
POOL HEATER UTILITIES	11,955	7,873	2,253	926	5,000	638	5,000	-
POOL PERMIT	275	273	275	275	575		575	-
TOTAL FACILITIES MAINTENANCE (POOL)	36,033	38,745	27,081	31,580	38,075	28,666	56,575	18,500
RESERVE								
RESERVE STUDY							-	
TOTAL RESERVE	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES BEFORE FINANCING SOURCES/USES	1,989,061	2,331,879	2,490,535	2,245,486	3,265,417	1,659,201	2,830,698	(434,719)
OTHER FINANCING SOURCES/USES								
INCREASE IN FUND BALANCE - WEIR PROJECT	3,538	-	-	53,784	-	-	-	-
INCREASE IN FUND BALANCE - OPERATING RESERVE				67,527	50,000	50,000	50,000	-
TOTAL OTHER FINANCING USES	3,538	-	-	121,311	50,000	50,000	50,000	-
TOTAL EXPENDITURES	1,992,599	2,331,877	2,490,535	2,366,797	3,315,417	1,709,201	2,880,698	(434,719)

**STATEMENT 1
CORY LAKES CDD
FY 2026 PROPOSED BUDGET**

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	FY 2025	ACTUAL THRU 05.31.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
FUND BALANCE								
NET CHANGE IN FUND BALANCE	290,326	(1,606,903)	(37,955)	247,938	-	941,285	-	
FUND BALANCE - BEGINNING	252,368	542,694	919,325	881,370	1,232,090	1,232,090	1,282,090	
FUND BALANCE ADJUSTMENT				(18,529)				
INCREASE IN FUND BALANCE				121,311	50,000	50,000	50,000	
LESS WEIR PROJECT FUND BALANCE FORWARD						(32,200)	-	
FUND BALANCE ENDING	542,694	(1,064,209)	881,370	1,232,090	1,282,090	2,191,175	1,332,090	-
FUND BALANCE USES:								
NO SPENDABLE - PREPAIDS & DEPOSITS (AMTS IN FY 2022 ARE FROM THE AUDIT)	106,368	101,092	23,154	28,348	31,165	28,724	28,724	
FUND BALANCE RESERVED			769,385	-	50,000	-	50,000	
ASSIGNED - 3 MONTHS WORKING CAPITAL AT BOY - GFOA NOW ADVISES 2 MONTHS FOR FY 2025 LESS WEIR PROJECT ASSIGNED FOR WEIR	-	360,000	-	569,245	435,903	450,618	480,116	
BALANCE CARRIED FORWARD			-	360,000	400,000	367,800	-	
POOL HEATERS FB FORWARD						24,300		
VOLLEYBALL COURT FB FORWARD						29,800		
UNASSIGNED FUND BALANCE	436,326	458,233	88,831	274,497	365,022	1,289,933	773,250	
TOTAL FUND BALANCE USE	\$ 542,694	\$ 919,325	\$ 881,370	\$ 1,232,090	\$ 1,282,090	\$ 2,191,175	\$ 1,332,090	\$ -

FY 2026 Project List

Project	Amount
1 HVHC Replacement (FY 2026)	\$ 30,000.00
2 Additional Fountain Maintenance Cross Creek	\$ -
3 Replace wall sconces	\$ -
4 Refurbish club house interior (furniture replace sofas and love seats, lighting)	\$ 30,000.00
5 Volleyball court*	\$ 50,000.00
6 Pavers	\$ -
7 Sidewalks	\$ 50,000.00
8 Landscaping	\$ 50,000.00
9 Mulch	\$ -
10 Pickleball courts (roller hockey rink)	\$ -
11 Pool Furniture Maintenance	
Gym equipment replacement (2 treadmills and elliptical)	\$ 30,000.00
12 3 District computers (laptops, docking stations, and monitors)	
14 Audio system and ZOOM	\$ 8,000.00
15 Repair, power wash & painting of the monuments (need head count)	\$ 6,000.00
16 Additional folding tables and chairs	\$ -
Pool Heaters*	\$ 24,300.00
17 Ice maker and freezer maintenance	\$ -
18 Replace exit gate arms Morris Bridge and entrance at Cross Creek	\$ 10,000.00
19 Pedestrian Walkway	\$ -
20 Patio and stairs deck	\$ -
Total	\$ 288,300.00

**Note- \$29,800 in unspent funds for the volleyball court and \$24,300 in unspent funds for the pool heaters from the FY 2025 budget have been carried forward to offset FY 2026 expenses.*

FY 2026 Project Costs

\$ 288,300.00

Remaining

Budget Line

Facilities Maintenance
Contingency

\$ 258,300.00

Balance

Project Lists

\$ 258,300.00

\$ -	Replace wall sconces
\$ (30,000.00)	Refurbish club house interior (furniture replace sofas and love seats, lighting)
\$ (50,000.00)	Volleyball court*
\$ -	Pavers
\$ (50,000.00)	Sidewalks
\$ (50,000.00)	Landscaping
\$ -	Mulch
\$ -	Pickleball courts (roller hockey rink)
\$ (24,300.00)	Pool Heaters
\$ -	Pool Furniture Maintenance
\$ (30,000.00)	Gym equipment replacement (2 treadmills and elliptical)
\$ -	3 District computers (laptops, docking stations, and monitors)
\$ (8,000.00)	Audio system and ZOOM
\$ (6,000.00)	Repair, power wash & painting of the monuments (need head count)
\$ -	Additional folding tables and chairs
\$ -	Ice maker and freezer maintenance
\$ (10,000.00)	Replace exit gate arms Morris Bridge and entrance at Cross Creek
\$ -	HVHC Replacement (FY 2026)
\$ -	Additional Fountain Maintenance Cross Creek
\$ -	

Budget Line

Outside Facilities Maintenance

Budget Expense

\$ 50,000.00

Remaining Balance

\$ 50,000.00

Project Lists

\$ (30,000.00)	HVHC Replacement (FY 2026)
\$ -	Additional Fountain Maintenance Cross Creek
\$ 20,000.00	

STATEMENT 2
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND (OPERATIONS & MAINTENANCE & CACHET ISLES)
FY 2026 ASSESSMENT ALLOCATION

1. GF Budget & Total Assessment

Total O&M Expenditures - Less Interest & Miscellaneous, Fund Transfer, and Cachet Isles	\$	2,794,047.70
Plus: Early Payment Discount (4%)	\$	118,895.65
Plus: County Collection Fees (2%)	\$	59,447.82
Total Assessment, gross	\$	2,972,391.17
Total Cachet Isle	\$	2,550.21
Plus: Early Payment Discount (4%)	\$	108.52
Plus: County Collection Fees (2%)	\$	54.26
Total Cachet Isle, gross	\$	2,712.99

2. GF Assessment per Unit

Total O&M Assessment, gross	\$	2,972,391.17
Total O&M ERU Count		961
O&M Assessment per O&M ERU, gross	\$	3,093.02
Total Cachet Isles, gross	\$	2,712.99
Total Cachet Isles ERU Count		56.20
Cachet Isles per Unit, gross	\$	48.27

3. GF Assessment Allocation 2026

ERU ASSMNT TYPE	Number of Units	O&M ERU	C.I. ERU	O&M Assmt per Unit, gross	Cachet Isles, gross	Total GF Assmt, gross
1 O&M 0 C.I.	904	904	-	\$ 3,093.02	\$ -	\$ 3,093.02
1 O&M 1 C.I.	13	13	13.00	\$ 3,093.02	\$ 48.27	\$ 3,141.29
1 O&M 1.2 C.I.	36	36	43.20	\$ 3,093.02	\$ 57.93	\$ 3,150.95
2 O&M 0 C.I.	4	8	-	\$ 6,186.04	\$ -	\$ 6,186.04
TOTAL	957	961	56.20			

*C.I. -Cachet Isles

4. Change in GF Assessments, FY 2025 vs FY 2026

ERU ASSMNT TYPE	FY 2025 O&M per Unit, gross	FY 2025 O&M per Unit, gross	\$ Change	% Change	Mo Change
1 O&M 0 C.I.	\$ 2,859.24	\$ 3,093.02	\$ 233.78	8.18%	\$ 19.48
1 O&M 1 C.I.	\$ 2,859.24	\$ 3,093.02	\$ 233.78	8.18%	\$ 19.48
1 O&M 1.2 C.I.	\$ 2,859.24	\$ 3,093.02	\$ 233.78	8.18%	\$ 19.48
2 O&M 0 C.I.	\$ 5,718.48	\$ 6,186.04	\$ 467.56	8.18%	\$ 38.96

**STATEMENT 3
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL AMOUNT
ADMINISTRATIVE EXPENSES				
SUPERVISORS FEES		1511001	Chapter 190 of the Florida Statutes sets pay at \$200 per Supervisor for each meeting of the Board of Supervisors, not to exceed \$4,800 per Supervisor for each fiscal year. Estimated 5 Supervisors to be in attendance for 12 meetings. The budget considers an additional \$2,000 to account for 5 Board Members attending 2 additional meetings.	\$ 14,000
PAYROLL SERVICE FEE		1511117	Payroll for District employees is provided by ADP Corporation based on a monthly average of \$320 per month (Per Michelle- Shima needs to call ADP)	\$ 5,000
PAYROLL TAXES		1511115	FICA - tax is currently 7.65% of Payroll.	\$ 1,071
DISTRICT MANAGEMENT	Kai	1513020	Kai specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bonds and operate & maintain the assets of the community.	\$ 70,000
AUDITING SERVICES	DiBartolomeo	1510220	The District is required to undertake an independent examination of its books, records and accounting procedures each year. The District has engaged Grau and Associates, Inc. to provide this service.	\$ 4,900
ASSESSMENT ROLL PREPARATION		1510081	Services for preparing, maintaining and transmitting the annual lien roll with the annual special assessment amounts for the operating, maintenance and capital assessments. This was titled "financial consulting services" in the previous fiscal year.	\$ -
LEGAL SERVICES - GENERAL	Straley, Robin, Vericker	1514010	Straley, Robin, PA., provides on-going general counsel and legal representation. Attorneys attend the noticed Board meetings in order to anticipate and deal with possible legal issues as they may arise and to respond to questions. In this capacity, as local government lawyers, realize that this type of local government is very limited in its scope - providing infrastructure and service to development.	\$ 20,000
DISTRICT ENGINEER	Johnson Engineering	1510140	Stantec, Inc. provides an array of engineering, consulting, and construction services to the District, assisting it in crafting solutions with sustainability for the long-term interests of the community, while recognizing the needs of the government, environment and maintenance of the community's facilities.	\$ 15,000
INSURANCE- GENERAL LIABILITY & PUBLIC OFFICIALS	EGIS	1510260	The District carries public officials and general liability insurance with a limit of liability set at \$1,000,000 for general liability (\$2,000,000 general aggregate) and \$1,000,000 for public officials liability. Takes into account adding the perimeter fence and playgrounds (damage).	\$ 80,000
INSURANCE - WORKERS COMPENSATION	EGIS	1513110	The District's worker's compensation for the District employees.	\$ -
LEGAL ADVERTISING		1513055	The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	\$ 1,500
BANK FEES	Truist Bank	1513035	Bank charges incurred during the year.	\$ 1,500
CREDIT CARD DISCOUNT		1513034		\$ 200
DUES & LICENSES	DEO	1510300	Annual fee paid to the Florida Department of Economic Opportunity.	\$ 175
POSTAGE	Cross Creek Pack & Ship	1510301	For mailing out agenda packages and debt service payments.	\$ 2,500
OFFICE SUPPLIES				\$ -
TAX COLLECTOR FEES			The tax collector's fee is 2% of assessments collected.	\$ -
WEBSITE	Strange Zone	1513014	Intended to cover the cost associated with annual registration and maintenance of the District's website.	\$ 1,000
ADA WEBSITE COMPLIANCE	ADA Site Compliance	1520097	ADA website compliance ensures that a website is accessible to people with disabilities, in accordance with the standards set by the Americans with Disabilities Act.	\$ 210
CONTINGENCIES		1513036	Automated AP routing and miscellaneous items.	\$ 2,000
DEBT SERVICE				

**STATEMENT 3
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL AMOUNT
BOND AMORTIZATION SCHEDULE FEE	US Bank	1513029	The bond amortization schedule fee covers the cost of preparing detailed schedules for bond amortization	\$ -
ARBITRAGE REBATE CALCULATION		1513028	To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	\$ 2,500
DISSEMINATION SERVICES (DISCLOSURE REPORT)		1513125	The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934.	\$ -
TRUSTEES FEES	US Bank	1513030	Annual fees paid to U.S. Bank for acting as trustee, paying agent and registrar.	\$ 3,558
CAPITAL REINVESTMENT NOTE 2022 REPAYMENT		1546098	Semi annual payments are due 11.01 and 05.01. Debt Service for FY 2025 11.01.25 payment = \$2,683 and 05.01.2026 payment = \$142,640	\$ 145,323
COI				\$ -
UTILITIES:				
COMMUNICATION	Charter, Spectrum, CIO Tech, & Frontier	1541003	Intended to provide for the cost of communications related provider for phone, cable, internet etc. at the Beach Club and gatehouses. The current vendors include Charter/Spectrum which approximates \$1,290 monthly. CIO Technologies approximately \$725 per month, and Frontier at \$990. Covers the cost of phone, internet, and cable services at the Beach Club and gatehouses. Current vendors include Charter/Spectrum (\$1,290/month), CIO Technologies (\$725/month), and Frontier (~\$990/month).	\$ 38,000
STREETLIGHTS	TECO	1520098	Intended to cover the cost paid to TECO for the District's streetlight maintenance and power. Average monthly bill is \$20,980	\$ 255,000
ELECTRICITY (AMENITIES)	TECO	1531030	Intended to cover the cost for electricity at all the District's facilities. Average monthly bill is \$6,820, totaling \$81,840. Additional \$13,440 included to account for cost increases and additional projects.	\$ 95,280
PROPANE		1531040	Intended to cover the cost of propane for the District's facilities.	\$ -
WATER, SEWER UTILITY SERVICES	City of Tampa Utilities	1533010	Funds allocated to support utility expenditures associated with water and sewer services for District-operated facilities; reflects an average monthly obligation of \$3,005.	\$ 40,000
SOLID WASTE REMOVAL	WM CORP	1534010	Covers the recurring monthly cost of solid waste services, including the Beach Club dumpster and the port-o-let provided for the landscape maintenance contractor; total monthly expenditure averages \$784. Includes additional \$1,192 for cost increase	\$ 12,000
SEWER LIFT STATION	Star Environmental	1534020	Provides funding for the operation and routine maintenance of the District's lift station. Star Environmental currently charges a fixed monthly service fee of \$85. An additional \$3,980 has been budgeted to accommodate anticipated maintenance and repair needs beyond the standard service.	\$ 5,000
SECURITY OPERATIONS				
SECURITY STAFFING CONTRACT SERVICES	JCS INVESTIGATIONS	1521010	The District contracts with JCS to provide guardhouse staffing, roving patrols, and pool monitoring services.	\$ 415,000
SUMMER TIME POOL GUARD			To allow for pool guard services from May 1 thru September 31 7 days per week	\$ 24,480
ROVER SECURITY SERVICES		1521005	Provides funding for contracted security services through Rover Security Services, including community patrols and access control as applicable.	\$ -
CONTRACTUAL VIRTUAL GUARD	Envera	1521029	Covers virtual guard services at guardhouses, beach club and pool; total monthly expense is \$4,900. Includes an additional amount of \$8,148 for additional costs such as barcodes and video pulls.	\$ 66,912
OFF DUTY POLICING		1521030	Covers the costs of engaging off duty Police for periodic traffic law enforcement within the community.	\$ 16,000
SECURITY CONTINGENCY			Intended to cover miscellaneous security expenses incurred throughout the fiscal year.	\$ -
CONTRACTED PERSONNEL				

**STATEMENT 3
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL AMOUNT
CONTRACTED PERSONNEL				\$ 200,000
FIELD MANAGER	JCS Investigations	1513012	The District directly employs an on-site Field Manager who oversees and directs contract service providers, operates and maintains various District facilities and attends District Board and certain committee meetings providing updates, reports and recommendations. This includes the assistant field manager, office administrator, and payroll taxes. Current contract is \$206,000 less client relationship discount of \$11,500, \$194,500.	\$ -
ASSISTANT FIELD MANAGER		1513013	Assists field manager; Found contract that states. This position is contracted out through JCS and no longer applicable.	\$ -
OFFICE ADMINISTRATOR		1513016	The District directly employs an on-site Office Administrator who, among other things, provides oversight of daily operations and administers the use of the Beach Club facilities, interacts with residents and visitors regarding concerns and inquiries, oversees and coordinates various resident communication venues, receives, reviews and coordinates approval of invoices weekly with Management company and attends District Board and certain committee meetings providing updates, reports and recommendations. This position is contracted out through JCS and no longer applicable.	\$ -
POOL & BEACH CLUB ATTENDANTS		1513331	Intended to provide for the costs of part time employees to provide various services around the pool. This position is contracted out through JCS and no longer applicable.	\$ -
PAYROLL TAXES		1511115	Intended to provide for the cost of payroll taxes associated with the onsite employee payroll. This position is contracted out through JCS and no longer applicable.	\$ -
AMENITY AND FIELD OPERATIONS				
SEASONAL DECORATIONS	Illuminations Holiday Decorations	1541040	Intended to provide for the supply and install of seasonal decorations at the District Facilities per contract for 3 years beginning in FY 2026	\$ 55,000
BEACH CLUB OFFICE EQUIPMENT		1541041	Intended to provide for the purchase and/or leasing of miscellaneous office equipment.	\$ 4,500
BEACH CLUB OFFICE SUPPLIES		1541092	Intended to provide for miscellaneous office supplies.	\$ 4,500
BEACH CLUB GYM SUPPLIES		1541094	Intended to provide for lease and maintenance of certain equipment as well as miscellaneous supplies.	\$ 19,000
GUARD OFFICE EQUIPMENT		1541020	Intended to provide for the purchase and/or leasing of miscellaneous office equipment.	\$ 1,000
GUARD OFFICE SUPPLIES		1541021	Intended to provide for miscellaneous office supplies.	\$ 1,500
COMMUNITY EVENT SUPPLIES		1541800	Intended to provide for the cost of supplies associated with periodic special events.	\$ 18,000
MISCELLANEOUS FIELD EXPENSE - FURNITURE AND COURT RESURFACE		1541090	Includes improvements made to the roller hockey rink, volleyball court, lighting for tennis courts 3 and 4, and playground covers within Capri Isles	\$ -
LANDSCAPE MAINTENANCE				
LANDSCAPE MAINTENANCE	Landscape Maintenance Professionals, Inc.	1546001	The District contracts with a qualified and licensed contractor to provided landscape maintenance services within the District common areas and rights of way. Average \$28,880 per month. Added an additional \$2,388 for incidentals.	\$ 350,000
MULCH	Landscape Maintenance Professionals, Inc.	1546059	Annual mulching	\$ 50,000
BEACH SAND	Landscape Maintenance Professionals, Inc.	1546060	Intended to provide for the periodic replenishment of sand at the Beach Club beach.	\$ 6,000
ANNUALS & SEASONAL PLANT INSTALLATION	Landscape Maintenance Professionals, Inc.	1546005	Intended to provide for the seasonal installation of annual flowers at high focal point locations within the District's common areas and right of ways.	\$ 7,500
PLANT REPLACEMENT	Landscape Maintenance Professionals, Inc.	1546002	Intended to provide for the replacement of dead or deteriorated plants within the District's common areas and right of ways that are not the result of the maintenance contractor's negligence.	\$ 25,000
SOD REPLACEMENT	Landscape Maintenance Professionals, Inc.	1546003	Intended to provide for the replacement of dead or deteriorated sod within the District's common areas and right of ways that is not the result of the maintenance contractor's negligence.	\$ 5,000

**STATEMENT 3
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL AMOUNT
WELL MAINTENANCE - IRRIGATION	Landscape Maintenance Professionals, Inc.	1537010	Intended to provide for the costs of repairs, maintenance and periodic replacements of well pumps, motors and controls.	\$ 3,000
IRRIGATION - MAINTENANCE	Landscape Maintenance Professionals, Inc.	1546041	Intended to provide for the costs of repairs and maintenance to the sprinkler systems within the District's common areas and right of ways that are not as a part of the landscape maintenance contract.	\$ 7,500
TREE REMOVAL, REPLACEMENT & MAINTENANCE	Landscape Maintenance Professionals, Inc.	1546006	Intended to provide for the costs of removing and/or replacing tree and maintenance within the District's common areas and right of ways.	\$ 24,000
LAKE & POND MAINTENANCE	Steadfast	1537005	The District contracts with a qualified and licensed contractor for the maintenance of algae, submersed vegetation, and nuisance bank grasses that if not properly maintained could otherwise impede the lake systems ability to properly receive, pre-treat and convey storm water as designed. Includes a COI.	\$ 60,000
FACILITIES MAINTENANCE				
OUTSIDE FACILITIES MAINTENANCE		1541091	Intended to provide for the costs of small equipment and supplies necessary in the day to day maintenance of various District facilities.	\$ 50,000
WEIR PROJECT		2800001	Amount to be set aside for aside for Weir Project	\$ -
CAR & CART REPAIRS AND MAINTENANCE		1541097	Intended to provide for the routine repairs and maintenance associated with the Patrol vehicle and maintenance cart.	\$ 9,000
RENTALS & LEASES	Navitas Credit Corp	1546099	Intended to cover the cost of a lease/purchase of 1 -half ton pickup and 3-utility carts for a 4 year term and replacement of roving patrol occurred in 2022. Payments are \$902 monthly	\$ 10,824
CLEANING	Sunshine Cleaning	1541093	Intended to provide for the routine cleaning of the gatehouses and Beach Club, based on a monthly rate of \$2,750. The budget contemplates an additional \$2,000 to account for a cost increase.	\$ 35,000
PEST CONTROL	Hughes Pest Control	1541095	Intended to provide for the periodic treatment for pests at the Beach Club and Gatehouses based on a contracted monthly rate of \$195.	\$ 2,340
SECURITY GATE MAINTENANCE & REPAIR		1541061	Intended to provide for the costs of repairs and maintenance to the gatehouses.	\$ 10,000
SECURITY GATE MAINTENANCE & REPAIR - CACHET		1541062	Intended to provide for the costs of repairs and maintenance to the gate and associated equipment specific to the entrance to Catchet Isle. (paid solely by the residents of Catchet Isles).	\$ 2,550
MONUMENTS AND SIGNS		1541015	Intended to provide for the repairs and maintenance of the entry monuments and roadway signage.	\$ 6,000
FOUNTAINS	Architectural Fountains	1541010	Intended to provide for the repairs and maintenance of the District's fountains. Architectural Fountains balances fountains at \$400 per quarter. The budget contemplates an additional funds for miscellaneous repairs.	\$ 8,000
STORM WATER DRAINAGE		1546063	Intended to provide for the periodic inspection and cleaning of the District's roadway drainage inlets and lake interconnecting pipes.	\$ 30,000
RECREATIONAL EQUIPMENT MAINTENANCE & REPAIR	Fitness Services of Florida	1539050	Intended to provide for repair and maintenance of the Districts recreational equipment at the Beach Club and Tennis Courts. Includes preventive maintenance of \$300 monthly.	\$ 15,000
BUILDING EQUIPMENT MAINTENANCE & REPAIR		1539051	Intended to provide for repair and maintenance of the Beach Club building and associated systems. Includes \$30,000 for replacement of 2 air conditioning units plus duct work at the amenities center.	\$ 10,000
PRESSURE WASHING		1546096	Intended to provide for the periodic pressure washing of the District's facilities. Contract is for \$875 when needed	\$ 7,500
FACILITIES MAINTENANCE CONTINGENCY			Line item for all additional projects with but not limited to the amenities, landscaping, and recreational facilities.	\$ 258,300
END OF THE YEAR CONTINGENCY				\$ 40,000
PAVER, STREETS AND SIDEWALKS REPAIRS, CLEANING		1160080	Intended to provide for periodic repair, maintenance and pressure washing of the Districts roadways, sidewalks, gutters and parking lots.	\$ 100,000
FACILITIES MAINTENANCE (POOL)				

**STATEMENT 3
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL AMOUNT
POOL MAINTENANCE	Bandu	1541050	Intended to cover the cost associated with routine cleaning, water testing and water chemistry services at the District's pool. Bandu currently charges \$3,250 per month	\$ 39,000
POOL REPAIRS	Bandu	1541052	Intended to provide for repairs and maintenance to the District's pool pumps, motors and controls system. The budget also contemplates repairing all 4 water heaters at \$25,000.	\$ 12,000
POOL HEATER UTILITIES	Tampa Electric	1546094	Intended to provide for the seasonal utility costs associated with operating the heaters at the District's pool.	\$ 5,000
POOL PERMIT		1541054	Intended to cover the cost of renewing the Health Department permit associated with operating the District's pool.	\$ 575
CONTINGENCY FOR EOY		1541057	Contingency	\$ 50,000
RESERVE				
RESERVE STUDY			The FY 2026 budget includes a reserve contribution of \$445,000 in accordance with the Cory Lakes CDD Reserve Study. This amount represents the base funding needed to establish reserve levels after no contributions were made in FY 2025. The study assumes a 2.8% annual inflation rate, and recommends continuing contributions annually through FY 2044 to maintain adequate funding for the repair and replacement of major capital assets. The funding model follows a threshold strategy to ensure the reserve balance does not fall below 11% of projected expenditures in any given year.	\$ -
TOTAL EXPENDITURES				\$ 2,880,698

STATEMENT 4
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE REQUIREMENT

	SERIES 2013 TOTAL
REVENUE	
Special Assmnts - On Roll (Gross)	\$ 106,176.87
Special Assmnts - Discounts 4%	(4,247.07)
TOTAL REVENUE	101,929.80
EXPENDITURES	
ADMINISTRATIVE	
Assessmnt Collection Fee 2%	2,123.54
DEBT SERVICE	
Principal	
11/1/26	30,000.00
Interest	
5/1/26	30,743.75
11/1/26	30,743.75
TOTAL EXPENDITURES	93,611.04
REVENUE OVER / (UNDER) EXPENDITURES	\$ 8,318.76

STATEMENT 5
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BOND, SERIES 2013 - REINSTATEI

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2024	30,000	5.625%	32,431	62,431	62,431
05/01/2025		5.625%	31,588	31,588	
11/01/2025	30,000	5.625%	31,588	61,588	93,175
05/01/2026		5.625%	30,744	30,744	
11/01/2026	30,000	5.625%	30,744	60,744	91,488
05/01/2027		5.625%	29,900	29,900	
11/01/2027	35,000	5.625%	29,900	64,900	94,800
05/01/2028		5.625%	28,916	28,916	
11/01/2028	35,000	5.625%	28,916	63,916	92,831
05/01/2029		5.625%	27,931	27,931	
11/01/2029	40,000	5.625%	27,931	67,931	95,863
05/01/2030		5.625%	26,806	26,806	
11/01/2030	40,000	5.625%	26,806	66,806	93,613
05/01/2031		5.625%	25,681	25,681	
11/01/2031	45,000	5.625%	25,681	70,681	96,363
05/01/2032		5.625%	24,416	24,416	
11/01/2032	45,000	5.625%	24,416	69,416	93,831
05/01/2033		5.625%	23,150	23,150	
11/01/2033	50,000	5.625%	23,150	73,150	96,300
05/01/2034		6.125%	21,744	21,744	
11/01/2034	55,000	6.125%	21,744	76,744	98,488
05/01/2035		6.125%	20,059	20,059	
11/01/2035	55,000	6.125%	20,059	75,059	95,119
05/01/2036		6.125%	18,375	18,375	
11/01/2036	60,000	6.125%	18,375	78,375	96,750
05/01/2037		6.125%	16,538	16,538	
11/01/2037	65,000	6.125%	16,538	81,538	98,075
05/01/2038		6.125%	14,547	14,547	
11/01/2038	70,000	6.125%	14,547	84,547	99,094
05/01/2039		6.125%	12,403	12,403	
11/01/2039	75,000	6.125%	12,403	87,403	99,806
05/01/2040		6.125%	10,106	10,106	
11/01/2040	75,000	6.125%	10,106	85,106	95,213
05/01/2041		6.125%	7,809	7,809	
11/01/2041	80,000	6.125%	7,809	87,809	95,619
05/01/2042		6.125%	5,359	5,359	
11/01/2042	85,000	6.125%	5,359	90,359	95,719
05/01/2043		6.125%	2,756	2,756	
11/01/2043	90,000	6.125%	2,756	92,756	95,513
Total	1,090,000				1,880,088

Maximum Annual Debt Service 99,806.26

Footnote:

(a) Data herein for the CDD's budgetary process purposes only.

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Par Outstanding
1,060,000
1,060,000
1,030,000
1,030,000
1,000,000
1,000,000
965,000
965,000
930,000
930,000
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475,000
475,000
405,000
405,000
330,000
330,000
255,000
255,000
175,000
175,000
90,000
90,000
0

**STATEMENT 6
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT SUMMARY
FY 2026 TOTAL ASSESSMENT ALLOCATION**

CDD Land Use/Phase	Number of Units	Series 2013	O&M	Cachet Isles	SERIES 2013, TOTAL	O&M, TOTAL	
x	67	-	-	-	-	-	-
O&M Cl	1	-	\$ 3,093.02	\$ 48.27	\$ -	\$ 3,093.02	\$ 48.27
O&M 1.2 Cl	1	-	\$ 3,093.02	\$ 57.93	\$ -	\$ 3,093.02	\$ 57.93
O&M	55	-	\$ 3,093.02	\$ -	\$ -	\$ 170,116.04	\$ -
1.1, 1.4 and 1.5	113	-	\$ 3,093.02	\$ -	\$ -	\$ 349,511.14	\$ -
1.1 Cl	5	-	\$ 3,093.02	\$ 48.27	\$ -	\$ 15,465.09	\$ 241.35
1.11 and 1.51	2	-	\$ 6,186.04	\$ -	\$ -	\$ 12,372.08	\$ -
1.2 Cl	35	-	\$ 3,093.02	\$ 57.93	\$ -	\$ 108,255.66	\$ 2,027.55
1.3 Cl	7	-	\$ 3,093.02	\$ 48.27	\$ -	\$ 21,651.13	\$ 337.89
2	121	-	\$ 3,093.02	\$ -	\$ -	\$ 374,255.29	\$ -
2.0 96B	1	-	\$ 3,093.02	\$ -	\$ -	\$ 3,093.02	\$ -
2.0 96AB	10	-	\$ 3,093.02	\$ -	\$ -	\$ 30,930.19	\$ -
2.1 96B	1	-	\$ 6,186.04	\$ -	\$ -	\$ 6,186.04	\$ -
3	91	-	\$ 3,093.02	\$ -	\$ -	\$ 281,464.72	\$ -
4	74	-	\$ 3,093.02	\$ -	\$ -	\$ 228,883.40	\$ -
5	234	-	\$ 3,093.02	\$ -	\$ -	\$ 723,766.42	\$ -
6	92	-	\$ 3,093.02	\$ -	\$ -	\$ 284,557.74	\$ -
7	115	942.11	\$ 3,093.02	\$ -	\$ 108,342.65	\$ 355,697.17	\$ -
	1,025		GRAND TOTAL, GROSS		\$108,342.65	\$2,972,391.17	\$2,712.99
			GRAND TOTAL, NET		101,842.09	2,794,047.70	2,550.21

FY 2025 Project List

Project	Amount	Notes
1 4 Tennis, Membrane, and 1 Basketball courts	\$ 52,800.00	Changed from \$46,000 to \$52,800 per 7.2.25 meeting
2 Pool Furniture	\$ 24,873.00	Board Approved
3 Wicker Cush.	\$ 5,364.00	Board Approved
4 Clubhouse Floors	\$ 31,000.00	
5 Volleyball Court	\$ 29,800.00	* Create a restricted fund
6 Lighting for Tennis Courts 3 and 4	\$ -	
7 Sidewalks	\$ 60,000.00	
8 Playground Cover for Capri Isle	\$ -	
9 2 of 4 Playgrounds Cory Lake Drive	\$ 22,892.00	
10 Purchase 40 wall sconces and replace 36, including installation	\$ -	
11 Tinting Windows in Beach Club	\$ 8,500.00	Changed from \$3,500 to \$8,500 per DM email on 7.10.25
12 Pool Heaters	\$ 24,300.00	* Create a restricted fund
13 Tennis Court Fencing/Custom Morris Bridge	\$ 15,000.00	
14 HVHC Replacement	\$ 8,000.00	changed from \$30k to \$8k per 7.2.215 meeting
15 Remove trees about tennis court	\$ -	
16 Pool trash cans	\$ 1,500.00	
	<u>\$ 284,029.00</u>	
	\$ 229,929.00	Less: Carry Forward Volleyball Court & Pool Heaters
	\$ 229,929.00	Total Projects Expended
	\$ -	Variance

FY 2025 Project Costs

	\$ 284,029.00			
	Potential Sources	Budget Expense	YTD Actual as of 5/31/2025	Remaining Balance
# Budget Line				
104 Contingency for EOY	\$ 90,000.00	\$ 88,360.00	\$ 1,640.00	
	Budget Line			
103 Facilities Maintenance Contingency	\$ 248,000.00	\$ -	\$ 248,000.00	
			\$ (31,000.00)	Clubhouse Floors
			\$ (15,000.00)	Tennis Court Fencing/Custom Morris Bridge
			\$ (8,000.00)	HVHC Replacement
			\$ (60,000.00)	Sidewalks
			\$ (8,500.00)	Tinting Windows in Beach Club
			\$ -	Pool Heaters
			\$ -	Volleyball Court
		* removed	\$ -	Remove trees about tennis court
			<u>\$ 125,500.00</u>	
	Budget Expense	YTD Actual as of 5/31/2025	Remaining Balance	
89 Outside Facilities Maintenance	\$ 50,000.00	\$ 4,604.05	\$ 45,395.95	
			\$ (22,892.00)	2 of 4 playgrounds Cory Lake Drive
			\$ -	Purchase 40 wall sconces and replace 36, including installation
			<u>\$ 22,503.95</u>	Remaining Balance
	Budget Expense	YTD Actual as of 5/31/2025	Remaining Balance	
4 Budget Line				
Misc Field Expense - Furniture &				
70 Court Resurface	\$ 87,000.00	\$ 1,109.00	\$ 85,891.00	
			\$ (52,800.00)	4 Tennis, Membrane, and 1 Basketball courts
			\$ (24,873.00)	Pool Furniture
			\$ (5,364.00)	Wicker Cush.
			<u>\$ (1,500.00)</u>	Pool trash cans
			<u>\$ 1,354.00</u>	

Cory Lakes

Community Development District

EXHIBIT

2

AGENDA

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CORY LAKES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE AUTHORIZED SIGNATORIES FOR THE DISTRICT'S OPERATING BANK ACCOUNT(S), AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District (the "**Board**") previously adopted a resolution appointing certain employees of the District management company as officers of the District to perform services on behalf of the District; and

WHEREAS, the Board desires to designate new authorized officers for the District's accounts.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Incorporation of Recitals.** The above recitals are true and correct and by this reference are incorporated into and form a material part of this resolution.
2. **Additional Authorized Officers for District Accounts.** As District officers, Andy Mendenhall (Secretary), Kerri Robertson (Treasurer), Sonia Valentin (Assistant Treasurer), Ann Belyea (Chairman), and Todd Apple (Vice Chair) are authorized to administer the District's accounts, as soon as practical and effective immediately.
3. **Expiration for Previous Authorized Officers for District Accounts** All previous signers on the District's accounts will be automatically removed effective as of July 17, 2025.
4. **Conflicts.** Resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.
5. **Effective Date.** This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 17TH DAY OF JULY, 2025.

ATTEST:

**CORY LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

Print Name: _____
☐ Chair/☐ Vice Chair of the Board of Supervisors

Cory Lakes

Community Development District

EXHIBIT

3

AGENDA

RESOLUTION 2025-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORY LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY REGARDING PARKING AND TOWING ON DISTRICT OWNED PROPERTY; DESIGNATING AUTHORIZED REPRESENTATIVES TO WORK WITH TOWING OPERATORS; AUTHORIZING THE ENGAGEMENT OF AN AUTHORIZED TOWING OPERATOR; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Cory Lakes Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in the City of Tampa, Florida;

WHEREAS, the District owns and maintains the roadways, parking lots, and common areas that are located within the boundaries of the District (collectively, the “**District Property**”);

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(15) and 190.012(2)(d), Florida Statutes, to establish a parking and towing policy for District Property and to have vehicles or vessels towed that are parked on District Property in violation of the District’s rules and policies or applicable regulatory requirements;

WHEREAS, unauthorized vehicles or vessels may pose a danger or cause a hazard to the health, safety, and welfare of District, its residents, its infrastructure, and the general public;

WHEREAS, the Board held a public meeting to receive public comment on the proposed parking and towing policy attached hereto as **Exhibit A** (the “**Parking and Towing Policy**”);

WHEREAS, after hearing and considering public comment, the Board has concluded that the Parking and Towing Policy shall be adopted;

WHEREAS, in accordance with Section 715.07(2), Florida Statutes the District desires to designate authorized personnel the authority to work with authorized towing operators to tow unauthorized vehicles or vessels;

WHEREAS, Hillsborough County keeps and maintains a list of service providers who are authorized to perform towing or wrecker services;

WHEREAS, the District desires to authorize the engagement of a towing operator on Hillsborough County’s list to tow unauthorized vehicles or vessels.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Incorporation of Recitals**. The above recitals are true and correct and by this reference are incorporated as a material part of this resolution.

2. **Adoption of Parking and Towing Policy.** The Board hereby adopts the Parking and Towing Policy.
3. **Authorizing District Representatives to work with Towing Operators.**
 - a. The Board hereby authorizes the following representatives on behalf of the District to authorize the towing of unauthorized vehicles or vessels on District Property pursuant to the Parking and Towing Policy:
 - i. Chair or, in the Chair's absence, the Vice Chair
 - ii. The District Manager
 - iii. The Facilities Manager
 - iv. The Office Administrator
 - v. The District's security consultant and its employees
 - b. The Board may authorize additional representatives from time to time by a vote at a public meeting or by adopting a resolution.
4. **Authorizing the Engagement of an Approved Towing Operator.**
 - a. The Board hereby authorizes the entering into an agreement with a company that is on Hillsborough County's list of service providers who are authorized to perform towing or wrecker services and to perform such towing services as needed in compliance with Florida law, applicable Hillsborough County and City of Tampa regulations, and the Parking and Towing Policy.
 - b. The District shall coordinate with the towing operator to ensure that the required signage shall be posted on District Property in the manner required by applicable laws and regulations (including specifically Section 715.07, Florida Statutes).
5. **Conflicts.** This Resolution replaces any prior resolutions, policies, rules, actions or any portion or content included therein in conflict with this resolution.
6. **Severability.** If any section or part of a section of this resolution is declared invalid, unconstitutional, or inconsistent with any law or regulation, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
7. **Effective Date.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded, repealed, replaced, or superseded.

Passed and adopted on July 17, 2025.

Attest:

Cory Lakes
Community Development District

Secretary/Assistant Secretary

Ann Belyea
Chair of the Board of Supervisors

Exhibit A
Cory Lakes Community Development District
Parking and Towing Policy for District Property

The Cory Lakes Community Development District (the “**District**”) has adopted the following policy regarding the parking and towing of vehicles or vessels of any kind (as defined by Section 715.07, Florida Statutes) on the District owned roadways, parking lots, and common areas (collectively, the “**District Property**”):

Parking Restrictions:

1. The District’s parking policy for District Property is hereby declared to be the same policy that is currently in place under the Declaration of Covenants, Conditions, and Restrictions of the Cory Lake Isles Property Owners Association. Any subsequent amendments thereto are automatically incorporated by reference.
2. Overnight parking in the District parking lot must display a validity issued guest parking pass from the security company.
3. All vehicles or vessels must have valid and proper license plates and registration affixed to their vehicles or vessels. Unregistered vehicles may be reported to license inspectors or law enforcement as a violation of Section 320.02, *Florida Statutes*. Additionally unregistered vehicles or vessels may be considered to have been abandoned and reported to law enforcement or code enforcement.
4. Unless authorized in writing by the District, no vehicles or vessels shall be parked on a sidewalk or in in any manner that inhibits the use of the sidewalk. In addition to a violation of the District’s policies any such parking may be reported to law enforcement as a violation of Section 316.1945(1)(a)2, *Florida Statutes*.

A vehicle or vessel receives a new violation every 24 hours that it is parked in violation of these policies. (ex if a vehicle is parked Friday through Sunday that would equal 3 violations). The reset period on any violations is 1 year from the initial violation date.

Any vehicle or vessel that is parked on the District Property in violation of the District’s rules and policies or applicable regulatory requirements may be towed, at the sole expense of the vehicle owner, in accordance with applicable laws and regulations (including Section 715.07, Florida Statutes). In addition, such violations may result a suspension of amenity privileges pursuant to the District’s suspension policy.

THE RESTRICTIONS LISTED HEREIN ARE IN ADDITION TO, AND EXCLUSIVE OF, VARIOUS STATE LAWS AND/OR COUNTY/MUNICIPAL ORDINANCES AND/OR PROPERTY OWNERS’ ASSOCIATION STANDARDS GOVERNING PARKING.

Towing Procedures:

1. Upon discovery of a violation:
 - a. The Authorized Representative shall affix 1 warning to the vehicle or vessel.
 - i. The warning shall include the date, time, location, violation, and a notice that if the vehicle is still in violation it may be subject to towing.
 - b. The Authorized Representative shall take a picture evidencing the warning and the violation.

Exhibit A
Cory Lakes Community Development District
Parking and Towing Policy for District Property

- c. Then the Authorized Representative shall enter the relevant information (including but not limited to the make, model, color, and license plate) in the log book and provide the picture to the District's records custodian.
 - d. Any subsequent violations will result in being towed.
- 2. If the Authorized Representative finds that the vehicle or vessel remains in violation after 24 hours of the warning being placed, or there are subsequent violations within 1 year from the warning, they shall:
 - a. take a picture evidencing the violation
 - b. enter the relevant information in the log book and provide the picture to the District's records custodian.
 - c. Then provide authorization for the Towing Operator to commence towing for only the reported violation and not to patrol for other violations.

This policy was adopted by Resolution 2025-11 on July 17, 2025

Cory Lakes

Community Development District

EXHIBIT

4

AGENDA



Office: (888) 927-7865
Fax: (813) 200-8448
Contact@customreserves.com
5470 E Busch Blvd., Unit 171
Tampa, FL 33617

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT RESERVE STUDY



For 30-Year Projection Period: FY 2025 through FY 2055

This report contains intellectual property developed by Custom Reserves, LLC specific to this engagement and cannot be reproduced or distributed to those who conduct reserve studies without the written consent of Custom Reserves, LLC. See the proposal for details concerning the use of this report.

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Property Overview



Tampa, Florida

Latitude: 28° 07' 52"

Longitude: -82° 17' 58"

Executive Summary

Custom Reserves, LLC conducted a site visit on April 10, 2025. There are 29 common area reserve components identified comprising 37 line items that require reserve funding during the noninvasive, visual inspection of the community. Supplemental information to the physical inspection typically includes the following sources:

1. District board members, management and staff
2. Client's vendors
3. Declaration
4. Maintenance records of the reserve components where available
5. Project plans where available

Cory Lakes Community Development District (Cory Lakes CDD) is a local unit of special purpose government built in 1991 to 2008, located in Tampa, Florida and is responsible for the common elements shared by 825 owners. The development contains Beach House, Gatehouses, and Pool House, Pool, and Property Site components.

A Reserve Study comprises two parts:

Physical Analysis	Financial Analysis
<ul style="list-style-type: none">• Component Inventory• Condition Assessment• Estimated Useful Life• Remaining Useful Life• Replacement Cost	<ul style="list-style-type: none">• Fund Status• Funding Plan

The intention of this Reserve Study is to forecast the District's ability to repair or replace major components as they wear out in future years. This Reserve Study complies with or exceeds all applicable statutes and national standards. Actual expenditures and times of replacements can and/or will vary.

Reference #: 1341.25

Report by: Paul Grifoni, PRA, RS

Financial Analysis

The cash flow funding plan is included to project and illustrate the reserve funding plan as depicted in **Table B**. The unaudited cash status of the District's reserve funds, as of September 30, 2025, as reported by Management and the Board is zero dollars. Cory Lakes CDD did not budget for reserve contributions in FY¹ 2025. A recommended reserve contribution of \$445,000 would be required in 2026 to adequately fund reserves based on this analysis utilizing a threshold funding amount of 11% in the high risk years. In addition, a decrease in the reserve contribution to \$506,000 in 2041 is recommended to keep a reasonable and non-excessive amount of reserve funds available in the long term.

External market factors incorporated in this Reserve Study are an inflation rate of 2.8% based on the Consumer Price Index published by the Bureau of Labor Statistics and an interest rate of 2.8%.

The actual timing of the events depicted may not occur exactly as projected. Internal changes such as deferred or accelerated projects, and external changes such as interest and inflation rates, are likely. Updates to the Reserve Study will incorporate these changes. To ensure equity in the adopted funding plan, ongoing annual reviews and either a Non Site visit or Site Visit update of this Reserve Study is recommended in two- to three-years respectively depending on the complexity of the community, and changes in external and internal factors. It is recommended by the American Institute of Certified Public Accountants (AICPA) that your Reserve Study be updated annually.

¹ FY 2025 begins October 1, 2024 and ends September 30, 2025

Property Component Definitions

The analysis began by separating the property components into specific areas of responsibility for replacement and repair. These classes of property are as follows:

1. **Reserve Components** are defined as follows:
 - District responsibility
 - Limited useful life expectancies
 - Predictable remaining useful life expectancies
 - Replacement cost above a minimum threshold
2. **Operating Budget Components** are defined as follows:
 - Common area components historically funded through operating funds rather than reserve funds
 - Common area components whose replacement or repair costs fall below a specific dollar amount
3. **Long-Lived Components** are defined as follows:
 - Common area components without a predictable remaining useful life
 - Common area components with a remaining useful life beyond the 30-year scope of this reserve study
4. **Owner Components** are defined as follows:
 - Components that are not the responsibility of the District to maintain, repair or replace
5. **Other Components** are defined as follows:
 - Components that are neither the responsibility of the District nor the Owner to maintain, repair or replace

Property Component Model

CATEGORY	COMPONENT	COMMON COMPONENTS (X)			REMAINING COMPONENTS (O)	
		RESERVES	OPERATING	LONG-LIVED	OWNER	OTHER
Property Site	Asphalt Pavement, Crack Repair and Patch		X			
	Asphalt Pavement, Mill and Overlay, Phased	X				
	Awnings		X			
	Basketball Backstops		X			
Property Site	Bleacher, Hockey Rink		X			
	Boardwalk, Northwest Entrance, Inspections and Capital Repairs		X			
	Boardwalk, Northwest Entrance, Replacement	X				
	Boat Ramp, Concrete, Beach House	X				
Property Site	Border, Hockey Rink		X			
	Bulkhead or Shoreline, Private				O	
	Concrete Sidewalks, On Lots				O	
	Deck, Pavers, Replacement	X				
Pool	Decks and Docks, Private				O	
	Beach House, Gatehouses, and Pool House					
	Decks, Beach House	X				
	Docks and Pilings, Beach House, Inspections and Capital Repairs	X				
Property Site	Docks and Pilings, Beach House, Replacement (Incl. Gangway)	X				
	Exercise Equipment, Beach House		X			
	Expenses Less Than \$10,000		X			
	Fence, Aluminum	X				
Property Site	Fence, Aluminum, Cory Lake Boulevard	X				
	Fence, Chain Link, Cory Lake Drive	X				
	Fence, Vinyl (Arbor Green Community Development District)					O
	Fences, Hockey Rink and Landscape Yard		X			
Pool	Foundations, Common Buildings			X		
	Fountains, Gate Houses		X			
	Furniture	X				
	Gate Entry System (Envera)					O
Property Site	Gate Operators, Phased (Incl. Swing Arms)	X				
	Gates, Aluminum, Vehicular	X				
	Gazebo		X			
	Homes and Lots				O	
Beach House, Gatehouses, and Pool House	HVAC Equipment, Beach House and Gatehouses, Phased	X				
	HVAC Equipment, Pool House		X			
	Hydrants (City of Tampa)					O
	Interior Renovations, Complete	X				
Beach House, Gatehouses, and Pool House	Interior Renovations, Partial	X				
	Irrigation System, Partial Replacements	X				
	Landscaping		X			
	Lift Station (City of Tampa)					O
Property Site	Lift Stations, Pumps	X				
	Lift Stations, Rebuild	X				
	Light Poles and Fixtures (TECO)					O
	Mechanical Equipment, Phased	X				
Pool	Other Repairs Normally Funded Through the Operating Budget		X			
	Paint Finishes, Building Exteriors		X			
	Pavers, Replacement, Partial	X				
	Pavers, Seal	X				
Property Site	Pergolas, Wood, Pool		X			
	Pipes, Interior Building, Water and Sewer		X			
	Playground Equipment, Phased	X				
	Ponds, Fountains, Phased	X				
Property Site	Ponds, Shoreline, Common, Erosion Control		X			
	Pool Finish	X				
	Railings, Beach House and Cachet Isle Bridge		X			
	Roof, Tile, Beach House	X				
Beach House, Gatehouses, and Pool House	Roof, Tile, Pool House	X				
	Roofs, Tile, Gatehouses	X				
	Security System (Envera)					O
	Sidewalks, Concrete, Common Areas		X			
Property Site	Signage, Property Identification	X				
	Signage, Streets and Traffic Control		X			
	Sport Courts, Basketball, Hockey, Pickleball, and Tennis, Light Poles and Fixtures	X				
	Sport Courts, Basketball, Hockey, Pickleball, and Tennis, Surface, Color Coat	X				
Property Site	Sport Courts, Basketball, Hockey, Pickleball, and Tennis, Surface, Replacement	X				
	Sport Courts, Basketball, Pickleball, and Tennis, Fences	X				
	Stormwater System, Partial	X				
	Structural Frames, Common Buildings			X		
Pool	Subsurface Utilities, Sanitary Waste (City of Tampa)					O
	Subsurface Utilities, Water Supply (City of Tampa)					O
	Utility Vehicles		X			
	Volleyball Court		X			
Property Site	Water Slide, Fiberglass, Refinishing	X				
	Water Slide, Fiberglass, Replacement	X				
	Windows and Doors	X				



Table A

Reserve Expenditures

Cory Lakes Community
Development District

Projected Inflation Rate 2.8%

Line Item	Reserve Components	Total	Per Phase	Unit of Measurement	1st Year of Replacement	Useful Life Years	Age (Year)	Remaining Life Years	2025 Unit Cost	2025 Cost of Replacement	2025 Cost of Replacement	Total 30 Year Future Costs of Replacement	Fiscal Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
		Quantity	Quantity							per Phase	per Total		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	Beach House, Gatehouses, and Pool House Components									\$892,000	\$942,000	\$2,190,467										
1	Decks, Beach House	2	2	Each	2027	to 35	1991	2	\$19,000.00	\$38,000	\$38,000	\$40,158			\$40,158							
2	HVAC Equipment, Beach House and Gatehouses, Phased	6	2	Each	2027	10 to 15	Varies	2	\$12,500.00	\$25,000	\$75,000	\$230,142			\$26,420					\$30,331		
3	Interior Renovations, Complete	1	1	Allowance	2033	to 20	Varies	8	\$250,000.00	\$250,000	\$250,000	\$853,492									\$311,806	
3.1	Interior Renovations, Partial	1	1	Allowance	2043	to 10	Varies	18	\$75,000.00	\$75,000	\$75,000	\$123,293										
4	Roof, Tile, Beach House	76	76	Squares	2048	to 25	2023	23	\$2,000.00	\$152,000	\$152,000	\$286,870										
4.1	Roof, Tile, Pool House	25	25	Squares	2039	to 25	2014	14	\$2,000.00	\$50,000	\$50,000	\$73,599										
4.2	Roofs, Tile, Gatehouses	48	48	Squares	2027	to 25	1991-1998	2	\$2,000.00	\$96,000	\$96,000	\$303,793			\$101,451							
5	Windows and Doors	2,060	2,060	Square Feet	2036	to 45	1991-2014	11	\$100.00	\$206,000	\$206,000	\$279,120										
	Pool Components									\$783,815	\$873,815	\$2,176,769										
6	Deck, Pavers, Replacement	10,460	10,460	Square Feet	2039	20 to 30	2014	14	\$9.00	\$94,140	\$94,140	\$138,573										
7	Fence, Aluminum	720	720	Linear Feet	2039	to 25	2014	14	\$40.00	\$28,800	\$28,800	\$42,393										
8	Furniture	1	1	Allowance	2035	5 to 10	Unknown	10	\$46,000.00	\$46,000	\$46,000	\$245,873										
9	Mechanical Equipment, Phased	1	0.3	Allowance	2026	5 to 10	Varies	1	\$45,000.00	\$45,000	\$135,000	\$690,777		\$46,260			\$50,256			\$54,596		
10	Pool Finish	5,250	5,250	Square Feet	2028	10 to 15	2014	3	\$29.50	\$154,875	\$154,875	\$422,852				\$168,252						
11	Water Slide, Fiberglass, Refinishing	1	1	Each	2029	10 to 15	2025	4	\$15,000.00	\$15,000	\$15,000	\$47,507				\$16,752						
11.1	Water Slide, Fiberglass, Replacement	1	1	Each	2039	to 25	2014	14	\$400,000.00	\$400,000	\$400,000	\$588,794										
	Property Site Components									\$2,570,000	\$16,943,700	\$13,562,170										
12	Asphalt Pavement, Mill and Overlay, Phased	5,100	5,100	Square Yards	2030	15 to 25	1995-1998	5	\$18.00	\$91,800	\$91,800	\$315,594						\$105,392				
13	Boat Ramp, Concrete, Beach House	1	1	Each	2029	to 30	1991-1999	4	\$30,000.00	\$30,000	\$30,000	\$33,504				\$33,504						
14	Boardwalk, Northwest Entrance, Replacement	1,510	1,510	Square Feet	2029	to 30	1995-1998	4	\$80.00	\$120,800	\$120,800	\$134,909				\$134,909						
15	Docks and Pilings, Beach House, Inspections and Capital Repairs	1	1	Allowance	2046	to 15	2025	21	\$20,000.00	\$20,000	\$20,000	\$35,718										
15.1	Docks and Pilings, Beach House, Replacement (Incl. Gangway)	1,000	1,000	Square Feet	2031	to 30	1991	6	\$125.00	\$125,000	\$125,000	\$147,526							\$147,526			
16	Fence, Aluminum, Cory Lake Boulevard	465	465	Linear Feet	2031	to 35	Unknown	6	\$50.00	\$23,250	\$23,250	\$27,440							\$27,440			
17	Fence, Chain Link, Cory Lake Drive	1,275	1,275	Linear Feet	2033	to 30	2003	8	\$30.00	\$38,250	\$38,250	\$47,706									\$47,706	
18	Gate Operators, Phased (Incl. Swing Arms)	22	4	Each	2027	10 to 15	Varies	2	\$6,000.00	\$24,000	\$132,000	\$378,730			\$25,363			\$27,554			\$29,933	
19	Gates, Aluminum, Vehicular	10	10	Each	2033	to 35	1991-1998	8	\$9,000.00	\$90,000	\$90,000	\$112,250									\$112,250	
20	Irrigation System, Partial Replacements	1	1	Allowance	2037	to 40+	Varies	12	\$200,000.00	\$200,000	\$200,000	\$278,578										
21	Lift Stations, Pumps	4	4	Each	2034	to 15	Unknown	9	\$10,000.00	\$40,000	\$40,000	\$128,892										\$51,286
21.1	Lift Stations, Rebuild	2	2	Each	2034	to 30	Unknown	9	\$35,000.00	\$70,000	\$70,000	\$89,750										\$89,750
22	Pavers, Replacement, Partial	182,700	9,100	Square Yards	2030	to 30+	Varies	5	\$81.00	\$737,100	\$14,798,700	\$7,371,598						\$846,237				
22.1	Pavers, Seal	182,700	173,600	Square Yards	2030	3 to 5	Varies	5	\$1.00	\$173,600	\$182,700	\$1,736,141						\$199,304				
23	Playground Equipment, Phased	1	0.5	Allowance	2032	15 to 20	Varies	7	\$125,000.00	\$125,000	\$250,000	\$615,013								\$151,657		
24	Ponds, Fountains, Phased	11	4	Each	2028	10 to 15	Varies	3	\$10,000.00	\$40,000	\$110,000	\$378,538				\$43,455					\$49,889	
25	Signage, Property Identification	1	1	Allowance	2027	15 to 20	Varies	2	\$30,000.00	\$30,000	\$30,000	\$86,780			\$31,704							
26	Stormwater System, Partial	1	1	Allowance	2029	5 to 8	Varies	4	\$40,000.00	\$40,000	\$40,000	\$389,137					\$44,672					\$51,286
27	Sport Courts, Basketball, Hockey, Pickleball, and Tennis, Light Poles and Fixtures	25	25	Each	2034	to 30	Varies	9	\$5,000.00	\$125,000	\$125,000	\$160,268										\$160,268
28	Sport Courts, Basketball, Hockey, Pickleball, and Tennis, Surface, Color Coat	5,070	5,070	Square Yards	2030	4 to 6	Unknown	5	\$14.60	\$74,000	\$74,000	\$642,525						\$84,957				
28.1	Sport Courts, Basketball, Hockey, Pickleball, and Tennis, Surface, Replacement	5,070	5,070	Square Yards	2034	to 30	Varies	9	\$60.00	\$304,200	\$304,200	\$390,029										\$390,029
29	Sport Courts, Basketball, Pickleball, and Tennis, Fences	1,200	1,200	Linear Feet	2034	to 30	Varies	9	\$40.00	\$48,000	\$48,000	\$61,543										\$61,543
Total Expenditures										\$3,353,815	\$17,817,515	\$15,738,938	\$0	\$46,260	\$225,095	\$211,707	\$280,092	\$1,263,443	\$174,966	\$236,585	\$551,585	\$804,163



Table A

Reserve Expenditures

Cory Lakes Community
Development District

Line Item	Reserve Components	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
		2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
	Beach House, Gatehouses, and Pool House Components																					
1	Decks, Beach House																					
2	HVAC Equipment, Beach House and Gatehouses, Phased			\$34,822					\$39,978					\$45,897					\$52,693			
3	Interior Renovations, Complete																			\$541,686		
3.1	Interior Renovations, Partial									\$123,293												
4	Roof, Tile, Beach House														\$286,870							
4.1	Roof, Tile, Pool House					\$73,599																
4.2	Roofs, Tile, Gatehouses																		\$202,342			
5	Windows and Doors		\$279,120																			
	Pool Components																					
6	Deck, Pavers, Replacement					\$138,573																
7	Fence, Aluminum					\$42,393																
8	Furniture	\$60,630										\$79,913										\$105,330
9	Mechanical Equipment, Phased	\$59,312			\$64,435			\$70,001			\$76,047			\$82,615			\$89,751			\$97,503		
10	Pool Finish									\$254,599												
11	Water Slide, Fiberglass, Refinishing																	\$30,755				
11.1	Water Slide, Fiberglass, Replacement					\$588,794																
	Property Site Components																					
12	Asphalt Pavement, Mill and Overlay, Phased																					\$210,202
13	Boat Ramp, Concrete, Beach House																					
14	Boardwalk, Northwest Entrance, Replacement																					
15	Docks and Pilings, Beach House, Inspections and Capital Repairs												\$35,718									
15.1	Docks and Pilings, Beach House, Replacement (Incl. Gangway)																					
16	Fence, Aluminum, Cory Lake Boulevard																					
17	Fence, Chain Link, Cory Lake Drive																					
18	Gate Operators, Phased (Incl. Swing Arms)		\$32,519			\$35,328			\$38,379			\$41,694			\$45,295			\$49,208			\$53,458	
19	Gates, Aluminum, Vehicular																					
20	Irrigation System, Partial Replacements			\$278,578																		
21	Lift Stations, Pumps															\$77,606						
21.1	Lift Stations, Rebuild																					
22	Pavers, Replacement, Partial	\$971,533					\$1,115,381					\$1,280,527					\$1,470,125					\$1,687,796
22.1	Pavers, Seal	\$228,813					\$262,692					\$301,587					\$346,240					\$397,506
23	Playground Equipment, Phased								\$199,891										\$263,466			
24	Ponds, Fountains, Phased				\$57,276					\$65,756					\$75,492					\$86,670		
25	Signage, Property Identification													\$55,077								
26	Stormwater System, Partial					\$58,879					\$67,597					\$77,606					\$89,096	
27	Sport Courts, Basketball, Hockey, Pickleball, and Tennis, Light Poles and Fixtures																					
28	Sport Courts, Basketball, Hockey, Pickleball, and Tennis, Surface, Color Coat						\$111,977					\$128,556					\$147,591					\$169,444
28.1	Sport Courts, Basketball, Hockey, Pickleball, and Tennis, Surface, Replacement																					
29	Sport Courts, Basketball, Pickleball, and Tennis, Fences																					
Total Expenditures		\$1,320,288	\$311,639	\$313,401	\$121,711	\$937,567	\$1,490,049	\$70,001	\$278,248	\$443,648	\$143,644	\$1,832,277	\$35,718	\$183,590	\$407,657	\$155,212	\$2,053,707	\$79,962	\$518,501	\$725,859	\$142,554	\$2,570,276



Table B

Pooling (Cash Flow) Funding Plan

Cory Lakes Community
Development District

	FY	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Beginning of Year Reserves	Note 2	\$0	\$0	\$398,740	\$642,310	\$918,888	\$1,148,025	\$413,727	\$761,246	\$1,071,176	\$1,089,484	\$870,827	\$145,421	\$424,354	\$725,735	\$1,244,145	\$978,615
Recommended Reserve Contributions	Note 2	0	445,000	457,500	470,300	483,500	497,000	510,900	525,200	539,900	555,000	570,500	586,500	602,900	619,800	637,200	655,000
Anticipated Interest Earned	2.8%	0	0	11,165	17,985	25,729	32,145	11,584	21,315	29,993	30,506	24,383	4,072	11,882	20,321	34,836	27,401
Projected Expenditures		0	(46,260)	(225,095)	(211,707)	(280,092)	(1,263,443)	(174,966)	(236,585)	(551,585)	(804,163)	(1,320,288)	(311,639)	(313,401)	(121,711)	(937,567)	(1,490,049)
Projected Year End Reserves		0	398,740	642,310	918,888	1,148,025	413,727	761,246	1,071,176	1,089,484	870,827	145,421	424,354	725,735	1,244,145	978,615	170,966
Threshold/ Risk Year																	

	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Beginning of Year Reserves	\$170,966	\$611,753	\$870,834	\$986,368	\$1,420,142	\$192,829	\$743,510	\$1,178,038	\$1,417,366	\$1,933,040	\$582,357	\$1,185,801	\$1,386,303	\$1,404,260	\$2,025,725
Recommended Reserve Contributions	506,000	520,200	534,800	549,800	565,200	581,000	597,300	614,000	631,200	648,900	667,100	685,800	705,000	724,700	745,000
Anticipated Interest Earned	2.8%	4,787	17,129	24,383	27,618	39,764	5,399	20,818	32,985	39,686	54,125	16,306	33,202	38,816	56,720
Projected Expenditures	(70,001)	(278,248)	(443,648)	(143,644)	(1,832,277)	(35,718)	(183,590)	(407,657)	(155,212)	(2,053,707)	(79,962)	(518,501)	(725,859)	(142,554)	(2,570,276)
Projected Year End Reserves	611,753	870,834	986,368	1,420,142	192,829	743,510	1,178,038	1,417,366	1,933,040	582,357	1,185,801	1,386,303	1,404,260	2,025,725	257,169
Threshold/ Risk Year															

Financial Notes:
1) FY 2025 Begins October 1, 2024 and Ends September 30, 2025
2) FY 2025 Beginning Reserve Balance and Remaining Contributions are as of September 30, 2025
3) Interest Earned is compounded on the Beginning Year Reserve Balance, the first year is a partial amount earned
4) Taxes on the interest earned are considered negligible

Physical Analysis

Beach House, Gatehouses, and Pool House Components

1. Decks, Beach House

The District maintains two decks at the Beach House comprising approximately 285 square feet of decking. The decks are original to 1991 and in good to fair overall condition with isolated warped decking evident. The District plans to complete repairs to the decks this year, funded outside of reserves. The estimated useful life of this type of deck is up to 35 years. Cory Lakes CDD should budget for replacement by 2027. The District should fund cleaning, partial repairs and or replacements through the operating budget on an as needed basis to maximize the useful life. Repairs may include replacement of warped or loose deck boards or railing components, replacement or additional installation of connections or fasteners, and partial replacements of structural members as needed.



Figure 1 – Deck overview



Figure 2 – Warped deck board

2. HVAC Equipment, Beach House and Gatehouses

The Beach House and Gatehouse utilize six split systems for heating, ventilating and air conditioning. Four 5-ton units serve the Beach House. The gatehouses have a 1.5-ton and a 3.5-ton unit. A split system comprises an outdoor condensing unit and an indoor air handling unit. The split systems were operational at the time of the site visit. The ages of the units range from 2009 to 2025. Split systems have a useful life from 10- to 15-years. Cory Lakes CDD should budget for phased replacements of two units beginning by 2027 and every five years thereafter.



Figure 1 – Condensing units at the Beach House



Figure 2 – New condensing unit at gatehouse

3. Interior Renovations

The interior components of the Beach House, gatehouses, and pool house comprise paint finishes, tile and wood floor coverings, appliances and furnishings, plumbing and electrical fixtures. The date of the last renovations is unknown. The District plans to replace the flooring in the Beach House this year, funded outside of reserves. The interior components are in good to fair overall condition at various ages. The useful lives of these interior components vary. However, in order to maintain continuity, the District should coordinate replacement of all these components every 20 years. Cory Lakes CDD should budget for a complete renovation by 2033.

A partial renovation includes paint finishes and up to fifty percent (50%) of the furnishings and appliances. Cory Lakes CDD should budget for a partial renovation by 2043 and every 10 years thereafter except when the complete renovation occurs.



Figure 1 – Beach House interior overview



Figure 2 – Kitchen at the Beach House



Figure 3 – Exercise room at the Beach House



Figure 4 – Rest room at pool house



Figure 5 – Southeast gatehouse interior



Figure 6 – Interior at northwest gatehouse

4. Roofs, Tile

The District maintains approximately 76 squares of tile roofing at the Beach House, 25 squares of tile roofing at the pool house, and 48 squares of tile roofing at the gatehouses. The Beach House and pool house roofs are in good overall condition at an age of two years and 11 years, respectively. The tile roofs at the gatehouses were built between 1991 and 1998 and are in fair condition overall. The useful life of a tile roof of this type is up to 25 years. Manufacturers offer long term warranties as a marketing strategy. A long-term warranty may be of little value if the roof system does not perform satisfactorily and leaks. Conversely, if a roof system is designed, constructed and manufactured well, the expense of purchasing a warranty may not be necessary.

Tile roof systems should be applied over continuous wood decking. Underlayment is installed over the roof deck before the tile is installed. Underlayment provides a secondary weatherproofing barrier if moisture infiltrates the tile roof covering.

There are a wide variety of profiles, styles, finishes and colors available. Special texture may be added in surface treatment. Each type of tile roof system may make use of separate ridge, hip, hip intersection and gable ends.

When purchasing a new roof system, there will be two warranties to consider. There will be the manufacturer's warranty which covers defects in the manufacture of the roof covering. The roofing contractor will also provide a warranty. Typically, this will cover installation and related issues. The warranty should contain what items are covered. Many companies offer one year or two years of coverage.

The District should budget for replacement of the Beach House tile roof by 2048, the pool house roof by 2039, and the roofs at the gatehouses by 2027.



Figure 1 – Beach House roof overview



Figure 2 – Roof tiles at the Beach House



Figure 3 – Pool house tile roof



Figure 4 – Tile roof at northwest gatehouse



Figure 5 – Southeast gatehouse roof overview



Figure 6 – Roof tiles at southeast gatehouse

5. Windows and Doors

The windows and doors of the Beach House, gatehouses, and pool house comprise approximately 2,060 square feet. The windows and doors are original to construction between 1991 and 2014. They are in good overall condition. Windows and doors of this type have a useful life of up to 45 years. The need to replace windows can be due to various reasons such as consistency in style and condition. There will be a cost savings with coordinated replacement. Cory Lakes CDD should budget for replacement of the windows and doors by 2036.



Figure 1 – Windows and doors at the Beach House



Figure 2 – Typical windows and doors at gatehouse

Pool Components

6. Deck, Pavers

The pool deck comprises approximately 10,460 square feet of pavers. The pavers were installed in 2014 and in good overall condition. Pool deck pavers have an estimated useful life from 20- to 30-years with the benefit of periodic maintenance. Periodic maintenance includes pressure washing, resetting as needed and an application of sand between the pavers followed by a sealer application every three years. The maintenance and interim repairs should be funded through the operating budget as needed. Cory Lakes CDD should budget for replacement of the pavers by 2039.



Figure 1 – Paver pool deck



Figure 2 – Pavers at pool deck

7. Fences, Aluminum

Approximately 10,460 linear feet of aluminum fence surrounds the pool area. This fence is in good condition overall at an age of 11 years. The finish on aluminum fences is relatively maintenance free. Aluminum fences have an estimated useful life of up to 25 years. Cory Lakes CDD should budget for replacement of the pool fence by 2039.



Figure 1 – Pool fence



Figure 2 – Isolated fence damage by water slide

8. Furniture

The pool furniture includes umbrellas, lounges, couches, tables and chairs. The pool furniture is of unknown age and in fair condition overall. The pool furniture has an estimated useful life from 5- to 10-years. Cory Lakes CDD is planning to replace the furniture this year and should budget for replacement every 10 years thereafter.



Figure 1 – Pool furniture



Figure 2 – Furniture damage

9. Mechanical Equipment

The mechanical equipment includes heaters, pumps, filters, and chlorinators. The mechanical equipment is in satisfactory operation condition at various ages. The pool equipment has an estimated useful life from 5- to 10-years with the benefit of ongoing maintenance. This ongoing maintenance includes partial replacements of the pumps, filters and chlorinators as needed. Cory Lakes CDD should budget for phased replacements of up to thirty-three percent (33%) of the equipment by 2026 and every 5 years thereafter. The District may be able to fund most replacements through the operating budget which would allow reserves to build up enough for eventual replacement of the enclosure.



Figure 1 – Pool heaters



Figure 2 – Pool pumps and chlorinators

10. Pool Finish

The finish at the pool wall and floor surfaces is original to construction in 2014 and in fair overall condition. Management reports cracks in the plaster but no leaks. Pool finishes have an anticipated useful life from 10- to 15-years. The District should budget for resurfacing of the wall and floor areas, as well as replacement of the pool waterline tile, as needed, by 2028 and again by 2043. Typically, minor upgrades will be needed to bring the pool up to current code. Potential repairs to the underlying pool structure may raise the estimate of cost.



Figure 1 – Pool overview



Figure 2 – Plaster finish cracks

11. Water Slide, Fiberglass

The pool includes a water slide. The water slide is original to construction in 2014 and in good overall condition. Management reports that the water slide was recently repaired. Fiberglass water slides have an estimated useful life of up to 25 years with refinishing every 10- to 15-years. Cory Lakes CDD should budget for refinishing of the water slide by 2029 and replacement by 2039.



Figure 1 – Water slide entrance

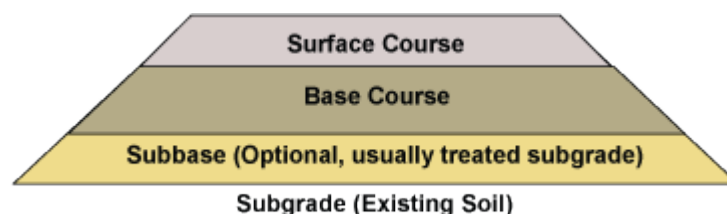


Figure 2 – Water slide exit into pool

Property Site Components

12. Asphalt Pavement, Repaving

The District maintains approximately 5,100 square yards of asphalt pavement at the northwest entrance. The asphalt pavement was built between 1995 and 1998 and is in fair overall condition with cracks evident. Asphalt pavement comprises multiple layers. Typically, the top layer or surface course deteriorates over time and can be milled or removed and overlaid or replaced. The following diagram depicts typical pavement layers.



A mill and overlay is a method of repaving of the surface course where cracked, worn and failed pavement is mechanically removed or milled. A new layer of asphalt is overlaid atop the remaining sound pavement. Milled pavement removes part of the existing pavement and permits the overlay to match the elevation of areas such as adjacent catch basins, curbs and gutters. The milled pavement should be properly bonded to the new overlayment. Overlayment thicknesses range from one to two inches. Variable thicknesses are often necessary for proper drainage.

A combination of area patching, crack repair and milling should occur before the overlayment. Areas that exhibit potholes, alligator cracks and areas of pavement that are deteriorated from vehicle fluids should all be repaired prior to overlayment. Area patching may require total replacement of isolated areas of pavement. The base course for residential subdivision roadways designed for light traffic is often six inches thick. The paving contractor should seal all cracks. Crack repair minimizes the chance of underlying cracks coming through the overlayment.

The estimated useful life of the asphalt pavement surface course varies from 15- to 25-years due to design, quality of construction, materials and maintenance. Cory Lakes CDD should budget for a mill and overlay of the pavement by 2030 and again by 2055.



Figure 1 – Asphalt pavement at northwest entrance



Figure 2 – Alligator cracking at Cory Lake Drive

13. Boat Ramp, Concrete, Beach House

The District maintains a concrete boat ramp by the Beach House. The boat ramp visually appears in good overall condition at an age of 26 to 34 years. A boat ramp has an estimated typical useful life of up to 30 years. Cory Lakes CDD should budget for replacement of the boat ramp by 2029.



Figure 1 – Boat Ramp

14. Boardwalk, Northwest Entrance, Replacement

The District maintains approximately 1,510 square feet of boardwalk decking near the northwest entrance. The boardwalk was built between 1995 and 1998. It is in good to fair overall condition. The District recently had the boardwalk inspected and plans to perform repairs to the boardwalk this year, funded through the operating budget. The estimated useful life of this type of boardwalk is up to 30 years. Cory Lakes CDD should budget for replacement by 2029. The District should fund cleaning, partial repairs and/or partial replacements through the operating budget on an as-needed basis to maximize the useful life. Repairs may include replacement of warped or loose deck boards or railing components, replacement or additional installation of connections or fasteners, and partial replacements of structural members as needed.



Figure 1 – Boardwalk decking and railings



Figure 2 – Boardwalk overview

15. Docks and Pilings, Beach House

The District maintains docks at the Beach House comprised of approximately 1,000 square feet of decking and a gangway. The docks were installed in 1991 and are in good overall condition. The District had a recent engineering inspection that determined only some of the ladders needed replaced. Those repairs will be completed this year and funded outside of reserves. The estimated useful life of this type of dock is up to 30 years with inspections and capital repairs done up to every 15 years. Cory Lakes CDD should budget for replacement by 2031 and subsequent repairs by 2046. Repairs may include replacement of warped or loose deck boards or railing components, replacement or additional installation of connections or fasteners, and partial replacements of structural members as needed.



Figure 1 – Overview of docks



Figure 2 – Docks and pilings with gangway



Figure 3 – Floating dock



Figure 4 – Gangway between docks

16. Fence, Aluminum, Cory Lake Boulevard

The District maintains the aluminum fence located along Cory Lake Boulevard by the southeast entrance. The fence is in poor condition at an unknown age. Cory Lakes CDD plans to repair the leaning fence this year, funded outside of reserves. Aluminum fences have an estimated useful life of up to 35 years. The finish on aluminum fences is relatively maintenance free. While aluminum doesn't rust, it does corrode over time. The District can maximize the useful life of the fences by keeping vegetation out of close proximity to the fences as well as repair connections and fasteners promptly when and if they fail. These activities should be funded through the operating budget on an as needed basis. In addition, the District should budget for replacement of the fences by 2031.



Figure 1 – Aluminum fence at southeast entrance



Figure 2 – Leaning section of aluminum fence

17. Fence, Chain Link, Cory Lake Drive

The District maintains approximately 1,275 linear feet of chain link fence along Cory Lake Drive. The fence was installed in 2003 and is in good overall condition. The estimated useful life of chain link fences is up to 30 years. Cory Lakes CDD should budget for replacement by 2033.



Figure 1 – Chain link fence overview



Figure 2 – Chain link fence

18. Gate Operators

The District maintains 22 gate operators. The gate operators vary in age and are in satisfactory operation condition. Gate operators have an estimated useful life from 10- to 15-years. Cory Lakes CDD should budget for phased replacement of up to twenty percent (20%) of the gate operators in 2027 and every three years thereafter. The District should fund interim repairs and replacement of any gate arms, photo eyes, motors, and battery backups through the operating budget.



Figure 1 – Typical swing gate operators



Figure 2 – Typical lift gate operators

19. Gates, Aluminum, Vehicular

Cory Lakes CDD also maintains 10 aluminum vehicular gates comprised of eight bi-parting gates and two single swing gates. The gates were installed between 1991 and 1998 and are in good overall condition. The aluminum gates have an estimated typical useful life of up to 35 years. The District should budget for replacement of the gates by 2033.



Figure 1 – Gates at southeast entrance



Figure 2 – Gates at northwest entrance

20. Irrigation System

The District maintains irrigation throughout the communities' common areas. Irrigation system components typically include pumps, clocks, valves, heads and piping. The components of the system vary in age and are in satisfactory operation condition. The system has a long useful life with the benefit of ongoing maintenance. Over time, the effects of the elements will reduce the flexibility and durability of the underground pipe network and wiring. Cory Lakes CDD should budget for a renovation of the irrigation system every 20 years or by 2037. The District should fund interim head and controller replacements through the operating budget as needed.

21. Lift Station

The District maintains two lift stations. Lift stations exist to aid in transportation of the sanitary refuse water exiting the buildings. A lift station typically comprises two pumps, a controller and guide rails that require replacement. Lift stations require renovations every 30 years. The lift stations are in satisfactory operation condition at unknown ages. Cory Lakes CDD should budget for replacement of the lift station pumps every 15 years or by 2034. The District should also budget for a renovation of the lift station by 2034.

22. Pavers

The streets comprise approximately 182,700 square yards of pavers. The District plans to spend about \$80,000 outside of reserves this year to replace some of the pavers. Vehicular pavers have an estimated useful life of up to 30 years and beyond with the benefit of ongoing maintenance that includes pressure washing, resetting as needed, an application of sand between the pavers followed by sealer applications every three- to five-years in order to preserve the color and minimize repairs. The estimate of cost includes an allowance for partial replacements of up to five percent (5%) of the pavers every five years beginning by 2030. The quantity of replacements will increase as the pavers age. However, the estimated quantity should be sufficient for budgeting reserves over the next 30 years. Cory Lakes CDD should budget for maintenance activity to the pavers not being replaced at the same time.



Figure 1 – Damaged pavers at southeast entrance



Figure 2 – Pavers at Beach House parking area



Figure 3 – Missing paver by sport courts parking area



Figure 4 – Pavers overview at St Lucia Isle Drive



Figure 5 – Paver street at Bermuda Isle Drive



Figure 6 – Pavers at Bimini Isle Court



Figure 7 – Replaced pavers at Cory Lake Drive



Figure 8 – Paver settlement at Martinique Isle Drive



Figure 9 – Damaged pavers at Cory Lake Boulevard



Figure 10 – Paver street at Barbados Isle Drive



Figure 11 – Paver settlement at Cory Lake Drive



Figure 12 – Pavers overview at Cozumel Isle Drive

23. Playground Equipment

Cory Lakes CDD maintains playground equipment by the Beach House and along Cory Lake Drive. The playground equipment is in fair overall condition at varied ages. The District plans to spend approximately \$22,000 this year outside of reserves to do repairs and partial replacements to the playground equipment. Playground equipment has an estimated useful life of 15- to 20-years. The major concern with playground equipment is safety. The District should budget for phased subsequent replacements of up to fifty percent (50%) of the equipment by 2032 and every 10 years thereafter. Cory Lakes CDD should consult with a professional to ensure proper space between each apparatus and a proper landing area.



Figure 1 – Playground equipment by the Beach House



Figure 2 – Playground rust and finish deterioration



Figure 3 – Playground Equipment on Cory Lake Drive



Figure 4 – Playground on Cory Lake Drive

24. Ponds, Fountains

Cory Lakes CDD maintains 11 pond fountains which provide aesthetic benefits as well as increase the overall water quality of the ponds that they are located in. The fountains are of various ages and two are planned to be repaired this year outside of reserves. The District should budget for phased replacement of the thirty-three percent (33%) of the fountains every five years beginning by 2028.



Figure 1 – Pond fountain

25. Signage

The District maintains signage located throughout the community. The signage was built in various years and is in good condition overall. Entrance monuments contribute to the overall aesthetic appeal of the property. Renovations are based on the desire to update the perceived identity of the community. Therefore, the timing of renovations is discretionary. The District should budget for renovation of the entrance monuments by 2027 and again by 2047. Renovation should include replacement of the lettering, light fixtures, roof, decorative trim, and paint finishes. Interim repairs and paint finish applications should be funded through the operating budget as needed.



Figure 1 – Entrance monument at Cory Lake Drive



Figure 2 – Isolated entrance monument damage



Figure 3 – Entrance monument at Morris Bridge Road Figure 4 – Typical community entrance monument

26. Stormwater System

The District maintains the stormwater system. The visible portion of the stormwater system comprises curbing designed to direct stormwater to catch basins. The system includes a series of pipes throughout the property designed to carry storm water away to a pond system for processing. The streets utilize a concrete curb and gutter system that conveys stormwater runoff into drainage inlets along the outside paver edge. The District maintains approximately 109,000 linear feet of concrete curbs and gutters. This application of concrete has a useful life of up to 65 years although isolated deterioration of limited areas of concrete is common. Inclement weather, inadequate subsurface preparation and improper concrete mixtures or finishing techniques can result in premature deterioration such as settlement, chips, cracks and spalls. Variable conditions like these result in the need to plan for periodic partial replacements of the concrete flatwork throughout the next 30 years. Cory Lakes CDD should budget for up to one percent (1%) of the curbs and gutters in conjunction with paver maintenance.

Stormwater systems are low maintenance and often overlooked. However, overlooking systems of this type leads to major problems. Over time, drains can become clogged with leaves and other debris. The District should anticipate occasional displacement of storm water structures and the surrounding pavers from erosion as time goes on. Erosion causes settlement of curb inlets or catch basins. The catch basin can shift and need replacement if left unrepaired. The District should plan to repair any displaced storm water structures and partial pipe replacements

concurrently with surrounding pavers or curbs and gutters. The exact times and amount of capital repairs or replacements varies upon natural forces.

The overall reported condition of the stormwater system is good. Stormwater systems have a long useful life with the benefit of ongoing maintenance. Achieving this useful life typically requires interim capital repairs or partial replacements. Maintenance of stormwater systems is required in every municipality as a condition for use of the land to prevent adverse impacts on adjoining properties. Cory Lakes CDD should routinely keep drains clear every five- to eight-years beginning in 2029.



Figure 1 – Concrete curb damage at Cory Lake Drive



Figure 2 – Typical street stormwater inlet

27. Sport Courts, Basketball, Hockey, Pickleball, and Tennis, Light Poles and Fixtures

The District maintains the light poles and fixtures at the sport courts. The light poles and fixtures were installed at various times and are in satisfactory operation condition. These light poles and fixtures have an estimated useful life of up to 25 years. Cory Lakes CDD should budget for replacement of the light poles and fixtures by 2034. The cost includes an allowance for replacement of the pole, base, fixture and minor electrical repairs at the time of replacement. Interim replacement of light bulbs and/or fixtures should be funded through the operating budget on an as needed basis.



Figure 1 – Light poles and fixtures



Figure 2 – Light poles and fixtures at tennis courts

28. Sport Courts, Basketball, Hockey, Pickleball, and Tennis, Surface

The District maintains sport courts that comprise 5,070 square yards of surface area. The courts require repairs and a color coat application every four- to six-years to maintain the playing surface. The color coats are in fair overall condition at unknown ages. Cory Lakes CDD plans to coat the courts this year, funded outside of reserves. The District should budget for subsequent color coat applications by 2030 and every five years thereafter except when replacement occurs.

Replacement of a sport court surface has a useful life of up to 30 years. Cory Lakes CDD should budget for surface replacement of the courts by 2034.



Figure 1 – Basketball court overview



Figure 2 – Cracks at basketball court



Figure 3 – Hockey and pickleball courts overview



Figure 4 – Court deterioration



Figure 5 – Pickleball and tennis courts overview



Figure 6 – Large pickleball/tennis court cracks



Figure 7 – Tennis courts overview



Figure 8 – Holes in tennis court surface

29. Sport Courts, Basketball, Pickleball, and Tennis, Fences

The basketball, pickleball, and tennis courts are enclosed by 1,200 linear feet of chain link fence. The fences vary in age and are in fair overall condition. The District plans to repair the fences this year, funded outside of reserves. The fences have a useful life of up to 30 years. Cory Lakes CDD should budget for replacement by 2034 in conjunction with the surface replacement.



Figure 1 – Chain link fences at basketball court



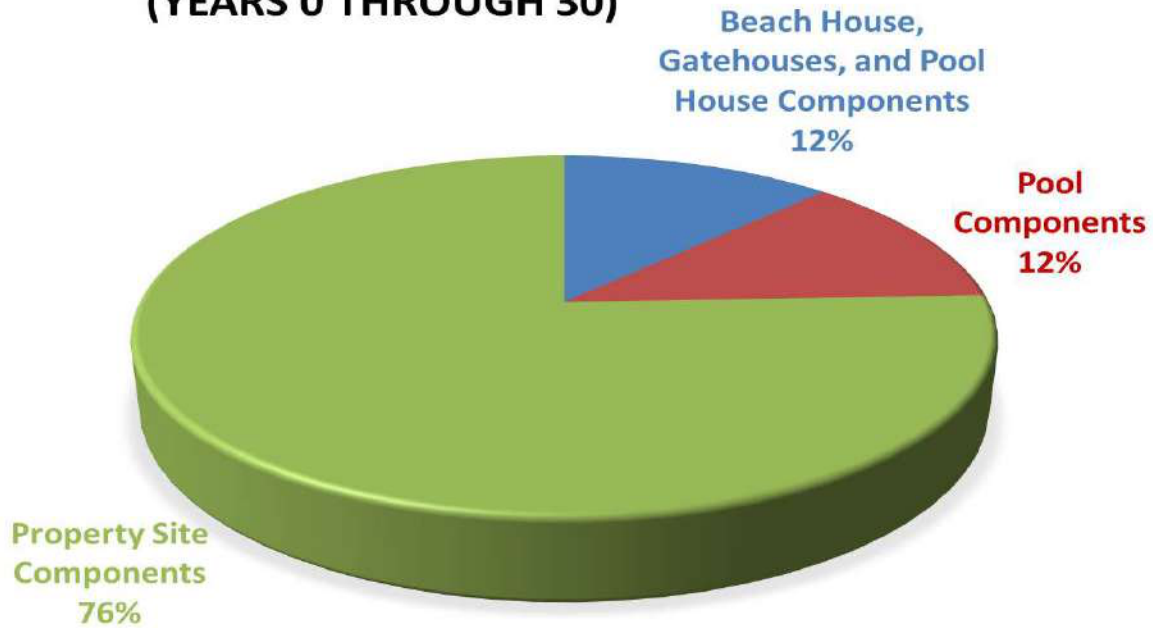
Figure 2 – Falling fence at pickleball/tennis courts

Condition Model

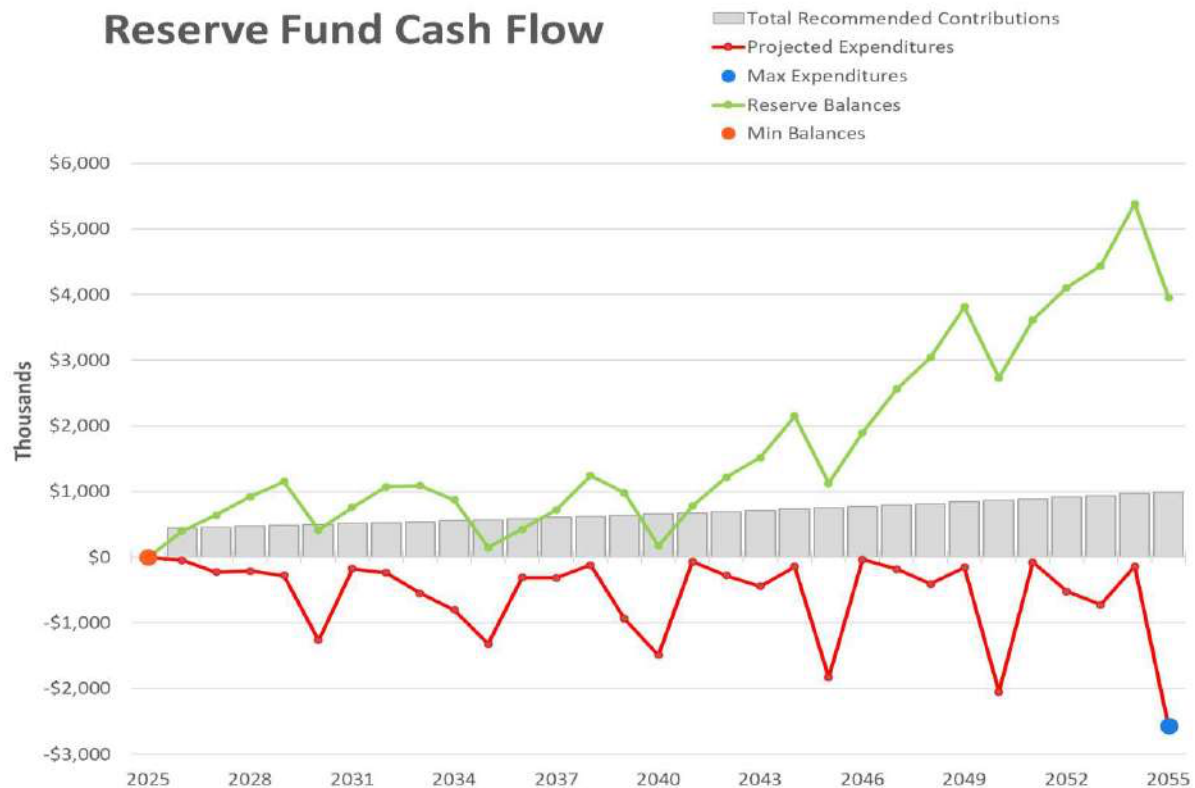
Component Type	Component Name	Condition	Urgency	1st Year of Replacement
Beach House, Gatehouses, and Pool House	Decks, Beach House	7	✓	2027
Beach House, Gatehouses, and Pool House	HVAC Equipment, Beach House and Gatehouses, Phased	7	✓	2027
Beach House, Gatehouses, and Pool House	Interior Renovations, Complete	8	✓	2033
Beach House, Gatehouses, and Pool House	Interior Renovations, Partial	8	✓	2043
Beach House, Gatehouses, and Pool House	Roof, Tile, Beach House	10	✓	2048
Beach House, Gatehouses, and Pool House	Roof, Tile, Pool House	8	✓	2039
Beach House, Gatehouses, and Pool House	Roofs, Tile, Gatehouses	6	!	2027
Beach House, Gatehouses, and Pool House	Windows and Doors	8	✓	2036
Pool	Deck, Pavers, Replacement	9	✓	2039
Pool	Fence, Aluminum	7	✓	2039
Pool	Furniture	5	!	2035
Pool	Mechanical Equipment, Phased	7	✓	2026
Pool	Pool Finish	7	!	2028
Pool	Water Slide, Fiberglass, Refinishing	9	✓	2029
Pool	Water Slide, Fiberglass, Replacement	8	✓	2039
Property Site	Asphalt Pavement, Mill and Overlay, Phased	7	✓	2030
Property Site	Boat Ramp, Concrete, Beach House	8	✓	2029
Property Site	Boardwalk, Northwest Entrance, Replacement	7	✓	2029
Property Site	Docks and Pilings, Beach House, Inspections and Capital Repairs	8	✓	2046
Property Site	Docks and Pilings, Beach House, Replacement (Incl. Gangway)	8	✓	2031
Property Site	Fence, Aluminum, Cory Lake Boulevard	4	!	2031
Property Site	Fence, Chain Link, Cory Lake Drive	8	✓	2033
Property Site	Gate Operators, Phased (Incl. Swing Arms)	8	✓	2027
Property Site	Gates, Aluminum, Vehicular	9	✓	2033
Property Site	Irrigation System, Partial Replacements	9	✓	2037
Property Site	Lift Stations, Pumps	8	✓	2034
Property Site	Lift Stations, Rebuild	8	✓	2034
Property Site	Pavers, Replacement, Partial	7	!	2030
Property Site	Pavers, Seal	6	✓	2030
Property Site	Playground Equipment, Phased	6	!	2032
Property Site	Ponds, Fountains, Phased	7	✓	2028
Property Site	Signage, Property Identification	7	✓	2027
Property Site	Stormwater System, Partial	8	✓	2029
Property Site	Sport Courts, Basketball, Hockey, Pickleball, and Tennis, Light Poles and Fixtures	8	✓	2034
Property Site	Sport Courts, Basketball, Hockey, Pickleball, and Tennis, Surface, Color Coat	6	!	2030
Property Site	Sport Courts, Basketball, Hockey, Pickleball, and Tennis, Surface, Replacement	6	!	2034
Property Site	Sport Courts, Basketball, Pickleball, and Tennis, Fences	6	!	2034

Expenditure Chart and Funding Graph

EXPENDITURES BY CATEGORY (YEARS 0 THROUGH 30)



Reserve Fund Cash Flow



Terms and Definitions

Adequate Reserves - A replacement reserve fund and stable and equitable multiyear funding plan that together provide for the reliable and timely execution of the district's major repair and replacement projects as defined herein without reliance on additional supplemental funding.

Capital Improvements - Additions to the district's common area that previously did not exist. While these components should be added to the reserve study for future replacement, the cost of construction or installation cannot be taken from the reserve fund.

Cash Flow Method (also known as pooling) - 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 expenditures until the desired Funding Goal is achieved.

Common Area - The areas identified in the community district's master deed or declarations of covenant easements and restrictions that the district is obligated to maintain and replace or based on a well-established district precedent.

Component - An individual line item in the Reserve Study developed or updated in the Physical Analysis. These elements form the building blocks of the Reserve Study. Components typically are: 1) District responsibility, 2) The need and schedule for this project can be reasonably anticipated, 3) The total cost for the project is material to the district, can be reasonably estimated, and includes all direct and related costs.

Component Inventory - The task of selecting and quantifying Reserve Components. This task is accomplished through onsite visual observations, review of district design and organizational documents, and a review of established district precedents, and discussion with appropriate representative(s) of the district.

Component Method (also known as Straight Line) - A method of developing a reserve funding plan where the total funding is based on the sum of funding for individual components.

Condition Assessment - The task of evaluating the current condition of the component based on observed or reported characteristics. The assessment is limited to a visual, non-invasive evaluation.

Effective Age - The difference between Useful Life and Remaining Useful Life. Not always equivalent to chronological age since some components age irregularly. Used primarily in computations.

Financial Analysis - The portion of a reserve study in which the current status of the reserves (measured as cash or percent funded) and a recommended reserve funding plan are derived, and the projected reserve income and expense over a period of time are presented. The financial analysis is one of the two parts of a reserve study. A minimum of 30 years of income and expense are to be considered.

Fully Funded - 100% Funded. When the actual (or projected) Reserve balance is equal to the Fully Funded Balance.

Fully Funded Balance (FFB) - An indicator against which the actual (or projected) reserve balance can be compared. The reserve balance that is in direct proportion to the fraction of life “used up” of the current repair or replacement cost. This number is calculated for each component, and then summed for an district total.

Fund Status - The status of the reserve fund reported in terms of cash or percent funded.

Funding Goals - The three funding goals listed below range from the most aggressive to most conservative:

Baseline Funding - Establishing a reserve funding goal of allowing the reserve cash balance to approach but never fall below zero during the cash flow projection. This is the funding goal with the greatest risk of being prepared to fund future repair and replacement of major components, and it is not recommended as a long-term solution/plan. Baseline funding may lead to project delays, the need for a special assessment, and/or a line of credit for the community to fund needed repairs and replacement of major components.

Threshold Funding - Establishing a reserve funding goal of keeping the reserve balance above a specified dollar or percent funded amount. Depending on the threshold selected, this funding goal may be weaker or stronger than “fully funded” with respective higher risk or less risk of cash problems. In determining the threshold, many variables should be considered, including things such as investment risk tolerance, community age, building type, components that are not readily inspected, and components with a remaining useful life of more than 30 years.

Fully Funding - Setting a reserve funding goal to attain and maintain reserves at or near 100 percent funded. Fully funded is when the actual or projected reserve balance is equal to the fully funded balance.

It should be noted that, in certain jurisdictions, there may be statutory funding requirements that would dictate the funding requirements. In all cases, these standards are considered the minimum to be referenced.

Funding Plan - A district’s plan to provide income to a Reserve fund to offset anticipated expenditures from that fund. The plan must be a minimum of 30 years of projected income and expenses.

Funding Principles - A funding plan addressing these principles. These funding principles are the basis for the recommendations included within the reserve study:

- Sufficient funds when required.
- Stable funding rate over the years.
- Equitable funding rate over the years.
- Fiscally responsible.

Initial Year - The first fiscal year in the financial analysis or funding plan.

Life Estimates - The task of estimating useful life and remaining useful life of the reserve components.

Life Cycle Cost - The ongoing cost of deterioration which must be offset in order to maintain and replace common area components at the end of their useful life. Note that the cost of preventive maintenance and corrective maintenance determined through periodic structural inspections (if required) are included in the calculation of life cycle costs and often result in overall net lower life cycle costs.

Maintenance - Maintenance is the process of maintaining or preserving something, or the state of being maintained. Maintenance is often defined in three ways: preventive maintenance, corrective maintenance, and deferred maintenance. Maintenance projects commonly fall short of “replacement” but may pass the defining test of a reserve component and be appropriate for reserve funding. Maintenance types are categorized below:

Preventive Maintenance - Planned maintenance carried out proactively at predetermined intervals, aimed at reducing the performance degradation of the component such that it can attain, at minimum, its estimated useful life.

Deferred Maintenance - Maintenance which is not performed and leads to premature deterioration to the common areas due to lack of preventive maintenance. This results in a reduction in the remaining useful life of the reserve components and the potential of inadequate funding. Typically, deferred maintenance creates a need for corrective maintenance.

Corrective Maintenance - Maintenance performed following the detection of a problem, with the goal of remediating the condition such that the intended function and life of the component or system is restored, preserved, or enhanced. Many corrective maintenance projects could be prevented with a proactive, preventive maintenance program. Note that when the scope is minor, these projects may fall below the threshold of cost significance and thus are handled through the operational budget. In other cases, the cost and timing should be included within the reserve study.

Percent Funded - The ratio, at a particular point in time clearly identified as either the beginning or end of the district’s fiscal year, of the actual (or projected) reserve balance to the fully funded balance, expressed as a percentage. While percent funded is an indicator of a district’s reserve fund size, it should be viewed in the context of how it is changing due to the district’s reserve funding plan, in light of the district’s risk tolerance and is not by itself a measure of “adequacy.”

Periodic Structural Inspection - Structural system inspections aimed at identifying issues when they become evident.

Additional information and recommendations are included within the Condominium Safety Public Policy Report. www.condosafety.com

Physical Evaluation - The portion of the reserve study where the component inventory, condition assessment, and life and valuation estimate tasks are performed. This represents one of the two parts of the reserve study.

Preventive Maintenance Schedule - A summary of the preventive maintenance tasks included within a maintenance manual which should be performed such that the useful lives of the components are attained or exceeded. This schedule should include both the timing and the estimated cost of the task(s).

Remaining Useful Life (RUL) - Also referred to as “remaining life” (RL). The estimated time, in years, that a component can be expected to serve its intended function, presuming timely preventive maintenance. Projects expected to occur in the initial year have zero remaining useful life. Replacement Cost: The cost to replace, repair, or restore the component to its original functional condition during that particular year, including all related expenses (including but not limited to shipping, engineering, design, permits, installation, disposal, etc.).

Reserve Balance - Actual or projected funds, clearly identified as existing either at the beginning or end of the district’s fiscal year, which will be used to fund reserve component expenditures. The source of this information should be disclosed within the reserve study.

Also known as beginning balance, reserves, reserve accounts, or cash reserves. This balance is based on information provided and not audited.

Reserve Study - A reserve study is a budget planning tool which identifies the components that a community district is responsible to maintain or replace, the current status of the reserve fund, and a stable and equitable funding plan to offset the anticipated future major common area expenditures.

This limited evaluation is conducted for budget and cash flow purposes. Tasks outside the scope of a reserve study include, but are not limited to, design review, construction evaluation, intrusive or destructive testing, preventive maintenance plans, and structural or safety evaluations.

Reserve Study Provider - An individual who prepares reserve studies. In many instances, the reserve study provider will possess a specialized designation such as the Reserve Specialist. (RS) designation administered by Community Associations Institute (CAI). This designation indicates that the provider has shown the necessary skills to perform a reserve study that conforms to these standards. In some instances, qualifications in excess of the RS designation will be required if supplemental subject matter expertise is required.

Reserve Study Provider Firm - A company that prepares reserve studies as one of its primary business activities.

Responsible Charge - A Reserve Specialist (RS) in responsible charge of a reserve study shall render regular and effective supervision to those individuals’ performing services that directly and materially affect the quality and competence of services rendered by the Reserve Specialist. A Reserve Specialist shall maintain such records as are reasonably necessary to establish that the Reserve Specialist exercised regular and effective supervision of a reserve study of which he or she was in responsible charge. A Reserve Specialist engaged in any of the following acts or practices shall be deemed not to have rendered the regular and effective supervision required herein:

1. The regular and continuous absence from principal office premises from which professional services are rendered; except for performance of field work or presence in a field office maintained exclusively for a specific project;
2. The failure to personally inspect or review the work of subordinates where necessary and appropriate;

3. The rendering of a limited, cursory or perfunctory review of plans or projects in lieu of an appropriate detailed review; and

4. The failure to personally be available on a reasonable basis or with adequate advance notice for consultation and inspection where circumstances require personal availability.

Site Visit - A visual assessment of the accessible areas of the components included within the reserve study.

The site visit includes tasks such as, but not limited to, on-site visual observations, a review of the district's design and governing documents, review of district precedents, and discussion with appropriate representative(s) of the district.

Special Assessment - A temporary assessment levied on the members of an district in addition to regular assessments. Note that special assessments are often regulated by governing documents or local statutes.

Special assessments, when used to make up for unplanned reserve fund shortfalls, may be an indicator of deferred maintenance, improper reserve project planning, and unforeseen catastrophes and accidents, as well as other surprises.

Structural System - The structural components within a building that, by contiguous interconnection, form a path by which external and internal forces, applied to the building, are delivered to the ground. This is generally a combination of structural beams, columns, and bracing and is not included within the reserve study, although it is reviewed as part of the recommended periodic structural inspections.

It is important to recognize that individual structural components which are not a part of the structural system, such as decks, balconies, and podium deck components may be included for reserve funding if they otherwise satisfy the three-part test.

Useful Life (UL) - The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed presuming proactive, planned, preventive maintenance. Best practice is that a component's Useful Life should reflect the actual preventive maintenance being performed (or not performed).

Valuation Estimates - The task of estimating the current repair or replacement costs for the reserve components.

Disclosures and Limitations

No destructive testing was performed. Latent defects in design or construction are excluded from this report. There are no material issues to our knowledge that have not been disclosed to the client that would affect the integrity of this Reserve Study report. Custom Reserves has no interests with the client other than this Reserve Study. The Reserve Specialist or other reserve study provider for this project has no familial or marital relationship with the client, no ownership interest in the client, and no ongoing business relationship with the client.

Clear recommendations appear within the reserve study where the district has been advised to retain outside expertise to supplement the evaluation of the Reserve Specialist.

Component quantities and estimates of costs indicated in this Report were developed by Custom Reserves unless otherwise noted in our “Condition Assessment” comments. The sources for the costs outlined in the study include experience and historical information. This report should be used for budget and planning purposes only. The Reserve Specialist shall incur no civil liability for performing the physical or financial portions of a reserve study performed in accordance with these standards.

Report Credentials

PAUL GRIFONI – Senior Engineer, Licensed Home Inspector

EDUCATION - University of Massachusetts - Bachelor of Science in Engineering

PROFESSIONAL AFFILIATIONS / DESIGNATIONS

Professional Reserve Analyst (PRA)
Association of Professional Reserve Analysts



Reserve Specialist (RS)
Community Associations Institute



Cory Lakes

Community Development District

EXHIBIT

5

AGENDA

Reference Number:

20250701-18407707517

Submitter Name:

Steve Small | steve.small@lmppro.com

Location:

10323d Cross Creek Blvd, Tampa, FL 33647, USA Jul 1, 2025 2:05:22 PM EDT [[View Map](#)]

Form Name:

Maintenance Quality Inspection (MQI) NEW 8-2022

Date Sent on Device:

Jul 1, 2025 12:48:31 PM EDT

GENERAL INFORMATION

Section 1

PROPERTY NAME

Cory Lake Isles CDD

LOCATION

PASCO

Supervisor Email

steve.small@lmppro.com

Branch Manager

bill.conrad@lmppro.com

Supervisor First Name

Steve

Supervisor Last Name

Small

DATE OF INSPECTION

Jun 30, 2025

Next Inspection Date

Jul 25, 2025

INSPECTION DETAILS

Monthly Maintenance

1 DETAILS

10

1 DETAILS NOTES

Cross Creek
Selective prune Texas Sage behind exit side monument
Remove dead Oleander from fence
Remove dead branches from Oleander
Bahama Isle remove dead from Indian
Hawthorn front center island
The Point in Bahama Isle clean mulch off roadway back into bed
Bimini Isle Cul de sac remove dead plant
STLucia East side remove dead branches from Downey Jasmine
STLucia West side remove dead branches from Downey Jasmine
Morris bridge
Remove decaying Agave plant

Society Garlic all along center islands need dead flowering removed

1 DETAILS PHOTOS



2 MOWING FUNCTIONS - EDGING, MOW, STRING TRIM, BLOW

10

2.1 MOWING FUNCTIONS - EDGING, MOW, STRING TRIM, BLOW NOTES

Good

3 SHRUB PRUNING

8

3 SHRUB PRUNING NOTES

Trim Downey Jasmine
At the center island prune Robellini palm

3 SHRUB PRUNING PHOTOS



4 TREES/PALMS UP TO 15' TRIMMING

5

4 TREES/PALMS UP TO 15' TRIMMING NOTES

These are to start in October

5 OVERALL CLEANLINESS

4

5 OVERALL CLEANLINESS NOTES

Good

6 TURF INSECT/DISEASE CONTROL

3

6 TURF INSECT/DISEASE CONTROL NOTES

At the pool frontage road fungus in sod areas

6 TURF INSECT/DISEASE CONTROL
PHOTOS



7 TURF WEED CONTROL – TURF AREAS

5

7 TURF WEED CONTROL – TURF AREAS
NOTES

Good

8 PLANT INSECT/DISEASE CONTROL

4

8 PLANT INSECT/DISEASE CONTROL NOTES

Some pest activity in Loropetalum in center island front of guard shack Cross Creek
Selective prune

9 WEED CONTROL – BED AREAS

17

9 WEED CONTROL – BED AREAS NOTES

Continue to remove vines from plant material
Crack weeds around Cul de sac Cayman Isle Court
Remove vines growth from Arbutus center island just outside of guard shack

9 WEED CONTROL – BED AREAS PHOTOS

10 TURF FERTILITY	10
10 TURF FERTILITY NOTES	Good
11 PLANT FERTILITY	10
11 PLANT FERTILITY NOTES	Good
12 CARRYOVERS	4
12 CARRYOVERS NOTES	Downey Jasmine inside Cross Creek guard shack
Deductions	10
OVERALL MONTHLY MAINTENANCE SCORE	90%

Additional Services

PALM PRUNING	10
PALM PRUNING NOTES	Lift and remove dead from palm at the gate island Cachet Isle

PALM PRUNING PHOTOS



MULCHING	10
WATER/IRRIGATION MANAGEMENT	10
ANNUALS (APPEARANCE, INSECT CONTROL, DEADHEADING)	10
NOTES TO CLIENT	

Residents in Canary Isle have continued to put debris from houses into the CDD common areas, we have cleaned up multiple piles this has to stop. This area is along sidewalk on Cory Lake Dr north of substation

NOTE TO CLIENT PHOTO



BEST VIEW OF THE MONTH



Cory Lakes

Community Development District

EXHIBIT

6

AGENDA



Proposal

Proposal No.: 351507

Proposed Date: 07/11/25

PROPERTY:	FOR:
Cory Lakes CDD Philip Cusumano 10441 Cory Lake Drive Tampa, FL 33647	Enhancement - Front entrance off Morris Bridge, re structure center island

At the front entrance in the center island where trucks keep running over entrance side, re structure the area with Crushed concrete and wash shell finish with large boulders to keep from damaging that area. along the fronts of monument add border 3' from curbing to create Perianal peanut bed, at base of sign add Emerald Goddess to base of sign.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
(TYPE IN LOCATION AND QUICK DESCRIPTION)					
Site Prep					\$610.00
Bed Prep - Plant, Sod, Debris Removal	4.00	HR	\$65.00	\$260.00	
Debris by the truck	1.00	1	\$350.00	\$350.00	
Landscape Material					\$1,425.32
Enhancement Labor	4.00	HR	\$65.00	\$260.00	
Perennial Peanut, 01 gallon - 01G	80.00	01g	\$11.00	\$880.00	
Emerald Green Goddess, Liriope, 01 gallon - 01G	28.00	01g	\$10.19	\$285.32	
Mulch, Rock, Soil					\$3,290.00
Enhancement Labor	7.00	HR	\$65.00	\$455.00	
Crushed Concrete	2.00	01CY	\$165.00	\$330.00	
Wash Shell	2.00	01CY	\$240.00	\$480.00	
Large Boulders	6.00	1	\$250.00	\$1,500.00	

Aluminum Edging	3.00	1	\$175.00	\$525.00	
Irrigation Renovation					\$325.00
Irrigation Technician Labor	3.00	HR	\$75.00	\$225.00	
Misc Irrigation Parts	1.00	EA	\$100.00	\$100.00	
Fuel Surcharge 3.9%					\$0.00
Fuel Surcharge	0.00	EA	\$0.04	\$0.00	
				Total:	\$5,650.32

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: LMP agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

Cory Lakes

Community Development District

EXHIBIT

7

AGENDA



Proposal

Proposal No.: 351504
Proposed Date: 07/11/25

PROPERTY:	FOR:
Cory Lakes CDD Philip Cusumano 10441 Cory Lake Drive Tampa, FL 33647	Enhancement - Pool playground, left side of entrance to kids area along sidewalk fill in with new plants

At the kids playground behind pool, the left side of sidewalk leading onto area needs plants to fill in voided area, install Liriope.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
(TYPE IN LOCATION AND QUICK DESCRIPTION)					
Landscape Material					\$265.00
Enhancement Labor	1.00	HR	\$65.00	\$65.00	
Emerald Green Goddess, Liriope, 03 gallon - 03G	10.00	03g	\$20.00	\$200.00	
				Total:	\$265.00

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: LMP agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

_____	_____
Signature (Owner/Property Manager)	Date

Printed Name (Owner/Property Manager)

_____	_____
Signature - Representative	Date

Cory Lakes

Community Development District

EXHIBIT

8

AGENDA



Proposal

Proposal No.: 351171

Proposed Date: 07/09/25

PROPERTY:	FOR:
Cory Lakes CDD Philip Cusumano 10441 Cory Lake Drive Tampa, FL 33647	Enhancement - Behind pool area replace sod along sidewalk

Behind pool along sidewalk replace dead sod.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
(TYPE IN LOCATION AND QUICK DESCRIPTION)					
Site Prep					\$130.00
Bed Prep - Plant, Sod, Debris Removal	2.00	HR	\$65.00	\$130.00	
Landscape Material					\$570.00
Enhancement Labor	3.00	HR	\$65.00	\$195.00	
Floratam Sod	300.00	01SF	\$1.25	\$375.00	
				Total:	\$700.00

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: LMP agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

Cory Lakes

Community Development District

EXHIBIT

9

AGENDA



Proposal

Proposal No.: 351162

Proposed Date: 07/09/25

PROPERTY:	FOR:
Cory Lakes CDD Philip Cusumano 10441 Cory Lake Drive Tampa, FL 33647	Enhancement - Add rock to back of clubhouse lakeside

Behind clubhouse where erosion rock is along the lakeside by boat dock install to low areas to cover geo material.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
(TYPE IN LOCATION AND QUICK DESCRIPTION)					
Landscape Material					\$1,090.00
Enhancement Labor	6.00	HR	\$65.00	\$390.00	
Salt and Pepper rock	2.00	01CY	\$350.00	\$700.00	
				Total:	\$1,090.00

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: LMP agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

Cory Lakes

Community Development District

EXHIBIT

10

AGENDA



Proposal

Proposal No.: 345926

Proposed Date: 06/09/25

PROPERTY:	FOR:
Cory Lakes CDD Philip Cusumano 10441 Cory Lake Drive Tampa, FL 33647	Controller Replacement #12

Barbades entrance controller #12 is not working. This is a proposal to change out the controller

Replace [1] CX-Hybrid 12 station controller

ITEM	QTY	UOM	TOTAL
Irrigation Renovation			
Lateral Components			\$0.00
Irrigation Tech Labor	0.00	HR	
Misc Irrigation Parts	1.00	EA	
Control Components			\$707.14
Irrigation Tech Labor	2.00	HR	
Hunter Battery Op Controller XC Hybrid 12 Station	1.00	EA	
Total:			\$707.14

LMP Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Lagrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty in not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

Cory Lakes

Community Development District

EXHIBIT

11

AGENDA



Proposal

Proposal No.: 346388

Proposed Date: 06/10/25

PROPERTY:	FOR:
Cory Lakes CDD Philip Cusumano 10441 Cory Lake Drive Tampa, FL 33647	Controller 18 Replacement

The following proposal is to replace controller 18 that is faulted out

Replace [1] XC-Hybrid 6 station controller

Replace [1] XC- solar kit

ITEM	QTY	UOM	TOTAL
Irrigation Renovation			
Control Components			\$790.01
Irrigation Tech Labor	1.00	HR	
Hunter Battery Op Controller XC Hybrid 6 Station	1.00	EA	
Hunter Solar Panel Kit for XC Hybrid Controller	1.00	EA	
Total:			\$790.01

LMP Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Lagrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

Cory Lakes

Community Development District

EXHIBIT

12

AGENDA



Proposal

Proposal No.: 346383

Proposed Date: 06/10/25

PROPERTY:	FOR:
Cory Lakes CDD Philip Cusumano 10441 Cory Lake Drive Tampa, FL 33647	Volley ball court Controller install

This proposal is to change two hunter nodes that are not operating any more for [1] Controller and solar kit

Install [1] Hunter XC- Hybrid 6 station controller

Install [1] Rain sensor

Install [1] Soler Panel kit

Add [20ft] 18 gauge 7strand wire

Install [1] 4x4 wooden post

ITEM	QTY	UOM	TOTAL
Irrigation Renovation			
Control Components			\$1,118.00
Irrigation Tech Labor	4.00	HR	
Hunter Battery Op Controller XC Hybrid 6 Station	1.00	EA	
Hunter Solar Panel Kit for XC Hybrid Controller	1.00	EA	
Hunter Rain Sensor Wired Adjustable 1/8 - 3/4 in. Rainfall	1.00	EA	

Misc Parts

1.00

EA

Total: \$1,118.00

LMP Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Lagrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

Cory Lakes

Community Development District

EXHIBIT

13

AGENDA



Cory Lake Isles CDD Aquatics

Inspection Date:

7/8/2025 11:06 AM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 1

Condition: ☒Excellent Great Good Poor Mixed Condition Improving



Comments:

No notable grass or algae growth observed. Routine monitoring and treatments as needed will continue. Mild turbidity in the water.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 2

Condition: Excellent Great ☒Good Poor ☒Mixed Condition Improving



Comments:

Filamentous and planktonic algae growth are both present. Technicians can apply a mix of algacides designed for this type of growth. Adding herbicide to that mix will help clear the submerged vegetation as well.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		<input checked="" type="checkbox"/> Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	<input checked="" type="checkbox"/> Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

Inspection Report

SITE: 3

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

This pond is also growing multiple types of algae and submerged vegetation. The same products used for pond 2 will be applied here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		<input checked="" type="checkbox"/> Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	<input checked="" type="checkbox"/> Babytears
	Hydrilla	Slender Spikerush	Chara

SITE: 8.1

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

No notable grass or algae growth observed. Routine monitoring and treatments as needed will continue.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:

Inspection Report

SITE: 8.2

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

No notable grass or algae growth observed. Routine monitoring and treatments as needed will continue. Buffer zones around the conservations have minimal nuisance growth.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

SITE: 8.3

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

No notable grass or algae growth observed. Routine monitoring and treatments as needed will continue. Buffer zones around the conservations have minimal nuisance growth.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

Inspection Report

SITE: 8.6

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Mild nuisance grasses present around residential docks. Extra caution is taken when these areas are treated if boats are present.
No algae growth observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other: Alligatorweed

SITE: 8.7

Condition: ☒Excellent Great Good Poor Mixed Condition Improving



Comments:

No notable grass or algae growth observed. Routine monitoring and treatments as needed will continue.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:

Inspection Report

SITE: 8.8

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Mild nuisance grasses present around residential docks, mostly those that do not have a seawall present. These will be addressed next visit.
No algae growth observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other: Alligatorweed

SITE: 9

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Mild submerged filamentous algae growth around the perimeter. This will be treated during the next maintenance event to prevent surfacing.
No nuisance grass growth observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other: Water lilies

MANAGEMENT SUMMARY



Growing season is here. Frequent rainfall, high temperatures, and more sunlight are ideal conditions for vegetation growth. All plants, native and nuisance alike, will experience accelerated growth throughout the summer. Algae also benefits from these conditions. High water temperature (>85°F) will be more common which promotes algae growth. Fortunately, rain events help break up decaying algae and refresh ponds to keep subsurface growth from emerging. A proper treatment schedule and regular rain can clear a pond of algae in a week.

Technicians are fully aware of current growing conditions and well equipped to handle any situations that arise.

Most ponds were in good or better condition during today's inspection. Nuisance shoreline grasses were noted in small amounts. Planktonic and filamentous algae were present in a few ponds and will be addressed quickly to prevent further growth. Regular treatments for all nuisance growth will continue to be administered.

RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

Avoid over treating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond's shore.

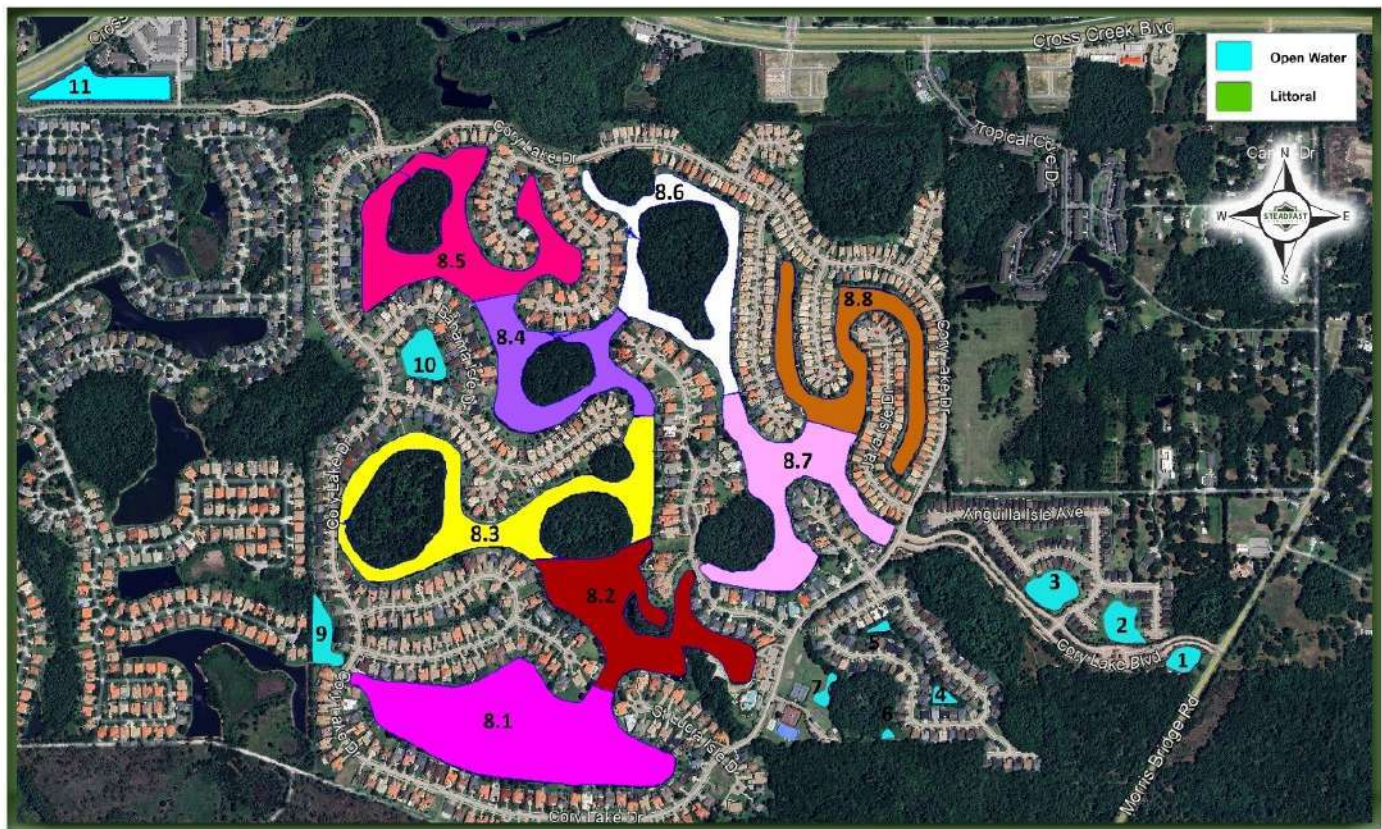
Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



Cory Lakes CDD
10441 Cory Lake Drive, Tampa, Florida 33647

Gate Code:



Cory Lakes

Community Development District

EXHIBIT

14

AGENDA

**Cory Lakes
Community Development District**

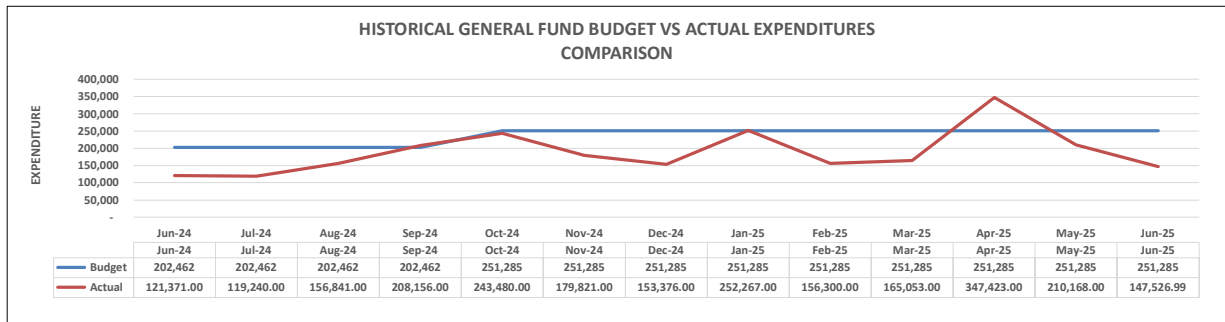
**Financial Statements
(Unaudited)**

June 30, 2025

CORY LAKES CDD
Financial Report Summary - General Fund - DRAFT PROJECTIONS
6/30/2025

	GENERAL FUND 6/30/2025	DEBT SERVICE 2013 6/30/2025	
1 For The Period Ending :			
2 CASH BALANCE (MM AND OP ACCOUNTS)	\$ 1,199,773	\$ 182,857	
3 CASH RESERVED FOR WEIR PROJECT	367,800	-	
4 CASH RESERVED FOR OPERATING RESERVE	453,140	-	
5 RESTRICTED CASH FOR DEBT SERVICE	5,876	-	
6 PLUS: ACCOUNTS RECEIVABLE - ON ROLL	-	-	
7 DUE FROM OTHER	-	-	
8 DUE FROM OTHER FUNDS	-	5,876	
9 PLUS: ACCOUNTS RECEIVABLE - OTHER	5,708	-	
10 LESS: ACCOUNTS PAYABLE	(7,015)	-	
11 LESS: DEFERRED REVENUES	-	-	
12 LESS: DUE TO DEBT SERVICE	(5,876)	-	
13 NET CASH BALANCE	\$ 2,019,407	\$ 188,733	
14 Budgeted Fund Balance Analysis:(Based on 100% of the Budget to be Expended)			
15 NON SPENDABLE FOR PREPAIDS AND DEPOSITS	\$ 27,383		
16 TWO MONTH OPERATING RESERVE	\$ 453,140.49		
17 INCREASE IN FUND BALANCE FROM INTEREST REVENUES	\$ (58,656.19)		
18 INCREASE IN FUND BALANCE FROM MISCELLANEOUS REVENUES	\$ (25,506.99)		
19 REMAINING BUDGET NEEDED FOR FY 25 FISCAL YEAR	\$ 1,409,000.51		
20 Total Cash Required	\$ 1,805,361.18		
21 DIFFERENCE BETWEEN NET CASH BALANCE AND CASH REQUIRED	\$ 214,045.43		
22 ASSESSMENTS RECEIVABLE TO BE COLLECTED	\$ -		
Net Cash Surplus (Deficit) Projected at EOY	\$ 214,045.43	Amounts do not consider interest or misc revenues	
23 ACTUAL GENERAL FUND REVENUE AND EXPENDITURES:(AFTER BUDGET COST SAVING MEASURES)	6/30/2025 ACTUAL YEAR-TO-DATE	6/30/2025 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
24 REVENUE (YTD) COLLECTED	\$ 2,710,625	\$ 2,640,117	\$ 70,508
25 EXPENDITURES (YTD)	1,906,416	2,341,781	(435,365)
26 NET OPERATING CHANGE	\$ 4,617,042	\$ 4,981,898	\$ (364,856)
27 AVERAGE MONTHLY EXPENDITURES	\$ (211,824)	\$ (260,198)	\$ (48,374)
28 PROJECTED EOY BASED ON AVERAGE	\$ (2,541,889)	\$ (2,341,781)	\$ 200,108
29 GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:	6/30/2025 ACTUAL YEAR-TO-DATE	6/30/2025 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
30 REVENUE:	\$ 2,594,262	\$ 2,585,417	\$ 8,845
31 ASSESSMENTS ON-ROLL (NET)	-	-	-
32 ASSESSMENTS OFF-ROLL	-	-	-
33 INTEREST	58,656	22,500	36,156
34 MISCELLANEOUS REVENUE	25,507	-	25,507
35 TRANSFER	32,200	32,200	-
36 DECREASE IN RESERVES	-	-	-
37 TOTAL REVENUE	2,710,625	2,640,117	70,508
38 EXPENDITURES:			
39 ADMINISTRATIVE EXPENDITURES	169,343	172,738	3,395
40 UTILITIES	310,561	317,510	6,949
41 SECURITY OPERATIONS	325,649	389,424	63,775
42 FIELD OFFICE ADMINISTRATION	256,038	348,878	92,840
43 LANDSCAPE MAINTENANCE	404,980	401,700	(3,280)
44 FACILITIES MAINTENANCE	356,502	632,975	276,473
45 FACILITIES MAINTENANCE (POOL)	33,344	28,556	(4,788)
46 CONTINGENCY	50,000	50,000	-
47 TOTAL EXPENDITURES	\$ 1,906,416	\$ 2,341,781	\$ 435,365

Note: Accounts receivable includes \$801.05 due from ADP for payroll fees paid on behalf of other districts managed by previous management company



(1) Revenue collections from County tax collector and/or budget funding agreement as needed only based on actual expenditures. Draws upon budget funding agreement can only be based on actual expenditures.

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
JUNE 30, 2025**

	GENERAL FUND	DEBT SERVICE 2013	TOTAL GOVERNMENTAL FUNDS
1 ASSETS			
2 Operating account			
3 Bank United - operating account	\$ 2,866	\$ -	\$ 2,866
4 Bank United - debit card	217	-	217
5 Suntrust - Operating	649	-	649
6 MMK account 4004 -Weir Assigned	367,800	-	367,800
7 MMK account 4004 -two months operating	453,140	-	453,140
8 MMK account 5435	1,196,041	-	1,196,041
9 MMK account 5435-restricted cash	5,876	-	5,876
10 Investments			
11 Revenue	-	132,954	132,954
12 Reserve	-	49,903	49,903
13 Prepayment	-	-	-
14 Sinking fund	-	-	-
15 Undeposited funds	-	-	-
16 Due from other funds	-	-	-
17 Due from Debt service fund - series 2013 A-1	-	-	-
18 Due from General fund	-	5,876	5,876
19 Retainer	-	-	-
20 Accounts receivable-On Roll Assessments	-	-	-
21 Due from Debt service fund - series 2013	-	-	-
21 Accounts receivable	5,708	-	5,708
22 Prepaids	4,229	-	4,229
23 Deposits	23,154	-	23,154
24 Total assets	<u>\$ 2,059,681</u>	<u>\$ 188,733</u>	<u>\$ 2,248,414</u>
25 LIABILITIES AND FUND BALANCE			
26 Liabilities:			
27 Accounts payable	\$ 7,015	\$ -	\$ 7,015
28 Accrued expenses payable	1,000	-	1,000
29 Due to other funds	-	-	-
30 Deferred revenue-On roll assessments	-	-	-
31 Due to debt service fund - series 2013	5,876	-	5,876
32 Other payables	-	-	-
33 Rental deposits	-	-	-
34 JSAPP deposit	-	-	-
35 Total liabilities	<u>13,891</u>	<u>-</u>	<u>13,891</u>
36 FUND BALANCES			
37 Nonspendable	27,383	-	27,383
38 Restricted for Debt Service	-	188,733	188,733
39 Assigned for Two Month Operating Reserve	453,140	-	453,140
40 Assigned for Weir Project Reserve	367,800	-	367,800
41 Unassigned	1,197,466	-	1,197,466
42 Total fund balances	<u>2,045,790</u>	<u>188,733</u>	<u>2,234,523</u>
43 Total liabilities and fund balances	<u>\$ 2,059,681</u>	<u>\$ 188,733</u>	<u>\$ 2,248,414</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
GENERAL FUND
FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH JUNE 30, 2025**

	FY 2025 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)	% OF BUDGET BUDGET SPENT TO DATE
1 REVENUES					
2 Assessment levy: all residents	\$ 2,582,867	\$ 2,582,867	\$ 2,591,703	\$ 8,836	100.34%
3 Assessment levy: Cachet	2,550	2,550	2,559	9	100.35%
4 Interest Revenue-Investments	30,000	22,500	58,656	36,156	195.52%
5 Miscellaneous Revenue				-	
6 Rental Income	-	-	18,112	18,112	0.00%
7 Bar Code Access	-	-	5,192	5,192	0.00%
8 Tennis Contract Revenue	-	-	-	-	0.00%
9 Event Sponsorship	-	-	-	-	0.00%
10 Miscellaneous Revenue	-	-	2,203	2,203	0.00%
11 Fund Balance Forward from FY24	300,000	-	-	-	0.00%
12 Fund Balance Forward-Weir Project	400,000	32,200	32,200	-	8.05%
13 Total revenues	<u>3,315,417</u>	<u>2,640,117</u>	<u>2,710,625</u>	<u>70,508</u>	<u>81.76%</u>
14 EXPENDITURES					
15 Professional & admin					
16 District Engineer	15,000	11,250	4,288	6,963	28.58%
17 Insurance- General Liability & Public Officials	68,188	68,188	65,282	2,906	95.74%
18 Postage	2,000	1,500	79	1,421	3.95%
19 Supervisors Fees	12,000	9,000	10,200	(1,200)	85.00%
20 Payroll taxes	1,225	919	574	345	46.87%
21 Payroll service fee	600	450	2,243	(1,793)	373.92%
22 District Management	70,000	52,500	53,467	(967)	76.38%
23 Trustee fees	3,558	2,669	2,667	2	74.95%
24 Bank fees	1,500	1,125	1,235	(110)	82.36%
25 Dues & licenses	175	175	175		100.00%
26 Legal advertising and Sunshine Board	1,500	1,125	778	347	51.88%
27 Insurance: worker's compensation	5,500	5,500	475	5,025	8.64%
28 Legal - general counsel	15,000	11,250	25,942	(14,692)	172.95%
29 Assessment roll preparation	-	-	-	-	0.00%
30 Bond amortization schedule fee	-	-	-	-	0.00%
31 Audit	4,750	3,563	-	3,563	0.00%
32 Arbitrage rebate calculation	2,500	1,875	-	1,875	0.00%
33 Credit card discount	200	150	-	150	0.00%
34 Contingencies	2,000	1,500	1,937	(437)	96.84%
35 Total professional & admin	<u>205,696</u>	<u>172,738</u>	<u>169,343</u>	<u>3,395</u>	<u>82.33%</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
GENERAL FUND
FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH JUNE 30, 2025**

	FY 2025 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)	% OF BUDGET BUDGET SPENT TO DATE
36 Field Operations					
37 Utilities					
38 ADA website compliance	210	210	210	-	100.00%
39 Streetlights	251,520	188,640	185,302	3,338	73.67%
40 Electricity	95,280	71,460	57,686	13,774	60.54%
41 Water, sewer & irrigation	24,975	18,731	34,915	(16,183)	139.80%
42 Solid waste removal	9,439	7,079	7,638	(559)	80.92%
43 Sewer lift stations	5,000	3,750	1,530	2,220	30.60%
44 Communication	35,748	26,811	23,281	3,530	65.12%
45 Website	705	529	-	529	0.00%
46 Propane	400	300	-	300	0.00%
47 Total utilities	<u>423,277</u>	<u>317,510</u>	<u>310,561</u>	<u>6,949</u>	<u>73.37%</u>
48 Security operations				-	
49 Summer time pool guard	24,480	18,360	-	18,360	0.00%
50 Security staffing contract services	411,840	308,880	291,160	17,720	70.70%
51 Contractual virtual guard and Access cards	66,912	50,184	34,489	15,695	51.54%
52 Off-duty policing	16,000	12,000	-	12,000	0.00%
53 Total security operations	<u>519,232</u>	<u>389,424</u>	<u>325,649</u>	<u>63,775</u>	<u>62.72%</u>
54 Field office administration					
55 Field Manager	79,000	59,250	46,571	12,679	58.95%
56 Assistant Field Manager	18,500	13,875	8,387	5,488	45.34%
57 Office administrator	68,237	51,178	54,036	(2,859)	79.19%
58 Payroll taxes	15,000	11,250	5,083	6,167	33.89%
59 Pool & beach club attendants	26,000	19,500	15,463	4,037	59.47%
60 Guard office supplies	1,500	1,125	171	954	11.43%
61 Seasonal decorations	60,000	60,000	58,950	1,050	98.25%
62 Beach club office equipment	4,500	3,375	3,643	(268)	80.96%
63 Beach club office supplies	4,500	3,375	2,380	995	52.90%
64 Beach club gym supplies	19,000	14,250	15,891	(1,641)	83.63%
65 Community events supplies	18,000	13,500	12,153	1,347	67.51%
66 Guard office equipment	1,000	750	-	750	0.00%
67 Miscellaneous field expense	87,000	65,250	1,109	64,141	1.28%
68 Weir project	<u>350,000</u>	<u>32,200</u>	<u>32,200</u>	<u>-</u>	<u>9.20%</u>
69 Total Field office administration	<u>752,237</u>	<u>348,878</u>	<u>256,038</u>	<u>92,840</u>	<u>34.04%</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
GENERAL FUND
FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH JUNE 30, 2025**

	FY 2025 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)	% OF BUDGET BUDGET SPENT TO DATE
70 Landscape Maintenance					
71 Lake & pond maintenance	57,600	43,200	43,200	-	75.00%
72 Well maintenance - irrigation	3,000	2,250	357	1,893	11.90%
73 Landscape review contract	-	-	-	-	0.00%
74 Landscape maintenance	348,000	261,000	258,344	2,656	74.24%
75 Plant replacement	25,000	18,750	8,018	10,732	32.07%
76 Annuals & seasonal plant installation	7,500	5,625	3,500	2,125	46.67%
77 Tree removal, replacement and maintenance	24,000	18,000	18,472	(472)	76.97%
78 Irrigation - maintenance	7,500	5,625	10,177	(4,552)	135.70%
79 Mulch	50,000	37,500	60,446	(22,946)	120.89%
80 Beach sand	6,000	6,000	-	6,000	0.00%
81 Sod replacement	5,000	3,750	2,466	1,284	49.32%
82 Total Landscape maintenance	<u>533,600</u>	<u>401,700</u>	<u>404,980</u>	<u>(3,280)</u>	<u>75.90%</u>
83 Facilities maintenance					
84 Recreation equipment maintenance & repair	15,000	11,250	7,850	3,400	52.34%
85 Building equipment maintenance & repair	10,000	7,500	5,374	2,126	53.74%
86 Fountains	5,000	3,750	1,475	2,275	29.50%
87 Monuments & signs	4,000	3,000	9,536	(6,536)	238.40%
88 Outside maintenance	50,000	37,500	4,651	32,849	9.30%
89 Cleaning	27,560	20,670	28,614	(7,944)	103.82%
90 Pest control	1,950	1,463	350	1,113	17.95%
91 Car and cart repairs and maintenance	9,000	6,750	623	6,127	6.93%
92 Security gate maintenance & repair	5,000	3,750	13,923	(10,173)	278.47%
93 Security gate maintenance & repair - Cachet	2,550	1,913	-	1,913	0.00%
94 Storm water drainage	30,000	22,500	1,753	20,748	5.84%
95 Facilities maintenance contingency	248,000	186,000	-	186,000	0.00%
96 Contingency for end of year	90,000	67,500	96,246	(28,746)	106.94%
97 Paver, streets and sidewalk repairs, cleaning	125,000	93,750	28,474	65,276	22.78%
98 Pressure washing	7,500	5,625	202	5,423	2.69%
99 Rentals and leases	10,740	8,055	4,116	3,939	38.32%
100 Capital reinvestment note 2022 repayment	152,000	152,000	153,315	(1,315)	100.86%
101 Total Facilities maintenance	<u>793,300</u>	<u>632,975</u>	<u>356,502</u>	<u>276,473</u>	<u>44.94%</u>
102 Facilities maintenance (pool)					
103 Pool maintenance	25,500	19,125	26,400	(7,275)	103.53%
104 Pool repairs	7,000	5,250	6,231	(981)	89.02%
105 Pool heater utilities	5,000	3,750	712	3,038	14.25%
106 Pool permit	575	431	-	431	0.00%
107 Total Facilities maintenance (pool)	<u>38,075</u>	<u>28,556</u>	<u>33,344</u>	<u>(4,788)</u>	<u>87.57%</u>
108 Total Field operations	<u>3,059,721</u>	<u>2,119,043</u>	<u>1,687,074</u>	<u>431,970</u>	<u>55.14%</u>
109 Other financing sources and uses					
110 Increase in fund balance - Operating Reserve	50,000	50,000	50,000	-	100.00%
111 Total other financing sources and uses	<u>50,000</u>	<u>50,000</u>	<u>50,000</u>	<u>-</u>	<u>100.00%</u>
112 Total Expenditures	<u>3,315,417</u>	<u>2,341,781</u>	<u>1,906,416</u>	<u>435,365</u>	<u>57.50%</u>
113 Excess/(deficiency) of revenues over/(under)	<u>-</u>	<u>298,336</u>	<u>804,209</u>	<u>(364,856)</u>	<u>0.00%</u>
114 Fund balance - beginning (unaudited)			1,223,781		
115 Less FB carryforward - Weir project			(32,200)		
116 Plus increase in operating reserves			50,000		
116 Fund balance - ending			<u>\$ 2,045,790</u>		

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
DEBT SERVICES FUND SERIES 2013
FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH JUNE 30, 2025**

	FY 2025 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
REVENUES				
Assessment levy	\$ 101,930	\$ 40,772	\$ 102,191	\$ 61,419
Interest	-	-	4,748	4,748
Bond close out transfer in	-	-	-	-
Total revenues	<u>101,930</u>	<u>40,772</u>	<u>106,939</u>	<u>66,167</u>
EXPENDITURES				
Debt Service				
Assessment Collection Fee 2%	2,124	-	-	-
Principal prepayment	-	-	-	-
Principal:				
November 2024	30,000	30,000	30,000	-
Interest:				
November 2024	31,588	31,588	32,431	
May 2025	31,588	31,588	31,588	
Total debt service expenditures	<u>95,299</u>	<u>93,175</u>	<u>94,019</u>	<u>-</u>
Excess/(deficiency) of revenues	<u>6,631</u>	<u>(52,403)</u>	<u>12,920</u>	<u>66,167</u>
Fund balance - beginning (unaudited)			175,813	
Fund balance - ending			<u>\$ 188,733</u>	

Cory Lakes
Operating Account - Bank Reconciliation
June 30, 2025

	<u>Operating Acct (BU)</u>
<i>Balance Per Bank Statements</i>	\$ 16,415.82
Plus: Deposits In Transit	-
Less: Outstanding Checks	(13,549.85)
Less: Restricted cash in operating account	
<i>Adjusted Bank Balance</i>	<u><u>\$ 2,865.97</u></u>

<i>Beginning Balance Per Books</i>	\$ 73,641.46
Cash Deposits & Credits	200,629.46
Cash Disbursements & Transfers	(271,404.95)
<i>Balance Per Books</i>	<u><u>\$ 2,865.97</u></u>

Cory Lakes CDD
Check Register - Operating Account
FY2025

Date	Number	Payee	Memo	Payment	Deposit	Balance
9/30/2024			EOY BALANCE			108,901.25
10/1/2024	100299	US Bank Equipment Finance	Invoice: 538359183 (Reference: Contract # 500-0666087-000.)	147.56		108,753.69
10/2/2024	100300	Breeze Connected, LLC	Professional Management Monthly Services	5,833.33		102,920.36
10/3/2024	1005	Cory Lakes CDD C/O US Bank	FY24 Tax collections DS 2013	8,926.90		93,993.46
10/3/2024	100301	JCS Investigations	Security at cross creek, morris bridge gate and pool guard	37,440.00		56,553.46
10/4/2024	100302	Landscape Maintenance Professionals	Invoice: 186066 (Reference: Annuals - Summer Mix.) Invoice: 186882 (Reference: Monthly lawn	31,438.53		25,114.93
10/4/2024	100303	FL-Air Heating & Cooling	Invoice: 20735 (Reference: Demo & Tear out of existing hvac in gym/north side (2)5 tons & ductwo	1,750.00		23,364.93
10/4/2024	100304	Steadfast Environmental, LLC	Routine Aquatic Maintenance (Pond Spraying)	4,800.00		18,564.93
10/4/2024	100424ACH	ADP.	PR Processing Fee-BOS	61.87		18,503.06
10/7/2024	100305	Tampa S.W.A.P	Gym Drywall/mud/finish/ & Paint Deposit for Corey Lakes	3,850.00		14,653.06
10/7/2024	100306	City of Tampa Utilities	Invoice: 9588- 9/24 (Reference: 10441 Cory Lake DR.) Invoice: 9589-9/24 (Reference: 10907 Cc	2,512.15		12,140.91
10/7/2024	100307	City of Tampa Utilities	Invoice: 0809-9/24 (Reference: 1540 INTERNATIONAL PKWY STE 2000.) Invoice: 0810-9/24 (F	460.87		11,680.04
10/8/2024	100308	Verizon	Invoice: 9974540992 (Reference: Monthly service 8/23- 9/22.)	221.06		11,458.98
10/8/2024	100309	Suncoast Pool Service Inc	Invoice: 10631 (Reference: Swimming pool and fountain service, Operational checks of pumps and	1,725.00		9,733.98
10/8/2024	100310	HD Supply Facilities Maintenance, LTI	Invoice: 9229962553 (Reference: Fido Baggies Pet waste Liners 50/Pkg-CN.) Invoice: 92298734	765.94		8,968.04
10/9/2024	100311	WM Corp Services, Inc	Invoice: 0084799-2206-7 (Reference: Waste Management Services.)	583.79		8,384.25
10/11/2024	101124ACH	Charter Communications	Reference: 10441 Cory lake Dr 9/14/24- 10/13/24	918.48		7,465.77
10/11/2024	101124ACH	ADP.	PR Processing Fee	134.77		7,331.00
10/11/2024	101124PR	ADP.	10/11/24 PR	6,666.99		664.01
10/11/2024			Funds Transfer		150,000.00	150,664.01
10/15/2024	100312	Navitas Credit Corp	Reference: Contract payment. https://clientname(FILLIN).payableslockbox.com/DocView/InvoiceV	901.39		149,762.62
10/15/2024	100313	ADA Site Compliance LLC	Reference: Compliance Shield, Accessibility Policy, Technological Audit. https://clientname(FILLI	210.00		149,552.62
10/16/2024	101624ACH1	Frontier Communications	Reference: Frontier-Communication.	195.69		149,356.93
10/16/2024	100314	Bay 2 Bay Plumbing & Drains LLC	Invoice: 2794 (Reference: Garbage Disposal.)	625.00		148,731.93
10/16/2024	100315	Landscape Maintenance Professionals	Invoice: 187261 (Reference: Remove Pine tree leaning towards the back of the house.)	400.00		148,331.93
10/17/2024	100316	Fitness Services of Florida, Inc.	Invoice: 29011 (Reference: Monthly Preventative Maintenance service for all cardio and strength e	300.00		148,031.93
10/17/2024	100317	Gate Tech Inc.	Invoice: 162312 (Reference: Replacement belt for CSW200 with battery backup.) Invoice: 16301	786.66		147,245.27
10/18/2024	101824ACH	Tampa Electric	Reference: Summary Bill account.	26,306.94		120,938.33
10/21/2024	100318	Illuminations Holiday Lighting	Invoice: 32924 (Reference: Christmas Lighting Invoice for Cory Lake Isles.)	29,475.00		91,463.33
10/21/2024	100319	Solitude Lake Management	Invoice: PSI100899 (Reference: Early Termination Fee- Cory Lakes CDD Lake ALL.)	7,844.00		83,619.33
10/21/2024	100320	FL-Air Heating & Cooling	Invoice: 20746 (Reference: HVAC Equipment - 5 Ton Heat Pump Rheem 2 Stage 14.3 Seer2.)	30,126.00		53,493.33
10/21/2024	100321	Sunshine Cleaning Crew LLC	Invoice: 1004 (Reference: October Cleaning Services.)	2,125.00		51,368.33
10/21/2024	100322	Architectural Fountains, Inc	VOID: Invoice: 10032411E (Reference: SERVICE CALL TO RESET BREAKER ON FOUNTAIN #1.) Invoice: 10			51,368.33
10/23/2024	100323	A H Zehra Quadri & Syed Hussaini	Invoice: 1022024-1 (Reference: Refund of rental fee and deposit.)	850.00		50,518.33
10/23/2024	100324	Landscape Maintenance Professionals	Invoice: 187374 (Reference: Cleanup of property including cutting and stacking trees and palms ro	3,810.00		46,708.33
10/23/2024	100325	Envera Systems	Invoice: 00086732 (Reference: Work performed for Adjusting camera.)	127.00		46,581.33
10/23/2024	100326	Lakshmi Praveena Bobba	Invoice: 10222024 (Reference: Refund of Security deposit.)	400.00		46,181.33
10/25/2024	102524ACH2	ADP.	BOS MTG	891.80		45,289.53
10/25/2024	102524ACH4	ADP.	10/25/24 PR	6,014.03		39,275.50
10/25/2024	1125	Cynthia McIntrye		184.70		39,090.80
10/25/2024	607	Strongroom - Avidpay	ck # 100320 was ACH vendor was unable to retrieve. Wired funds 10/25 MG-this AR ensures fund	30,126.00		8,964.80
10/25/2024			Funds Transfer		125,000.00	133,964.80
10/28/2024	100327	City of Tampa Utilities	Invoice: 0805-10/24 (Reference: Water Services.) Invoice: 0806-10/24 (Reference: Water Servic	2,322.39		131,642.41
10/28/2024	100328	City of Tampa Utilities	Invoice: 9598-10/24 (Reference: Water Services.) Invoice: 9599-10/24 (Reference: Water Servic	16.12		131,626.29
10/29/2024	102924ACH1	Frontier Communications	Reference: Frontier-Communication.	135.98		131,490.31
10/29/2024	102924ACH2	Frontier Communications	Reference: Frontier-Communication.	190.98		131,299.33
10/29/2024	102924ACH3	Frontier Communications	Reference: Frontier-Communication.	270.98		131,028.35
10/29/2024	102924ACH	Frontier Communications	Reference: Frontier-Communication.	190.98		130,837.37
10/30/2024	103024ACH1	Tampa Electric	Reference: 11589 Cory Lake BL 9/10/24- 10/8/24	1,177.72		129,659.65
10/30/2024	100329	Egis Insurance Advisors LLC	Invoice: 25841 (Reference: Florida Insurance Alliance.)	65,959.00		63,700.65
10/30/2024	100331	FL-Air Heating & Cooling	OEM Condenser Fan Motor	1,179.00		62,521.65

10/30/2024	100332	Sunshine Cleaning Crew LLC	Removal of all drywall dust Inside windows,mirrors,walls,ceiling fans & gym equip.	360.00		62,161.65
10/30/2024	100333	Landscape Maintenance Professionals, Inc.		37,150.37		25,011.28
10/30/2024	100334	Dixie Safe & Lock Inc	Install Dead Bock AMP	209.00		24,802.28
10/30/2024	103024ACH	Tampa Electric	Reference: 12027 Cory Lake Blvd 9/10/24- 10/8/24	1,043.49		23,758.79
10/31/2024			Deposit		495.25	24,254.04
10/31/2024	WIRE	Finemark National Bank & Trust	Interest Paid-Check not received-stopped payment and sent a wire	12,833.33		11,420.71
10/31/2024	100330	Florida Dept of Economic Opportunity	Annual District Filing Fee	175.00		11,245.71
10/31/2024	100335	Envera Systems	Entrance #1	3,340.00		7,905.71
10/31/2024	100336	Boring Inc	Konica/ C258	210.86		7,694.85
10/31/2024	100337	WM Corp Services, Inc	Waste Management Services	783.79		6,911.06
10/31/2024	100338	A Party To Remember LLC	Special Event	4,015.05		2,896.01
10/31/2024	100339	Star Environmental, Inc		170.00		2,726.01
10/31/2024	100340	Architectural Fountains, Inc	VOID: Service call to check fountain at T-Road, replaced 45MFD capacitor on 9/24/2024.			2,726.01
10/31/2024	100342	HD Supply Facilities Maintenance, LTI	1 ply mlt ftd papr twls,Vinyl Ele,mil Trash bag,emmotion roll towel	662.32		2,063.69
10/31/2024	100343	US Bank Equipment Finance	Contract payment-Prop Damage surcharge	26.02		2,037.67
10/31/2024	100344	Brick Paving Systems Inc.	Repaired depressed area of paver road with cuts	525.00		1,512.67
10/31/2024				382,883.83	275,495.25	1,512.67
11/1/2024	110124ACH	ADP.	PR Processing Fee-BOS	63.93		1,448.74
11/4/2024			Funds Transfer		125,000.00	126,448.74
11/5/2024	110524ACH5	Charter Communications	Reference: 10441 Cory lake Dr 10/1/24- 10/14/24	919.28		125,529.46
11/5/2024	100345	Landscape Maintenance Professionals, Inc.		2,580.00		122,949.46
11/5/2024	100346	Breeze Connected, LLC	Professional Management Monthly Services	5,833.33		117,116.13
11/5/2024	100347	JCS Investigations	Invoice: 4 (Reference: Security at cross creek, morris bridge gate and pool guard.)	38,520.00		78,596.13
11/7/2024	100348	Breeze	Invoice: 19720 (Reference: Contingency Joseph O'Reilly Background.)	87.36		78,508.77
11/7/2024	100349	Navitas Credit Corp	Invoice: 110424-4119 (Reference: Contract payment.)	901.39		77,607.38
11/7/2024	100350	Verizon	Invoice: 9976976821 (Reference: Monthly service 9/23- 10/22.)	221.37		77,386.01
11/7/2024	100351	Fitness Services of Florida, Inc.	Invoice: 29104 (Reference: Received a request from FSF SO 89275 for parts and repairs.) Invoic	1,267.00		76,119.01
11/8/2024	110824ACH	ADP.	11/08/24 pr	7,020.29		69,098.72
11/8/2024	110824ACH	ADP.	PR Processing Fee	135.43		68,963.29
11/8/2024	110824ACH	ADP.	VOID: 110824PR			68,963.29
11/12/2024	100352	Straley Robin Vericker	Invoice: 25437 (Reference: Professional Services Rendered Through.)	976.00		67,987.29
11/12/2024	100353	Egis Insurance Advisors LLC	Invoice: 25654 (Reference: Workers Compensation - Renew policy, TRIA EC - Renew policy.)	3,228.00		64,759.29
11/12/2024	100354	Landscape Maintenance Professionals	Invoice: 188117 (Reference: Replace faulty irragation controller.) Invoice: 188115 (Reference:	5,041.48		59,717.81
11/13/2024	111324ACH1	Frontier Communications	Reference: Frontier-Communication.	196.56		59,521.25
11/13/2024	100355	Suncoast Pool Service Inc	Invoice: 10695 (Reference: Swimming pool and fountain service, Operational checks of pumps and	1,725.00		57,796.25
11/13/2024	100356	Fitness Services of Florida, Inc.	Invoice: 29117 (Reference: Monthly Preventative Maintenance service Oct24.)	300.00		57,496.25
11/13/2024	100357	Gate Tech Inc.	Invoice: 163952 (Reference: Service call Area-2.) Invoice: 163950 (Reference: Replacement mo	1,247.20		56,249.05
11/13/2024	100358	Landscape Maintenance Professionals	Invoice: 188241 (Reference: Cleanup of property including cutting and stacking trees and palms ro	1,250.00		54,999.05
11/13/2024	100359	HD Supply Facilities Maintenance, LTD		879.30		54,119.75
11/13/2024	100360	Steadfast Environmental, LLC	Invoice: SE-25340 (Reference: FEMA Debris Monior Services - Quantification of vegetative debris	2,040.00		52,079.75
11/13/2024	100361	Envera Systems	Entrance #1	3,340.00		48,739.75
11/13/2024	111324ACH	Tampa Electric	Reference: Summary Bill account.	25,897.37		22,842.38
11/14/2024			VOID: Funds Transfer		150,000.00	172,842.38
11/15/2024	100362	City of Tampa Utilities		2,763.66		170,078.72
11/15/2024	100363	City of Tampa Utilities	Reference: Water Services. https://clientname(FILLIN).payableslockbox.com/DocView/InvoiceView	155.34		169,923.38
11/18/2024	100364	Electro Mechanic Industries, DBA Vern	Invoice: 843785 (Reference: FIBERGLASS REPAIR ON TOP OF SLIDE TO FIX CRACK.) Invoic	7,600.00		162,323.38
11/21/2024	112124ACH1	Tampa Electric	Reference: 11589 Cory Lake BL 10/09/24- 11/07/24	1,047.36		161,276.02
11/21/2024	112124ACH	Tampa Electric	Reference: 12027 Cory Lake Blvd 10/09/24- 11/07/24	676.32		160,599.70
11/22/2024	112224ACH	ADP.		45618		154,556.74
11/23/2024	072624ACH	Cynthia McIntyre	VOID: BOS MTG 7-25-24	6,042.96		154,556.74
11/27/2024	112724ACH1	Frontier Communications	Reference: Frontier-Communication.	135.98		154,420.76
11/27/2024	112724ACH2	Frontier Communications	Reference: Frontier-Communication.	190.98		154,229.78
11/27/2024	112724ACH3	Frontier Communications	Reference: Frontier-Communication.	270.98		153,958.80
11/27/2024	1126	Cynthia McIntyre		184.70		153,774.10
11/27/2024	112724ACH	Frontier Communications	Reference: Frontier-Communication.	190.98		153,583.12
11/27/2024	607R	Strongroom - Avidpay	ck # 100320 was ACH vendor was unable to retrieve. Wired funds 10/25 MG-this AR ensures funds are		30,126.00	183,709.12
11/30/2024			Deposit		415.55	184,124.67

11/30/2024	608		immaterial difference payroll	0.02		184,124.65
11/30/2024				122,929.57	305,541.55	184,124.65
12/2/2024	100365	CIO Technology Solutions, inc	Invoice: 34433-MSP (Reference: Agreement Recurring.)	557.27		183,567.38
12/3/2024	100366	U.S. BANK	Invoice: 7515930 (Reference: Trustee Fees.)	3,555.75		180,011.63
12/3/2024	100367	Access Central Inc	Invoice: 83854 (Reference: 300 Barcodes FC8 starting at 17101 at Beach Club.)	2,135.20		177,876.43
12/3/2024	100368	Welch Tennis Courts, Inc.	Invoice: 78778 (Reference: Deluxe PickleBall Replacement Net.)	153.98		177,722.45
12/3/2024	100369	CIO Technology Solutions, inc	Invoice: 34611-MSP (Reference: Agreement Recurring.)	662.27		177,060.18
12/3/2024	120324ACH	Charter Communications	Reference: 10441 Cory lake Dr 11/14/24- 12/13/24	919.28		176,140.90
12/5/2024	619		ADP cleared bank but not in QB plus immaterial penny difference	461.21		175,679.69
12/6/2024	100370	Star Environmental, Inc	Invoice: 76365 (Reference: Monthly lift station 11/1- 11/31.) Invoice: 76634 (Reference: Monthl	340.00		175,339.69
12/6/2024	100371	Pye Barker Fire & Safety Inc	Invoice: IV00335568 (Reference: Maint Rest One Tank Sys.)	716.50		174,623.19
12/6/2024	100372	HD Supply Facilities Maintenance, LTI	Invoice: 9231310406 (Reference: Sanitizing wet gym wipe.) Invoice: 9231352134 (Reference: Sa	1,762.44		172,860.75
12/6/2024	100373	WM Corp Services, Inc	Invoice: 0100222-2206-0 (Reference: Waste Management Services.)	783.79		172,076.96
12/6/2024	100374	Gate Tech Inc.	Invoice: 163902 (Reference: DKS Cellular Monthly Charge.)	54.94		172,022.02
12/6/2024	100375	Olin Plumbing Inc.	Invoice: I-40235-1 (Reference: Backflow Testing.)	75.00		171,947.02
12/6/2024	120624ACH	ADP.	12-6-24 pr	6,616.60		165,330.42
12/9/2024	100376	Signarama Oldsmar	Reference: Posts Installation 6 Stop Signs. https://clientname(FILLIN).payableslockbox.com/DocV	295.00		165,035.42
12/9/2024	120924ACH	ADP.	BOS MTG	215.30		164,820.12
12/10/2024	100377	Breeze Connected, LLC	Invoice: 4218 (Reference: Professional Management Services Monthly.)	5,833.33		158,986.79
12/11/2024			Funds Transfer		200,000.00	358,986.79
12/12/2024	100378	A Party To Remember LLC	VOID: Invoice: 1261 (Reference: special Event.)			358,986.79
12/12/2024	100379	U.S. BANK	Invoice: 542686860 (Reference: Contract payment-Prop Damage surcharge.)	147.56		358,839.23
12/12/2024	100380	Pest2Rest, Inc.		675.00		358,164.23
12/12/2024	100381	Suncoast Pool Service Inc	Invoice: 10767 (Reference: Swimming pool and fountain service, Operational checks of pumps and	1,725.00		356,439.23
12/12/2024	100382	Navitas Credit Corp	Invoice: 120424-4119 (Reference: Contract payment.)	901.39		355,537.84
12/12/2024	100383	Landscape Maintenance Professionals	Invoice: 188465 (Reference: Irrigation repair completed.) Invoice: 188537 (Reference: MONTHLY	28,932.68		326,605.16
12/12/2024	100384	HD Supply Facilities Maintenance, LTI	Invoice: 9231956598 (Reference: High velocity 14"3 speed air circulator-CN.)	94.99		326,510.17
12/12/2024	100385	Straley Robin Vericker	Invoice: 25595 (Reference: Professional Services Rendered Through October 31, 2024.)	2,205.00		324,305.17
12/12/2024	100386	Sunshine Cleaning Crew LLC	Invoice: 1006 (Reference: Nov cleaning services.)	2,750.00		321,555.17
12/12/2024	100387	Signarama Oldsmar	Invoice: INV-1482 (Reference: Posts Installation 6 Stop Signs.)	2,735.00		318,820.17
12/12/2024	100388	JCS Investigations	Invoice: 5 (Reference: Security at cross creek, morris bridge gate and pool guard.)	32,640.00		286,180.17
12/12/2024	100389	Fitness Services of Florida, Inc.	Invoice: 29212 (Reference: Monthly Preventative Maintenance service Oct24.)	300.00		285,880.17
12/12/2024	121224WIRE	Brick Paving Systems Inc.	Repaired depressed area of paver road with cuts	6,984.00		278,896.17
12/12/2024			VOID: Funds Transfer			278,896.17
12/13/2024	121324ACH	ADP.	PR Processing Fee-BOS	61.87		278,834.30
12/13/2024	616	Olin Plumbing Inc.	payment returned from Strongroom Check # 100375 paid by debit card		75.00	278,909.30
12/15/2024	121524WIRE	Dominique Green	Real bearded santa clause & 2 bluetooth speaker	2,645.75		276,263.55
12/16/2024	121624ACH1	Tampa Electric	Reference: 11589 Cory Lake BL 11/08/24- 12/10/24	1,118.49		275,145.06
12/16/2024	121624ACH2	Tampa Electric	Reference: 12027 Cory Lake Blvd 11/08/24- 12/09/24	757.55		274,387.51
12/16/2024	121624ACH3	Frontier Communications	Reference: Frontier-Communication.	196.56		274,190.95
12/16/2024	100390	Verizon	Monthly service 9/23- 10/22	221.37		273,969.58
12/16/2024	100391	HD Supply Facilities Maintenance, LTD		356.74		273,612.84
12/16/2024	100392	Evans Custom Docks Inc	Repair the floating dock ramp	1,750.00		271,862.84
12/16/2024	100393	CIO Technology Solutions, inc	Agreement Recurring	557.27		271,305.57
12/16/2024	100394	Air Masters of Tampa Bay, Inc.	Snooker Ice machine,water valve	334.00		270,971.57
12/16/2024	121624ACH	Tampa Electric	Reference: Summary Bill account.	25,762.54		245,209.03
12/16/2024			Funds Transfer	5,000.00		240,209.03
12/20/2024	122024ACH2	ADP.	PR Processing Fee-	135.10		240,073.93
12/20/2024	122024ach	ADP.	12-20-24 pr	6,203.66		233,870.27
12/20/2024	122024ACH	ADP.	VOID: 12-20-24 pr			233,870.27
12/20/2024	122024ACH	ADP.	PR Processing Fee-BOS	56.91		233,813.36
12/26/2024			Deposit		900.00	234,713.36
12/26/2024			Deposit		700.00	235,413.36
12/26/2024			Deposit		830.00	236,243.36
12/26/2024	100395	City of Tampa Utilities		4,901.24		231,342.12
12/26/2024	100396	Sunshine Cleaning Crew LLC	Invoice: 1007 (Reference: December Cleaning Services (7-days).)	2,750.00		228,592.12
12/26/2024	100397	Signarama Oldsmar	Invoice: INV-1512 (Reference: ACM material 6mm thick rounded corners 3 signs.) Invoice: INV-1	3,893.85		224,698.27

12/26/2024	100398	Breeze Connected, LLC	Reference: Professional Management Services Monthly. https://clientname(FILLIN).payableslockb	461.00		224,237.27
12/26/2024	100399	Gate Tech Inc.	Invoice: 164285 (Reference: DSK Cellular Monthly Charge..)	67.44		224,169.83
12/26/2024	618		Prior mgmt co charged fees to Breeze account. Shima contacted Lucy Martel.	1,027.50		223,142.33
12/27/2024	122724ACH1	Frontier Communications	Reference: Frontier-Communication.	190.98		222,951.35
12/27/2024	122724ACH2	Frontier Communications	Reference: Frontier-Communication.	135.98		222,815.37
12/27/2024	122724ACH3	Frontier Communications	Reference: Frontier-Communication.	190.98		222,624.39
12/27/2024	122724ACH	Frontier Communications	Reference: Frontier-Communication.	270.98		222,353.41
12/30/2024	100400	Steadfast Environmental, LLC	Invoice: SE-25324 (Reference: Routine Aquatic Maintenance (Pond Spraying).) Invoice: SE-254	9,600.00		212,753.41
12/30/2024	100401	Gate Tech Inc.		3,959.52		208,793.89
12/30/2024	100402	Landscape Maintenance Professionals, Inc.		5,864.30		202,929.59
12/31/2024		Deposit			7,393.75	210,323.34
12/31/2024		Deposit			638.41	210,961.75
12/31/2024				183,700.06	210,537.16	210,961.75
1/3/2025	010325ACH1	ADP.	01/-03-25 pr	6,741.91		204,219.84
1/3/2025	010325ACH8	Charter Communications	Reference: 10441 Cory lake Dr 12/14/24- 01/13/25	919.28		203,300.56
1/6/2025	100403	Breeze Connected, LLC	Invoice: 4317 (Reference: Professional Management Services.) Invoice: 4350 (Reference: Profe	6,800.83		196,499.73
1/6/2025	100404	JCS Investigations	Invoice: 6 (Reference: Security at cross creek, morris bridge gate and pool guard.)	34,080.00		162,419.73
1/6/2025	100405	WM Corp Services, Inc	Invoice: 0108370-2206-9 (Reference: Waste Management Services.)	783.79		161,635.94
1/6/2025	100406	Steadfast Environmental, LLC	Invoice: SE-26085 (Reference: Routine Aquatic Maintenance (Pond Spraying) for the month dated	4,800.00		156,835.94
1/6/2025	100407	McMaster-Carr	316 Stainless Steel Washer for 5/8" Screw Size, 0.688" ID, 1.5" OD, Packs of 10	72.41		156,763.53
1/7/2025	100408	Gate Tech Inc.	Invoice: 164969 (Reference: DKS Cellular Monthly Charge.)	54.94		156,708.59
1/7/2025	100409	Navitas Credit Corp	Reference: Contract payment. https://clientname(FILLIN).payableslockbox.com/DocView/InvoiceV	901.39		155,807.20
1/10/2025	011025ACH	Tampa Electric	Reference: Summary Bill account.	25,439.48		130,367.72
1/10/2025	100410	HD Supply Facilities Maintenance, LTI	Invoice: 9232566998 (Reference: Large- Thermostal cover,42 gel 2.5 mil trash bag.) Invoice: 18	680.41		129,687.31
1/10/2025	100411	Brick Paving Systems Inc.	Invoice: CLI-R-111920242 (Reference: Paver street repair.)	6,984.00		122,703.31
1/10/2025	100412	Custom Reserves LLC	Invoice: R1341.25 (Reference: Retainer Payment - Site visits are prioritized based on receipt date	2,350.00		120,353.31
1/10/2025	100413	Illuminations Holiday Lighting	Invoice: 321225 (Reference: Christmas Lighting Invoice for Cory Lake Isles.)	29,475.00		90,878.31
1/10/2025	100414	Fitness Services of Florida, Inc.	Invoice: 29307 (Reference: Monthly Preventative Maintenance service Oct24.)	300.00		90,578.31
1/10/2025	100415	CIO Technology Solutions, inc	Invoice: 34699-MSP (Reference: Agreement Recurring.)	557.27		90,021.04
1/10/2025	100416	Olin Plumbing Inc.	Invoice: I-40235-2 (Reference: Backflow Testing.)	1,252.89		88,768.15
1/10/2025	100417	Boring Inc	Invoice: 843457 (Reference: Konica/ C258-11/24.)	68.18		88,699.97
1/10/2025	100419	Signarama Oldsmar	Invoice: INV-1565 (Reference: Monument Sign.)	212.50		88,487.47
1/10/2025	100420	U.S. BANK	Invoice: 544928872 (Reference: Contract payment-Prop Damage surcharge.)	415.92		88,071.55
1/10/2025	100421	Servicore Window Cleaning	Invoice: 20173043 (Reference: Window Cleaning.)	1,254.00		86,817.55
1/10/2025			Funds Transfer		200,000.00	286,817.55
1/13/2025		Tampa Electric	QuickBooks generated zero amount transaction for bill payment stub			286,817.55
1/13/2025	100422	Verizon	Invoice: 6101828258 (Reference: Monthly service 11/24- 12/22.)	442.74		286,374.81
1/14/2025	011425ACH	Frontier Communications	Reference: Frontier-Communication.	196.56		286,178.25
1/16/2025	100423	City of Tampa Utilities	Invoice: 9588-01/25 (Reference: Water Services-Jan 2025.) Invoice: 9589-01/25 (Reference: Wa	3,409.97		282,768.28
1/16/2025	100424	Tommy Finch Fencing LLC	Invoice: 16 (Reference: 8'h white vinyl fence repair around dumpster.) Invoice: 15 (Reference:	10,035.00		272,733.28
1/16/2025	100425	Gate Tech Inc.	Invoice: 165009 (Reference: Additional Troubleshooting/Service time..) Invoice: 165010 (Referer	285.00		272,448.28
1/16/2025	100426	Hyoco Distribution Inc	VOID: Paid by Credit card-returned Invoice: HY250001 (Reference: Freight charges / handling.)			272,448.28
1/16/2025	100427	Suncoast Pool Service Inc	Invoice: 10839 (Reference: Swimming pool and fountain service, Operational checks of pumps and	1,725.00		270,723.28
1/16/2025	100428	Landscape Maintenance Professionals	Invoice: 306196 (Reference: Replace plants at center island where car damaged occurred.)	168.40		270,554.88
1/16/2025	100429	Brick Paving Systems Inc.	Invoice: CLI-R-1820251 (Reference: days trip charge with a 3-man crew,Crushed concrete base ar	7,639.50		262,915.38
1/16/2025	100430	Straley Robin Vericker	Invoice: 25818 (Reference: Professional Services Rendered Through November 30, 2024.)	5,560.50		257,354.88
1/16/2025	100431	Signarama Oldsmar	Invoice: INV-1569 (Reference: Replant and Straighten Pole and Sign.)	250.00		257,104.88
1/17/2025	011725ACH1	ADP.	PR Processing Fee-	135.10		256,969.78
1/17/2025	011725ACH	ADP.	01-17-25 pr	6,476.46		250,493.32
1/21/2025	100432	Sunshine Cleaning Crew LLC	Invoice: 1008 (Reference: January Cleaning Services (7-days).)	2,750.00		247,743.32
1/21/2025	100433	CIO Technology Solutions, inc	Invoice: 34985-MSP (Reference: Agreement Recurring: Cory Lake.)	557.27		247,186.05
1/22/2025	100434	Servicore Window Cleaning	Invoice: 20173048 (Reference: Window Cleaning.)	1,425.00		245,761.05
1/22/2025	100435	HD Supply Facilities Maintenance, LTI	Invoice: 9232262017 (Reference: Combifold fold twl dspnsr.) Invoice: 9232165507 (Reference: k	336.83		245,424.22
1/22/2025	100436	Evans Custom Docks Inc	Invoice: 002 (Reference: Repair the existing middle rail ,replace cap.) Invoice: 003 (Reference	1,642.00		243,782.22
1/22/2025	100437	Architectural Fountains, Inc	Invoice: INV-034613 (Reference: Service call to address down fountain.)	150.00		243,632.22
1/22/2025	100438	Envera Systems	Invoice: 748625 (Reference: Active video monitoring,service and maintenance.) Invoice: 748626	8,011.00		235,621.22
1/22/2025	100439	Boring Inc	Invoice: 846313 (Reference: Konica/ C258-12/24.)	68.18		235,553.04

1/22/2025	100440	Fitness Services of Florida, Inc.	Invoice: 29379 (Reference: Monthly Preventative Maintenance service Jan25.)	300.00		235,253.04
1/22/2025	100441	Gate Tech Inc.	VOID: Invoice: 164703 (Reference: ADC Sure FI kit & Service call area.)	0.00		235,253.04
1/22/2025	100442	Air Masters of Tampa Bay, Inc.	Invoice: 194292 (Reference: Repair Snooker Ice machine,water valve.)	148.39		235,104.65
1/23/2025	012325ACH1	Tampa Electric	Reference: 12027 Cory Lake Blvd December 10, 2024 - January 09, 2025	703.20		234,401.45
1/23/2025	012325ACH	Tampa Electric	Reference: 11589 Cory Lake BL December 10, 2024 - January 09, 2025	1,044.60		233,356.85
1/23/2025	100443	Envera Systems	Invoice: 749806 (Reference: Gate Access Entrance#1.)	3,340.00		230,016.85
1/24/2025	1127	Cynthia McIntyre	VOID:			230,016.85
1/24/2025	012425ACH	ADP.	BOS MTG	461.20		229,555.65
1/24/2025	100444	City of Tampa Utilities	Invoice: 9598-01/25 (Reference: Water Services-Jan 2025.)	156.13		229,399.52
1/27/2025	100445	Olin Plumbing Inc.	Invoice: I-40235-3 (Reference: Wilkins Backflow Replacement.)	5,340.00		224,059.52
1/27/2025	100446	Hecker Construction Company,Inc.	Invoice: 7256 (Reference: Demo and removal of Seawall Weir systems.)	32,200.00		191,859.52
1/28/2025	012825ACH1	Frontier Communications	Reference: Frontier-Communication.	190.98		191,668.54
1/28/2025	012825ACH2	Frontier Communications	Reference: Frontier-Communication.	135.98		191,532.56
1/28/2025	012825ACH3	Frontier Communications	Reference: Frontier-Communication.	190.98		191,341.58
1/28/2025	012825ACH	Frontier Communications	Reference: Frontier-Communication.	270.98		191,070.60
1/29/2025	012925ACH2	ADP.	2 PR ADP BOS Fees	117.60		190,953.00
1/29/2025	012925ACH	Charter Communications	Reference: 10441 Cory lake Dr 01/14/25- 02/13/25	918.74		190,034.26
1/29/2025	100447	HD Supply Facilities Maintenance, LTI	Invoice: 9233165607 (Reference: Swivel Anchor Hook 6.5-US.) Invoice: 9232926962 (Reference	347.05		189,687.21
1/30/2025	100448	Steadfast Environmental, LLC	Invoice: SE-26142 (Reference: Linear Feet of Field Fence installation at dam. Environmental Crew	3,770.00		185,917.21
1/31/2025			Deposit		566.17	186,483.38
1/31/2025	013125ACH3	ADP.	01-31-25 pr	6,990.29		179,493.09
1/31/2025	013125ACH3	ADP.	ADP Pr Fees-BOS	61.87		179,431.22
1/31/2025	013125ACH5	ADP.	BOS MTG 12-1924	1,107.10		178,324.12
1/31/2025	1127	Cynthia McIntyre		184.70		178,139.42
1/31/2025	1128	Cynthia McIntyre	VOID:			178,139.42
1/31/2025	1128	Cynthia McIntyre		184.70		177,954.72
1/31/2025	100449	Frontier Communications	Invoice: 011925-01-5 (Reference: Internet service.)	196.89		177,757.83
1/31/2025				233,770.09	200,566.17	177,757.83
2/4/2025	100450	Business Observer	Invoice: 25-00164H (Reference: Public Board Meetings.)	72.19		177,685.64
2/4/2025	100451	JCS Investigations	Invoice: 7 (Reference: Security at cross creek, morris bridge gate and pool guard.)	34,320.00		143,365.64
2/4/2025	100452	Gate Tech Inc.	Invoice: 165111 (Reference: 15' Lighted Replacement Arm,Service call (Area 3).) Invoice: 16511	2,750.57		140,615.07
2/4/2025	100453	HD Supply Facilities Maintenance, LTI	Invoice: 9233227197 (Reference: Sanitizing wipes 2300 sht rolls.) Invoice: 9233227196 (Referen	1,160.75		139,454.32
2/4/2025	100454	US Bank Equipment Finance	Invoice: 547184903 (Reference: Prop Damage surcharge.)	428.93		139,025.39
2/4/2025	100455	Fitness Services of Florida, Inc.	Invoice: 29442 (Reference: Monthly Preventative Maintenance service of all cardio and strength eq	300.00		138,725.39
2/7/2025	020725ACH2	ADP.	PR Fees	118.78		138,606.61
2/7/2025	1129	Cynthia McIntyre	BOS MTG 1-28-25	184.70		138,421.91
2/7/2025	020725ACH	ADP.	BOS MTG	891.80		137,530.11
2/7/2025	100456	Tommy Finch Fencing LLC	Invoice: 010425 (Reference: Straight run replace / rapair north/East side.)	6,924.00		130,606.11
2/7/2025	100457	Kai Connected, LLC	Invoice: 4400 (Reference: Professional Management Services Monthly Feb25.)	5,833.33		124,772.78
2/10/2025	100458	Straley Robin Vericker	Reference: For Professional Services Rendered Through December 31, 2024. https://clientname(l	4,026.00		120,746.78
2/10/2025	100459	Boring Inc	Reference: Konica/ C258-01/25. https://clientname(FILLIN).payableslockbox.com/DocView/Invoice	314.99		120,431.79
2/11/2025	021125ACH	Tampa Electric	Reference: Summary Bill account.	25,865.94		94,565.85
2/12/2025	100461	City of Tampa Utilities	Invoice: 021025-9595 (Reference: Water Services-Feb 2025.) Invoice: 021025-9594 (Reference:	1,588.64		92,977.21
2/12/2025	100462	WM Corp Services, Inc	Invoice: 0116249-2206-5 (Reference: Waste Management Services.)	783.79		92,193.42
2/12/2025	100463	Navitas Credit Corp	Invoice: 020425-4119 (Reference: Contract payment.)	510.09		91,683.33
2/12/2025	100464	HD Supply Facilities Maintenance, LTI	Invoice: 9233627698/CR3588575 () Invoice: 8233510362 (Reference: 10.In Autmid touchis papr t	456.72		91,226.61
2/14/2025	021425ACH2	ADP.	PR Processing Fee-	135.10		91,091.51
2/14/2025	021425ACH3	ADP.	ADP Pr Fees-BOS	63.94		91,027.57
2/14/2025	021425ACH	ADP.	02-14-25 pr	7,096.60		83,930.97
2/18/2025	100465	Fitness Services of Florida, Inc.	Invoice: 29519 (Reference: Monthly Preventative Maintenance service of all cardio and strength eq	1,155.00		82,775.97
2/19/2025	100466	Steadfast Environmental, LLC	Invoice: SE-26237 (Reference: Routine Aquatic Maintenance (Pond Spraying) for the month dated	4,800.00		77,975.97
2/19/2025	100467	Star Environmental, Inc	Invoice: 77131 (Reference: Monthly lift station 01/1- 01/31.) Invoice: 77162 (Reference: Monthl	170.00		77,805.97
2/19/2025	100468	Gate Tech Inc.	Invoice: 165279 (Reference: Monthly DKS Cellular Monthly Charge.)	54.94		77,751.03
2/21/2025	100469	FL-Air Heating & Cooling	Invoice: 23140 (Reference: Maintenance Plans - No Charge Service Call Fee.)	249.00		77,502.03
2/24/2025	100470	Landscape Maintenance Professionals	Invoice: 310331 (Reference: Landscape Maintenance-January 2025.) Invoice: 315452 (Referenc	57,314.16		20,187.87
2/26/2025	022625ACH1	Tampa Electric	Reference: 12027 Cory Lake Blvd January 10, 2025 - February 07, 2025	674.63		19,513.24
2/26/2025	022625ACH	Tampa Electric	Reference: 11589 Cory Lake BL January 10, 2025 - February 07, 2025	936.64		18,576.60

2/26/2025	022625ACH	ADP.	ADP BOS Fees	132.05		18,444.55
2/26/2025	100471	Business Observer	Invoice: 25-00372H (Reference: notice of board meeting and closed session of the board of super	72.19		18,372.36
2/26/2025	100472	Envera Systems	Invoice: 750934 (Reference: Gate Access Entrance#1.)	3,340.00		15,032.36
2/26/2025	100473	Sunshine Cleaning Crew LLC	Invoice: 1009 (Reference: February Cleaning Services (7-days.week).)	2,750.00		12,282.36
2/27/2025	022725ACH1	Frontier Communications	Reference: Frontier-Communication.	190.98		12,091.38
2/27/2025	022725ACH2	Frontier Communications	Reference: Frontier-Communication.	135.98		11,955.40
2/27/2025	022725ACH3	Frontier Communications	Reference: Frontier-Communication.	190.98		11,764.42
2/27/2025	022725ACH	Frontier Communications	Reference: Frontier-Communication.	270.98		11,493.44
2/28/2025			Deposit		270.17	11,763.61
2/28/2025	022825ACH	ADP.	02-28-25 pr	5,138.00		6,625.61
2/28/2025	100474	CIO Technology Solutions, inc	Reference: Agreement Recurring. https://clientname(FILLIN).payableslockbox.com/DocView/Invoi	561.36		6,064.25
2/28/2025	610		Hecker construction inv 7256		32,200.00	38,264.25
2/28/2025				171,963.75	32,470.17	38,264.25
3/3/2025	100475	Straley Robin Vericker	Reference: For Professional Services Rendered Through January 31, 2024. https://clientname(FIL	3,189.50		35,074.75
3/4/2025			Funds Transfer		150,000.00	185,074.75
3/5/2025	030525ACH	Charter Communications	Reference: 10441 Cory lake Dr 02/14/25- 03/14/25	918.74		184,156.01
3/5/2025	100476	Kai Connected, LLC	Invoice: 4486 (Reference: Professional Management Services-March.)	5,833.33		178,322.68
3/6/2025	030625ach2	ADP.	BOS MTG	369.40		177,953.28
3/6/2025	030625ach	ADP.	ADP Pr Fees-BOS	91.80		177,861.48
3/6/2025	100477	JCS Investigations	Invoice: 8 (Reference: Security at cross creek, morris bridge gate and pool guard-March.)	39,360.00		138,501.48
3/7/2025	1130	Cynthia McIntrye	BOS MTG 2-20-25	184.70		138,316.78
3/10/2025	031025ACH	Tampa Electric	Reference: Summary Bill account.	25,409.62		112,907.16
3/11/2025	100478	Steadfast Alliance, LLC	Invoice: SA-10104 (Reference: Routine Aquatic Maintenance (Pond Spraying) for the month dated	4,800.00		108,107.16
3/11/2025	100479	JCS Investigations	Invoice: 101 (Reference: Facilities and Admin Contract Labor-02.25.25-03.07.25.)	5,923.08		102,184.08
3/12/2025	100480	Landscape Maintenance Professionals	Invoice: 316696 (Reference: Replaced [2] Faulty solenoids with wire connectors.)	287.20		101,896.88
3/13/2025	100481	Signarama Oldsmar	Invoice: INV-1620 (Reference: ACM 6mm Pool Sign 48x36 + Installation.)	570.00		101,326.88
3/13/2025	100482	Gate Tech Inc.	Invoice: 163940 (Reference: Service call (Area 3).) Invoice: 164851 (Reference: Email Joe Dec 1	380.00		100,946.88
3/14/2025	031425ACG	ADP.	VOID: 03-14-25 PR			100,946.88
3/14/2025	031425ach	ADP.	03-14-25 PR	251.90		100,694.98
3/14/2025	031425ach	ADP.	ADP Pr Fees	61.80		100,633.18
3/14/2025	100483	City of Tampa Utilities	Invoice: 030725-0807 (Reference: Water Services-Mar 2025.) Invoice: 030725-0808 (Reference:	2,294.53		98,338.65
3/14/2025	100484	City of Tampa Utilities	Invoice: 030725-0805 (Reference: Water Services-Mar 2025.) Invoice: 030725-0806 (Reference:	399.36		97,939.29
3/14/2025	100485	Bandu LLC	Invoice: INV0387 (Reference: February pool service.)	3,250.00		94,689.29
3/14/2025	WTR03142025	Brick Paving Systems Inc.	Invoice: 22420251 (Reference: Repaired 7 areas at 10704, 10706, 10709 Cory Lakes Dr. and 1 arr	6,319.00		88,370.29
3/17/2025	031725ACH	Frontier Communications	Reference: Frontier-Communication.	196.89		88,173.40
3/18/2025	100486	Bandu LLC	Invoice: INV0388 (Reference: March pool service.)	3,250.00		84,923.40
3/18/2025	100487	Straley Robin Vericker	Invoice: 26197 (Reference: For Professional Services Rendered Through February 28, 2025.)	3,416.00		81,507.40
3/18/2025	100488	WM Corp Services, Inc	Invoice: 0129311-2206-8 (Reference: Waste Management Services.)	783.79		80,723.61
3/18/2025	100489	Gate Tech Inc.	Invoice: 165621 (Reference: Service call (Area 3).) Invoice: 165622 (Reference: Service call (A	340.00		80,383.61
3/19/2025	100490	Landscape Maintenance Professionals	Invoice: 317644 (Reference: The controller at Figi isles place is not functioning anymore. This is	31,709.58		48,674.03
3/19/2025	100491	Gate Tech Inc.	Invoice: 165754 (Reference: Monthly DKS Cellular Monthly Charge.)	54.94		48,619.09
3/19/2025	100492	Star Environmental, Inc	Invoice: 77568 (Reference: Monthly lift station 1 Feb28,2025.) Invoice: 77599 (Reference: Month	170.00		48,449.09
3/21/2025	032125ACH1	Tampa Electric	Reference: 12027 Cory Lake Blvd February 08, 2025 - March 10, 2025	590.45		47,858.64
3/21/2025	032125ach	ADP.	ADP Pr Fees	201.00		47,657.64
3/21/2025	032125ACH	Tampa Electric	Reference: 11589 Cory Lake BL February 08, 2025 - March 10, 2025	475.22		47,182.42
3/24/2025	100493	Welch Tennis Courts, Inc.	Invoice: 79979 (Reference: Canopy Replacement 8? x 16? Regatta Blue Firesist Roll of Lacing Co	3,578.00		43,604.42
3/24/2025	100494	Sunshine Cleaning Crew LLC	Invoice: 1010 (Reference: March Cleaning Services (7-days.week).)	2,750.00		40,854.42
3/24/2025	100495	JCS Investigations	Invoice: 102 (Reference: Facilities and Admin Contract Labor-02.28.25-03.21.25.)	7,479.60		33,374.82
3/25/2025			Deposit		1,780.00	35,154.82
3/25/2025			Deposit		750.93	35,905.75
3/26/2025	100496	Architectural Fountains, Inc	Invoice: INV-038105 (Reference: Replaced T101 timer on Fountain #2.) Invoice: INV-038104 (R€	575.00		35,330.75
3/27/2025	032725ACH1	Frontier Communications	Reference: Frontier-Communication.	190.98		35,139.77
3/27/2025	032725ACH2	Frontier Communications	Reference: Frontier-Communication.	135.98		35,003.79
3/27/2025	032725ACH3	Frontier Communications	Reference: Frontier-Communication.	190.98		34,812.81
3/27/2025	032725ach	ADP.	BOS MTG	891.80		33,921.01
3/27/2025	032725ACH	Frontier Communications	Reference: Frontier-Communication.	270.98		33,650.03
3/27/2025	100497	Envera Systems	Invoice: 751819 (Reference: Entrance#1.)	101.67		33,548.36

3/27/2025	100498	Verizon	Invoice: 6106718157 (Reference: Monthly service 1/23/25- 2/22/25.)	221.69	33,326.67
3/27/2025	100499	Boring Inc	Invoice: 853145 (Reference: Konica/ C258-02/25.)	68.18	33,258.49
3/27/2025	100500	HD Supply Facilities Maintenance, LTI	Invoice: 9234309410 (Reference: Jumbo 2-Ply recycled toilet paper.) Invoice: 9234821547 (Refe	2,655.70	30,602.79
3/28/2025	100501	HD Supply Facilities Maintenance, LTI	Invoice: 9234985504 (Reference: cover in use 1gang 2-7/8 clr wasp guard-TW.) Invoice: 923498	105.28	30,497.51
3/31/2025	1131	Cynthia McIntyre		184.70	30,312.81
3/31/2025	604			0.07	30,312.74
3/31/2025				110,719.67	2,530.93
4/1/2025	040125ach	ADP.	BOS MTG-Juan Aliaga pay	369.40	29,943.34
4/1/2025	625R	Florida Dept of Revenue	Reverse of GJE 625 -- CY 2025 Q1 Sales tax	288.00	29,655.34
4/2/2025	100502	Johnson Engineering, Inc	Invoice: 80 (Reference: Professional Engineering Services.) Invoice: 81 (Reference: Professiona	4,240.00	25,415.34
4/3/2025	100503	Boring Inc	Invoice: 856632 (Reference: Konica/ C258-03/25.)	68.18	25,347.16
4/3/2025	619	Constant Contacts	approved by Joe Gibson-normally paid by debit card	52.00	25,295.16
4/4/2025	040425ach2	ADP.	bos taxes juan aliag	61.20	25,233.96
4/4/2025	040425ach	ADP.	ADP Pr Fees	67.32	25,166.64
4/4/2025	040425ACH	Charter Communications	Reference: 10441 Cory lake Dr 03/14/25 - 04/13/25	918.74	24,247.90
4/4/2025	100504	Gate Tech Inc.	Invoice: 165623 (Reference: Additional Troubleshooting/Service time..) Invoice: 165391 (Referer	1,555.00	22,692.90
4/4/2025	100505	Servicore Window Cleaning	Invoice: 20173071 (Reference: Exterior Cleaning-Clubhouse and Sidewalkers.)	625.00	22,067.90
4/7/2025	100506	Verizon	Invoice: 6109204158 (Reference: Monthly service 2/23/25- 3/22/25.)	221.53	21,846.37
4/7/2025	100507	FL-Air Heating & Cooling	Invoice: 23617 (Reference: HVAC Equipment - 3.5 Ton Air conditioner rheem 15.2 Seer2 R454B.	9,983.00	11,863.37
4/7/2025	100508	JCS Investigations	Invoice: 103 (Reference: CDD Facilities and Administration-03.22.25-04.11.25.)	7,479.60	4,383.77
4/7/2025			Funds Transfer		150,000.00
4/8/2025	100509	JCS Investigations	Invoice: 9 (Reference: Security at cross creek, morris bridge gate and pool guard.)	40,800.00	113,583.77
4/8/2025	100510	Egis Insurance Advisors LLC	Invoice: 26930 (Reference: Workers Compensation - Audit-0/01/2023-10/01/2024.)	5,625.00	107,958.77
4/8/2025	100511	Johnson Engineering, Inc	Invoice: 86 (Reference: Professional Engineering Services.)	850.00	107,108.77
4/8/2025	100512	HD Supply Facilities Maintenance, LTI	Invoice: 9235267897 (Reference: Jumbo 2-Ply recycled toilet paper.) Invoice: 9235180154 (Refe	239.98	106,868.79
4/9/2025	040925ACH	Tampa Electric	Reference: Summary Bill account.	25,667.99	81,200.80
4/11/2025	041125ach	ADP.	ADP Pr Fees	59.93	81,140.87
4/11/2025	100513	HD Supply Facilities Maintenance, LTI	Invoice: 9233047964 (Reference: Klein 9" High-leverage Side-cut Pliers-US,Noncontact Voltage T	239.53	80,901.34
4/14/2025	100514	Ashe Glass & Mirror, Inc.	VOID: Invoice: 24243 Deposit (Reference: 1/4" Clear Tempered Glass replacement.)		80,901.34
4/14/2025	100515	Hawkins Service Company, LLC	Invoice: 315569236 (Reference: SUPERFLO VSP VST-Pentair.)	2,785.82	78,115.52
4/15/2025	041525ACH	Frontier Communications	Reference: Frontier-Communication.	196.89	77,918.63
4/15/2025	100516	WM Corp Services, Inc	Invoice: 0137111-2206-2 (Reference: Waste Management Services.)	783.79	77,134.84
4/15/2025	100517	CIO Technology Solutions, inc	VOID: Invoice: 35378-MSP (Reference: Agreement Recurring.)		77,134.84
4/15/2025	100518	Holiday GOO	VOID: Invoice: 21428 (Reference: 2 PK Candy filled plastic Eggs.)		77,134.84
4/15/2025	100519	Bandu LLC	VOID: Invoice: INV0417 (Reference: April pool service.)		77,134.84
4/15/2025	300039	A Party To Remember LLC	Invoice: 1634 (Reference: Special event.)	4,082.48	73,052.36
4/21/2025	100520	Kazar's Electric, Inc.	Invoice: S15644A (Reference: Labor-3/24,Materials 3/24.)	393.24	72,659.12
4/21/2025	100521	Straley Robin Vericker	Invoice: 26356 (Reference: For Professional Services Rendered Through April 30, 2025.)	3,347.00	69,312.12
4/21/2025	100522	Steadfast Alliance, LLC	Invoice: SA-10849 (Reference: echnician diagnosed arc flash damage to the inside of the fountain	888.86	68,423.26
4/21/2025	100523	City of Tampa Utilities	Invoice: 040825-9593 (Reference: Water Services-Apr 2025.) Invoice: 040825-9592 (Reference:	2,382.78	66,040.48
4/21/2025	100524	City of Tampa Utilities	Invoice: 040825-9595 (Reference: Water Services-Apr 2025.) Invoice: 040825-9594 (Reference:	80.41	65,960.07
4/22/2025	100525	Star Environmental, Inc	Invoice: 77983 (Reference: Monthly lift station 1 Mar31,2025.) Invoice: 77952 (Reference: Month	170.00	65,790.07
4/22/2025	619	Constant Contacts	approved by Joe Gibson-normally paid by debit card	52.00	65,738.07
4/22/2025	620	Finemark National Bank & Trust	May 1 loan payment	147,875.00	-82,136.93
4/22/2025	621		Checks 100519 and 100517 returned due to signature		-78,886.93
4/22/2025	621		Checks 100519 and 100517 returned due to signature	3,250.00	-82,136.93
4/22/2025	621		Checks 100519 and 100517 returned due to signature		-81,579.66
4/22/2025	621		Checks 100519 and 100517 returned due to signature	557.27	-82,136.93
4/23/2025	100526	Ashe Glass & Mirror, Inc.	Invoice: 24243 Deposit (Reference: 1/4" Clear Tempered Glass replacement.)	2,237.50	-84,374.43
4/23/2025	100527	Bandu LLC	Invoice: INV0417 (Reference: April pool service.)	3,250.00	-87,624.43
4/23/2025	100528	CIO Technology Solutions, inc	Invoice: 35378-MSP (Reference: Agreement Recurring.)	557.27	-88,181.70
4/23/2025	100529	Holiday GOO	Invoice: 21428 (Reference: 2 PK Candy filled plastic Eggs.)	424.50	-88,606.20
4/23/2025	100530	Custom Reserves LLC	Invoice: F1341.25 (Reference: Final Payment - Due upon receipt of the Reserve Study as agreed u	2,350.00	-90,956.20
4/23/2025	100531	HD Supply Facilities Maintenance, LTI	Invoice: 1804582011 (Reference: PAYMENT DISCREPANCY-UNKNOWN.) Invoice: 923559794	628.17	-91,584.37
4/23/2025	100532	Servicore Window Cleaning	Invoice: 20173076 (Reference: Window Cleaning-Quarterly Cleaning of Excerior Windows.)	825.00	-92,409.37
4/24/2025	042425ach2	ADP.	BOS MTG	676.50	-93,085.87
4/24/2025	100533	Joe Gibson	Invoice: 041025- (Reference: paid for district expense out of pocket.) Invoice: 041425- (Refere	511.38	-93,597.25

4/25/2025	1132	Cynthia McIntyre		184.70		-93,781.95
4/25/2025	100534	Kai Connected, LLC	Invoice: 4519 (Reference: Professional Management Services-April.)	5,833.33		-99,615.28
4/25/2025	100535	Gate Tech Inc.	Invoice: 166124 (Reference: DKS Cellular Monthly Charge-April.)	57.44		-99,672.72
4/25/2025	100536	Steadfast Alliance, LLC	Invoice: SA-11117 (Reference: Routine Aquatic Maintenance (Pond Spraying) for the month dated	4,800.00		-104,472.72
4/28/2025	042825ACH1	Tampa Electric	Reference: 12027 Cory Lake Blvd March 11, 2025 - April 08, 2025	317.70		-104,790.42
4/28/2025	042825ACH	Tampa Electric	Reference: 11589 Cory Lake BL March 11, 2025 - April 08, 2025	189.27		-104,979.69
4/28/2025	100537	Business Observer	Invoice: 25-00950H (Reference: notice of board meeting and closed session of the board of superv	100.63		-105,080.32
4/28/2025	100538	HD Supply Facilities Maintenance, LTI	Invoice: 9235758930 (Reference: Innadura 3-hole poly slash jacket.) Invoice: 9235758929 (Refere	309.44		-105,389.76
4/29/2025	042925ACH1	Frontier Communications	Reference: Frontier-Communication.	190.98		-105,580.74
4/29/2025	042925ACH2	Frontier Communications	Reference: Frontier-Communication.	135.98		-105,716.72
4/29/2025	042925ACH3	Frontier Communications	Reference: Frontier-Communication.	190.98		-105,907.70
4/29/2025	042925ACH	Frontier Communications	Reference: Frontier-Communication.	270.98		-106,178.68
4/30/2025			Deposit		749.98	-105,428.70
4/30/2025	100539	A Party To Remember LLC	Invoice: 1636 (Reference: DJ back to school Bash.)	455.00		-105,883.70
4/30/2025	100540	Bandu LLC	Invoice: INV0442 (Reference: May pool service.) Invoice: INV0443 (Reference: Black algae treat	4,350.00		-110,233.70
4/30/2025	100541	Ashe Glass & Mirror, Inc.	Invoice: 24469 (Reference: /4" Clear Tempered Glass 30-3/4*58 1/2 seamed edges.)	183.44		-110,417.14
4/30/2025	100542	Envera Systems	Invoice: 752361 (Reference: Gate Access Entrance#1.) Invoice: 752359 (Reference: Gate Acces	3,134.45		-113,551.59
4/30/2025	100543	JCS Investigations	Invoice: 104 (Reference: CDD Facilities and Administration-April.)	7,479.60		-121,031.19
4/30/2025	100544	Sunshine Cleaning Crew LLC	Invoice: 1011 (Reference: April Cleaning Services (7-days.week).)	2,750.00		-123,781.19
4/30/2025	100545	Signarama Oldsmar	Invoice: INV-1621 (Reference: Refurbishment Monument sign + Installation.)	1,500.00		-125,281.19
4/30/2025	100546	HD Supply Facilities Maintenance, LTI	Invoice: 9235820800 (Reference: 42 Gal 2.5 Mil Trash Bag 50/Pkg-US,55-60 Gal 6.0 Mil Trash Ba	696.92		-125,978.11
4/30/2025	622		check 100518 reissued - was returned due to signature		424.50	-125,553.61
4/30/2025	622		check 100518 reissued - was returned due to signature	424.50		-125,978.11
4/30/2025			Funds Transfer		200,000.00	74,021.89
4/30/2025				196,919.93	204,981.75	74,021.89
5/1/2025	05012ach	ADP.	BOS MTG	676.50		73,345.39
5/1/2025	100547	HD Supply Facilities Maintenance, LTI	Invoice: 9236008351 (Reference: LED 15w Small Flood Light Bronze-CN.)	125.72		73,219.67
5/1/2025	100548	US Bank Equipment Finance	Invoice: 553719972 (Reference: Contract payment-Prop Damage surcharge.)	26.76		73,192.91
5/1/2025	100549	Bandu LLC	Invoice: INV0421 (Reference: April pool service.)	2,577.83		70,615.08
5/2/2025	1133	Cynthia McIntyre	Budget mtg 4-22-25	184.70		70,430.38
5/2/2025	050225ach	ADP.	VOID: BOS MTG			70,430.38
5/2/2025	050225ach	ADP.	ADP Pr Fees	65.15		70,365.23
5/5/2025			Funds Transfer		150,000.00	220,365.23
5/6/2025			Deposit		15.52	220,380.75
5/6/2025	100550	JCS Investigations	Invoice: 10 (Reference: Security at cross creek, morris bridge gate and pool guard.) Invoice: 1	40,119.60		180,261.15
5/6/2025	100551	HD Supply Facilities Maintenance, LTI	Invoice: 9236054719 (Reference: 42 Gal 2.5 Mil Trash Bag 50/Pkg-US.) Invoice: 9236054720 (R	676.59		179,584.56
5/6/2025	100552	Boring Inc	Invoice: 859837 (Reference: Konica/ C258-04/25.)	322.23		179,262.33
5/7/2025			Deposit		1,581.04	180,843.37
5/8/2025	100554	Sunshine Cleaning Crew LLC	Invoice: 1012 (Reference: May Cleaning Services.)	2,750.00		178,093.37
5/8/2025	100555	Business Observer	Invoice: 25-01028H (Reference: Notice of budget meeting.)	72.19		178,021.18
5/8/2025	100556	Johnson Engineering, Inc	Invoice: 5200 (Reference: Professional Engineering Services.)	1,020.00		177,001.18
5/8/2025	100557	HD Supply Facilities Maintenance, LTI	Invoice: 9236237672 (Reference: 1/4in Gywool Pilewstrip 18 Ft-US 3/16in Gywool Pilewstrip 18 Ft-	64.00		176,937.18
5/9/2025	050925ach	ADP.	ADP Pr Fees	65.15		176,872.03
5/9/2025	050925ACH	Charter Communications	Reference: 10441 Cory lake Dr 04/14/25 - 05/13/25	928.58		175,943.45
5/12/2025			Deposit		550.00	176,493.45
5/12/2025	051225WIRE	Egis Insurance Advisors LLC	Reference: Workers Compensation - Audit- 10/01/2024-03/21/2025 https://clientname(FILLIN).pay	475.00		176,018.45
5/13/2025	100558	Kai Connected, LLC	Invoice: 4548 (Reference: Professional Management Services-May 2025.)	5,833.33		170,185.12
5/13/2025	100559	WM Corp Services, Inc	Invoice: 0145152-2206-6 (Reference: Waste Management Services-March.)	783.79		169,401.33
5/13/2025	100560	Fitness Services of Florida, Inc.	Invoice: 29824 (Reference: Monthly Preventive maintenance service of all cardio and strenght equi	1,020.00		168,381.33
5/13/2025	100561	Gate Tech Inc.	Invoice: 166529 (Reference: DKS Cellular Monthly Charge-May.)	57.44		168,323.89
5/13/2025	100562	Landscape Maintenance Professionals	Invoice: 332716 (Reference: Cory Lake Isles CDD- Landscape Maintenance Agreement -2024.)	28,657.08		139,666.81
5/13/2025	100563	HD Supply Facilities Maintenance, LTI	Invoice: 9236299444 (Reference: Sloan 1.6 GPF Closet General Repair Kit-US.) Invoice: 92364(592.62		139,074.19
5/13/2025	100564	Star Environmental, Inc	Invoice: 78394 (Reference: Monthly lift station 1 Apr30,2025.) Invoice: 78425 (Reference: Month	170.00		138,904.19
5/13/2025	100565	Bandu LLC	Invoice: INV0447 (Reference: Pool slide motor bearing is going bad and the tank body to the EQ p	9,131.71		129,772.48
5/13/2025	100567	Verizon	Invoice: 6111698101 (Reference: Monthly service 3/23/25- 4/22/25.)	221.46		129,551.02
5/13/2025	100568	Steadfast Alliance, LLC	Invoice: SA-11807 (Reference: This proposal is Cory Lake CDD for the purchase and installation o	3,545.50		126,005.52
5/13/2025	100569	Envera Systems	Invoice: 754058 (Reference: Gate Access Entrance#1.)	3,390.00		122,615.52

5/14/2025			Deposit		4,850.00	127,465.52
5/14/2025	051425ACH1	Frontier Communications	Reference: Frontier-Communication.	197.07		127,268.45
5/14/2025	051425ACH	Tampa Electric	Reference: Summary Bill account.	25,481.93		101,786.52
5/14/2025	100570	Landscape Maintenance Professionals	Invoice: 333491 (Reference: Landscape Material - 05/08/2025.)	1,750.00		100,036.52
5/14/2025	100571	HD Supply Facilities Maintenance, LTI	Invoice: 9236714635 (Reference: Caution Sign 7h X 10"w Blk On Ylw-MX.) Invoice: 9236780423	1,633.21		98,403.31
5/14/2025	100572	Steadfast Alliance, LLC	Invoice: SA-11917 (Reference: Routine Aquatic Maintenance (Pond Spraying) for the month dated	4,800.00		93,603.31
5/15/2025	100573	City of Tampa Utilities	Invoice: 050825-9594 (Reference: Water Services-May 2025.) Invoice: 050825-9593 (Reference	5,520.19		88,083.12
5/15/2025	100574	City of Tampa Utilities	Invoice: 050825-9597 (Reference: Water Services-May 2025.) Invoice: 050825-9596 (Reference	1,381.36		86,701.76
5/15/2025	100575	Tigris Aquatic Services LLC	Invoice: 3928373 (Reference: Aeration Repair & Maintenance.)	400.00		86,301.76
5/20/2025	100576	Straley Robin Vericker	Invoice: 26523 (Reference: For Professional Services Rendered Through April 30, 2025.)	3,251.00		83,050.76
5/22/2025	1134	Cynthia McIntyre	bos mtg 5-15-25	184.70		82,866.06
5/22/2025	052225ach	ADP	BOS MTG	891.80		81,974.26
5/22/2025	100577	JCS Investigations	Invoice: 106 (Reference: CDD Facilities and Administration-May.)	7,479.60		74,494.66
5/28/2025	052825ACH1	Tampa Electric	Reference: 12027 Cory Lake Blvd April 09, 2025 - May 08, 2025	605.02		73,889.64
5/28/2025	052825ACH2	Frontier Communications	Reference: Frontier-Communication.	270.98		73,618.66
5/28/2025	052825ACH3	Frontier Communications	Reference: Frontier-Communication.	190.98		73,427.68
5/28/2025	052825ACH4	Frontier Communications	Reference: Frontier-Communication.	135.98		73,291.70
5/28/2025	052825ACH6	Frontier Communications	Reference: Frontier-Communication.	190.98		73,100.72
5/28/2025	052825ACH	Tampa Electric	Reference: 11589 Cory Lake BL April 09, 2025 - May 08, 2025	602.63		72,498.09
5/29/2025	100578	Landscape Maintenance Professionals	Invoice: 334330 (Reference: Tree Remova-Remove reclinata palm in the common area in front of	350.00		72,148.09
5/29/2025	100579	Star Environmental, Inc	Invoice: 78828 (Reference: Monthly lift station 1 May31,2025.) Invoice: 78797 (Reference: Month	170.00		71,978.09
5/30/2025	053025ach	ADP	ADP Pr Fees	67.32		71,910.77
5/30/2025	053025WIRE	JC Baldwin,LLC - Floor Coverings Int	Deposit 50%	14,000.00		57,910.77
5/31/2025			Deposit		404.19	58,314.96
5/31/2025	626	Constant Contacts	autopay approved by Joe Gibson-normally paid by debit card	52.00		58,262.96
5/31/2025				124,413.26	5,804.19	58,262.96
6/2/2025	100580	Illuminations Holiday Lighting	Invoice: 32525 (Reference: Replace track damaged on North side of portico.)	760.00		57,502.96
6/2/2025	100581	JCS Investigations	Invoice: 11 (Reference: Security at cross creek, morris bridge gate and pool guard.)	38,800.00		18,702.96
6/2/2025	100582	Fitness Services of Florida, Inc.	Invoice: 29900 (Reference: Approved 05/29/25 by Michael. Received a request from FSF SO 9118	1,516.00		17,186.96
6/2/2025	100583	Bandu LLC	Invoice: INV0465 (Reference: Junepool service.)	3,250.00		13,936.96
6/6/2025	100584	JCS Investigations	Invoice: 107 (Reference: CDD Facilities and Administration-June.)	7,479.60		6,457.36
6/6/2025	100585	Fitness Services of Florida, Inc.	Invoice: 29920 (Reference: Monthly Preventative Maintenance service of all cardio and strength eq	350.00		6,107.36
6/6/2025	100586	Access Central Inc	Invoice: 83903 (Reference: DELIVER 300 BARCODES FC8 STARTING AT 18001 AT BEACH CL	2,160.90		3,946.46
6/10/2025	061025ACH	Charter Communications	Reference: 10441 Cory lake Dr 05/14/25 - 06/13/25	930.09		3,016.37
6/11/2025			Funds Transfer		200,000.00	203,016.37
6/12/2025	061225ACH	Tampa Electric	Reference: Summary Bill account.	25,472.79		177,543.58
6/12/2025	100587	Don Harrison Enterprises	Invoice: 3155 (Reference: Well pump tripping circiut.)	357.00		177,186.58
6/12/2025	100588	CIO Technology Solutions, inc	Invoice: 35652-MSP (Reference: Agreement Recurring.)	557.27		176,629.31
6/12/2025	100589	Blue Wave Lighting	Invoice: 32425 (Reference: Cory Lakes Landscape Lighting Maintenance.)	5,725.00		170,904.31
6/12/2025	100590	Landscape Maintenance Professionals	Invoice: 334673 (Reference: Enhancement - Install pine bark mulch to property, this includes Capri	49,996.00		120,908.31
6/12/2025	100591	US Bank Equipment Finance	Invoice: 555825330 (Reference: Contract payment-Prop Damage surcharge.)	147.56		120,760.75
6/12/2025	100592	Envera Systems	Invoice: 752360 (Reference: Active video monitoring,service and maintenance.)	1,821.00		118,939.75
6/12/2025	100593	Boring Inc	Invoice: 864308 (Reference: Konika/C258.)	76.36		118,863.39
6/12/2025	100594	Sunshine Cleaning Crew LLC	Invoice: 1013 (Reference: June Cleaning Services (7-days.week).)	2,750.00		116,113.39
6/13/2025	061325ACH	Frontier Communications	Reference: Frontier-Communication.	197.07		115,916.32
6/16/2025	100596	Landscape Maintenance Professionals	Invoice: 326374 (Reference: Cory Lake Isles CDD- Landscape Maintenance Agreement -2024 Lak	39,107.08		76,809.24
6/17/2025	100597	Navitas Credit Corp	Invoice: 060425-4119 (Reference: Insurance Program.)	83.86		76,725.38
6/17/2025	100598	Landscape Maintenance Professionals	Invoice: 335767 (Reference: Enhancement - At both sides of entrance to Tennis courts install new	10,963.65		65,761.73
6/17/2025	100599	City of Tampa Utilities	Invoice: 060925-0807 (Reference: Water Services-Jun 2025.) Invoice: 060925-0808 (Reference:	6,506.17		59,255.56
6/17/2025	100600	City of Tampa Utilities	Invoice: 060925-0805 (Reference: Water Services-Jun 2025.) Invoice: 060925-0806 (Reference:	1,036.23		58,219.33
6/17/2025	100601	WM Corp Services, Inc	Invoice: 0153491-2206-7 (Reference: Waste Management Services-May.)	783.79		57,435.54
6/17/2025	100602	Gate Tech Inc.	Invoice: 166790 (Reference: Service call Area-3.)	410.00		57,025.54
6/18/2025	100603	Landscape Maintenance Professionals	Invoice: 338596 (Reference: Cory Lake Isles CDD- Landscape Maintenance Agreement -2024 Lak	28,657.08		28,368.46
6/18/2025	100604	Steadfast Alliance, LLC	Invoice: SA-12437 (Reference: Routine Aquatic Maintenance (Pond Spraying) for the month dated	4,800.00		23,568.46
6/18/2025	100605	Gate Tech Inc.	Invoice: 166896 (Reference: DKS Cellular Monthly Charge Monthly charge for Doorking cellular sy:	57.44		23,511.02
6/20/2025	100606	HD Supply Facilities Maintenance, LTI	Invoice: 9237684560 (Reference: 1200 MI Gojo Soap Foam Refill 2/Cs-US,13 Gal .9 Mil Trash Ba	1,281.77		22,229.25
6/20/2025	100607	JCS Investigations	Invoice: 108 (Reference: CDD Facilities and Administration-June.)	7,479.60		14,749.65

6/20/2025	100608	CIO Technology Solutions, inc	Invoice: 35534-MSP (Reference: Agreement Recurring.)	557.27		14,192.38
6/20/2025	100609	Gate Tech Inc.	Invoice: 166958 (Reference: Gear Box for Mega Arm **Includes MA-010 Arm Bracket.)	2,188.75		12,003.63
6/20/2025	100610	Kai Connected, LLC	Invoice: 4580 (Reference: Professional Management Services-Jun 2025.)	5,833.33		6,170.30
6/25/2025	100611	Bandu LLC	Invoice: INV0481 (Reference: Pool fountain feature motor replacement, motor / seal / seal plate ga	1,353.57		4,816.73
6/26/2025	062625ACH1	Tampa Electric	Reference: 11589 Cory Lake BL May 09, 2025 - June 09, 2025	68.95		4,747.78
6/26/2025	062625ACH	Tampa Electric	Reference: 12027 Cory Lake Blvd May 09, 2025 - June 09, 2025	366.35		4,381.43
6/26/2025	100612	Straley Robin Vericker	Invoice: 26694 (Reference: For Professional Services Rendered Through May 31, 2025.)	947.00		3,434.43
6/27/2025	062725ACH1	Frontier Communications	Reference: Frontier-Communication.	190.98		3,243.45
6/27/2025	062725ACH2	Frontier Communications	Reference: Frontier-Communication.	135.98		3,107.47
6/27/2025	062725ACH3	Frontier Communications	Reference: Frontier-Communication.	190.98		2,916.49
6/27/2025	062725ACH	Frontier Communications	Reference: Frontier-Communication.	270.98		2,645.51
6/30/2025			Deposit		629.46	3,274.97
6/30/2025	100613	Fitness Services of Florida, Inc.	Invoice: 30003 (Reference: Monthly Preventative Maintenance service of all cardio and strength eq	350.00		2,924.97
6/30/2025	626	Constant Contacts	autopay approved by Joe Gibson-normally paid by debit card	59.00		2,865.97
6/30/2025				200,779.86	200,629.46	2,865.97

Cory Lakes Community Development District
Budget Variance Report
6/30/2025

	ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)	Notes
Supervisors Fees	12,000	9,000	10,200	(1,200)	Budget and monthly meeting in April - additional meeting in Jan We are investigating fees from ADP to ensure all remaining fees after booking A/R from prior mgmt. co are correctly charged from ADP. Need to consider switching payroll to Engage for clarity and transparency of billing and to save
Payroll service fee	600	450	2,243	(1,793)	money on payroll processing fees.
District Management	70,000	52,500	53,467	(967)	December meeting over 3 hours
Bank fees	1,500	1,125	1,235	(110)	Bank fees charged by Truist
Legal - general counsel	15,000	11,250	25,942	(14,692)	Direct amount billed to Straley Robin Vericker
Contingencies	2,000	1,500	1,937	(437)	Indeed postings for maintenance manager
Water, sewer & irrigation	24,975	18,731	34,915	(16,183)	Direct amount billed from City of Tampa Utilities. December bills were approx. \$2500 more than average. The average bill, with exception of higher than normal December bills, is \$2600 per month which exceeds total budget
Solid waste removal	9,439	7,079	7,638	(559)	Direct amount billed from WM Corp Services - timing difference two bills entered for Oct
Office administrator	68,237	51,178	54,036	(2,859)	First JCS (March) bill 100% billed to admin \$5923 (Subsequent bills are broken out per labor code).
Beach club office equipment	4,500	3,375	3,643	(268)	\$430 equipment damage surcharge
Beach club gym supplies	19,000	14,250	15,891	(1,641)	100% HD Supply bills - numerous small bills
Tree removal, replacement and maintenance	24,000	18,000	18,472	(472)	Multiple invoices from Landscape Maintenance Professionals for clean up of trees off of property and stump grinding
Irrigation - maintenance	7,500	5,625	10,177	(4,552)	Hawkins Service Superflo VSP \$2786; well pump controller \$2255 Entire amount of budget spent for once a year expense and additional invoice booked in June \$10,450 to remove
Mulch	50,000	37,500	60,446	(22,946)	and install mulch
Monuments & signs	4,000	3,000	9,536	(6,536)	6 Stop signs \$3030; 3 signs \$1807; repair signs from Hurricane Milton \$1411; refurbish monument sign \$1500
Cleaning	27,560	20,670	28,614	(7,944)	Average bill \$2650 per month for cleaning to Sunshine cleaning which exceeds budget; \$4129 window and exterior cl Replacement motor pulley for mega arm \$882; \$2028 LED lighted folding arm; \$1662 gear box for mega arm (Jan
Security gate maintenance & repair	5,000	3,750	13,923	(10,173)	25); \$1087 installation of 15' lighted arm; additional invoice \$2188 gear box mega arm (June 25) and multiple other
Contingency for end of year	90,000	67,500	96,246	(28,746)	\$14,000 JC Baldwin 50% deposit, \$9983 HVAC, \$9131 pool slide paid since April financials that caused negative varian
Capital reinvestment note 2022 repayment	152,000	152,000	153,315	(1,315)	Interest caused 0.8% deviation from budget
Pool maintenance	25,500	19,125	26,400	(7,275)	Monthly pool service increased from \$1725 with Suncoast to new contract with Bandu for \$3250
Pool repairs	7,000	5,250	6,231	(981)	Pool motor wiring, black algae removal, drain installation, pool fountain feature motor replacement

Cory Lakes

Community Development District

EXHIBIT

15

AGENDA

SUMMARY OF MOTIONS OF
06/24/25 REGULAR MEETING AND CLOSED SESSION
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting and Closed Session of the Board of Supervisors of the Cory Lakes Community Development District was held Tuesday, June 24, 2025 at 6:00 p.m. at Cory Lakes Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647. The public was able to listen and/or participate in person as well as via ZOOM at <https://us02web.zoom.us/j/3900480969>, Meeting ID: 390 048 0969, Passcode: 54321, or telephonically at +1-305-224-1968.

FIRST ORDER OF BUSINESS – Call to Order/Roll Call/Pledge of Allegiance

Chairman Belyea called the meeting to order at 6:03 p.m., conducted roll call, and led everyone in reciting the Pledge of Allegiance.

Present and constituting a quorum were:

Ann Belyea	Board Supervisor, Chairman
Todd Apple	Board Supervisor, Vice Chairman
Ronald Acoff	Board Supervisor, Assistant Secretary
Cynthia McIntyre	Board Supervisor, Assistant Secretary
Juan Aliaga	Board Supervisor, Assistant Secretary

Also present were:

Larry Krause	District Manager, Kai
Steve Small	Account Manager, Juniper
John Scanlon	Owner, JCS
Michael Sakellarides	Facilities Manager, JCS
Brandy Marshall	Lieutenant, JCS
Jeff Tatem	President, POA
Audra Samnotra	Social Swan Decor

On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved the **additional person for the pool for three major holiday weekends (Memorial Day, July 4th, and Labor Day) and for the weekend when the pool is very busy during pool hours**, for the Cory Lakes Community Development District.

On a MOTION by Mr. Apple, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved **no pool rentals during holidays**, for the Cory Lakes Community Development District.

On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved for **Juniper to provide a proposal next month to put rocks and stones at the Morris Bridge Entrance**, for the Cory Lakes Community Development District.

On a MOTION by Mr. Apple, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the **Replacement of Palm on the Clubhouse by Juniper in the amount of \$2,110.00**, for the Cory Lakes Community Development District.

On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved the **Removal of Palm Trees on the Clubhouse by Juniper in the amount of \$600.00**, for the Cory Lakes Community Development District.

On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board **rejected the Removal of Bottle Brush Trees by Juniper on the Right Side of the Tennis Court, which was approved at the May 15, 2025 meeting**, for the Cory Lakes Community Development District.

On a MOTION by Mr. Apple, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board **approved Not to bring back the Midge Fly Control and Maintenance Proposal at Pond 8 by Steadfast unless requested by the Board**, for the Cory Lakes Community Development District.

On a MOTION by Ms. McIntyre, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved for **POA to send information to CDD Counsel and let the Board know, noting that Mr. Apple represents the Board with POA**, for the Cory Lakes Community Development District.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved **to proceed through September 30, 2025 with JCS and take another vote based on the current contract**, for the Cory Lakes Community Development District.

On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board accepted **the May 2025 Unaudited Financial Statements, with the noted changes**, for the Cory Lakes Community Development District.

On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved the **installation of Air Conditioning Unit in Cross Creek guard shack**, for the Cory Lakes Community Development District.

On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved for **Ms. Belyea to choose the paint color for the monuments**, for the Cory Lakes Community Development District.

74

75 On a MOTION by Ms. McIntyre , SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board
76 approved the **May 15, 2025, Regular Meeting Minutes as Presented**, for the Cory Lakes Community
77 Development District.

78

79 On a MOTION by Ms. McIntyre, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved
80 for **Chairman to meet with Counsel individually**, for the Cory Lakes Community Development District.

81

82 On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board
83 approved the **Lift Chair Proposal at the Pool by Bandu in the amount of \$7,840.00**, for the Cory Lakes
84 Community Development District.

85

86 On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved
87 the **Fence Proposal at the Tennis Courts by New Tampa in the amount of \$2,500.00**, for the Cory Lakes
88 Community Development District.

89

90 On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved
91 the **Fence Proposal at Morris Bridge by New Tampa in the amount of \$3,168.00**, for the Cory Lakes
92 Community Development District.

93

94 On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved
95 the **Fence Proposal at the Weir by New Tampa in the amount to be approved by the Chairman**, for
96 the Cory Lakes Community Development District.

97

98 On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved
99 **to refund the security deposit of Mr. Shah**, for the Cory Lakes Community Development District.

100

101 On a MOTION by Ms. McIntyre, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved
102 to **appoint Ms. McIntyre to be the liaison to work with staff on choosing the color for the furniture**,
103 for the Cory Lakes Community Development District.

104

105 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board
106 approved the **Reslinging Proposal by Florida Patio in the amount of \$24,873.00**, for the Cory Lakes
107 Community Development District.

108

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **Replacement of Cushions (Undercover) by Wicker Paradise in the amount of \$5,364.00**, for the Cory Lakes Community Development District.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **Top Guard Detectable Warning Installation by Roadway Concepts, with only grinding red mats, in the amount of \$24,150.00**, for the Cory Lakes Community Development District.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **Top Patch Trip Hazard Repair Proposal by Roadway Concepts in the amount of \$27,594.00**, for the Cory Lakes Community Development District.

On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved the **Rust Control Agreement with Suncoast for one well in the amount of \$475.00/month**, for the Cory Lakes Community Development District.

On a MOTION by Mr. Acoff, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the **Workstation Replacement by CIO in the amount of \$5,084.90**, for the Cory Lakes Community Development District.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **Lease Agreement for Multifunctional Printer with Boring in the amount of \$232.16/month**, for the Cory Lakes Community Development District.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board ratified **all the Invoices in item 14 a-g**, for the Cory Lakes Community Development District.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board **opened the Closed Session and closed the Regular Meeting**, for the Cory Lakes Community Development District.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board **closed the Closed Session and opened the Regular Meeting**, for the Cory Lakes Community Development District.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved to **send a community-wide email advertising that the rental agreement is only for six (6) hours in total, noting that there is no early or late time given and that they only get their allotted time per contract,** for the Cory Lakes Community Development District.

On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved for **Ms. Belyea to create a letter regarding the rental agreement to be sent to the community,** for the Cory Lakes Community Development District.

On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved to **have the pool hours extend to the Beach club area for security enforcement,** for the Cory Lakes Community Development District.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre , WITH ALL IN FAVOR, the Board approved **continuing the meeting on July 2, 2025, at 6:00 p.m. at Cory Lakes Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647,** for the Cory Lakes Community Development District.

Signature

Signature

Printed Name

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

Cory Lakes

Community Development District

EXHIBIT

16

AGENDA

MINUTES OF 06/24/25 REGULAR MEETING & CLOSED SESSION
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting & Closed Session of the Board of Supervisors of the Cory Lakes Community Development District was held Tuesday, June 24, 2025 at 6:00 p.m. at Cory Lakes Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647. The public was able to listen and/or participate in person as well as via ZOOM at <https://us02web.zoom.us/j/3900480969>, Meeting ID: 390 048 0969, Passcode: 54321, or telephonically at +1-305-224-1968.

FIRST ORDER OF BUSINESS – Call to Order/Roll Call/Pledge of Allegiance

Chairman Belyea called the meeting to order at 6:03 p.m., conducted roll call, and led everyone in reciting the Pledge of Allegiance.

Present and constituting a quorum were:

Ann Belyea	Board Supervisor, Chairman
Todd Apple	Board Supervisor, Vice Chairman
Ronald Acoff	Board Supervisor, Assistant Secretary
Cynthia McIntyre	Board Supervisor, Assistant Secretary
Juan Aliaga	Board Supervisor, Assistant Secretary

Also present were:

Larry Krause	District Manager, Kai
Steve Small	Account Manager, Juniper
John Scanlon	Owner, JCS
Michael Sakellarides	Facilities Manager, JCS
Brandy Marshall	Lieutenant, JCS
Jeff Tatem	President, POA
Audra Samnotra	Social Swan Decor

The following is a summary of the discussions and actions taken at the June 24, 2025 Cory Lakes CDD Board of Supervisors Regular Meeting & Closed Session.

SECOND ORDER OF BUSINESS – Chairman’s Opening Comments

Chairman Belyea welcomed and thanked everyone for attending the meeting. She acknowledged that while disagreements could arise, they should be handled with mutual respect and constructive dialogue and expressed a commitment to representing the entire community and encouraged proceeding in the spirit of respectful communication.

THIRD ORDER OF BUSINESS – Other Supervisors’ Opening Comments

Supervisor Acoff welcomed attendees and highlighted the importance of the meeting as it is budget season. He encouraged public input and assured that all comments would be considered, even if not immediately addressed. He stressed that integrity and character were central to their work and welcomed Vice Chairman Apple.

Supervisor McIntyre welcomed all attendees and thanked the community for their presence. She noted that the Supervisors had been working together respectfully and without personal offense.

FOURTH ORDER OF BUSINESS – Audience Comments

Ms. Parma acknowledged improvements but stated that monuments still needed attention, including cleaning, painting, and landscaping. She noted the tile on Morris Bridge required cleaning and that many maintenance issues could be addressed at low cost. She raised concerns about inconsistent guard procedures for guest entry and the lack of clear pedestrian crossing.

Ms. Parma raised concerns about the gym and requested that the Facilities Manager conduct weekly checks to ensure maintenance and monitor usage.

Ms. Johnson thanked everyone for their time and shared that she had lived in the community for one year. She requested clearer communication on summer pool hours and proper setup and removal of lanes. She suggested a fee increase to help restore community standards, raised concerns about speeding, noted the need to address pool furniture, and inquired about the possibility of asphalt for road improvements.

Mr. Wie reviewed the proposed project list and questioned the \$7,000 allocation for office computers. He also asked about amenity center furniture, stating that \$100,000 seemed excessive. He supported the pickleball and noted that one set of tennis courts currently had no lines.

Mr. Shah opposed the \$100,000 furniture proposal and raised concerns about a friend being denied Clubhouse access due to unclear residency policy. He also reported issues with how security treated residents and guests.

FIFTH ORDER OF BUSINESS – Business Items

A. Exhibit 1: Discussion: 2025 Reserve Study – *This item was brought back from the last meeting.*

SIXTH ORDER OF BUSINESS – Vendor Updates

A. District Engineer: Johnson Engineering, Inc.

Mr. Krause noted that the Board had previously decided not to involve the Engineer or Counsel unless requested. He shared that the weir project was ready to proceed, pending the signed notice of commencement. He also provided an update on the volleyball court, stating the Engineer and Facilities Manager were monitoring rain events to assess drainage issues and were working on an alternative plan due to timing challenges.

Chairman Belyea wanted to have quotes for the volleyball courts. Vice Chairman Apple asked for an update on repairs to the pedestrian boardwalk, including a trip hazard and railing replacement. Mr. Krause stated he was still awaiting an email update from the Engineer, who was also managing several other projects. Vice Chairman Apple expressed concern with the lack of communication and called the delay unprofessional.

Mr. Sakellarides reported he had engaged a timber and dock specialist for the walking trail and deck repairs, with prior experience on similar projects. The vendor was expected to provide estimates by the next meeting. Supervisor McIntyre added that estimates had been received, and the Engineer would be providing a report to the vendor.

Supervisor Acoff emphasized the need for safety measures related to the weir project, particularly regarding potential impacts on the Clubhouse. He requested clear information on isolating specific areas, such as storage, to ensure community protection before workers come onsite and start working. Mr. Krause would obtain a scope of work from the Engineer for the weirs, schedule of work, and completion of work and provide it to the Board before any work begins.

B. Envera

Vice Chairman Apple asked whether Envera was expected to provide a monthly report, virtually or in person, and if this was a contractual obligation. Mr. Sakellarides reported that the fingerprint systems at the pool and gym were initially limited to 3,000 licenses but have been upgraded to 10,000. One scanner at the pool was replaced with minimal complaints. Gym access issues improved but some user IDs still failed to sync. Envera attempted to troubleshoot but failed to resolve it; a follow-up was scheduled for the next morning. Existing users retained access, but new users could not be added. An audit of 8,000 users was underway to clean up the system and manage the remaining 2,000 available licenses. Supervisor Acoff was not satisfied with Envera and wanted money back from them for lack of service.

C. JCS Investigations

Ms. Marshall expressed concern about parents not supervising their children at the pool. Mr. Scanlon cited a recent incident where a 3-year-old child, left unattended, nearly drowned after running into the pool. JCS wanted a zero-tolerance policy for unsupervised children at the pool and recommended removing individuals who fail to watch their kids.

Supervisor Acoff emphasized the importance of having a deeper conversation about protecting lives and suggested that legal questions needed to be addressed to determine how best to protect both individuals and the community. Supervisor McIntyre proposed a rule to remove individuals from the pool if they did not adequately supervise their children. Vice Chairman Apple cautioned that enforcing such a rule could be difficult, as defining and applying a reasonable standard of supervision. Chairman Belyea stated that the Board could pose questions to Counsel regarding options related to public safety. Vice Chairman Apple suggested that the CDD distribute a reminder email to residents, emphasizing that they are not responsible for lifeguard duties and should remain attentive to their company.

Supervisor McIntyre proposed prohibiting pool and amenity center reservations on holidays. Supervisor Acoff questioned whether there should be a dedicated staff member present for the entire time the pool is open during holiday, along with another roving security officer to patrol the area. Ms. Marshall confirmed that the request could be accommodated. Chairman Belyea asked how much time the rover spends at the pool compared to the rest of the community. Ms. Marshall responded that the rover spends the majority of their time at the pool.

On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved the **additional person for the pool for three major holiday weekends (Memorial Day, July 4th, and Labor Day) and for the weekend when the pool is very busy during pool hours**, for the Cory Lakes Community Development District.

Vice Chairman Apple made a motion not to have pool rentals during holidays.

On a MOTION by Mr. Apple, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved **no pool rentals during holidays**, for the Cory Lakes Community Development District.

D. Exhibit 2: Juniper – Maintenance Quality Inspection Report conducted on 05/28/25

Supervisor Acoff asked if it was possible to forecast the anticipated costs based on recent monthly requests, noting concerns about rising expenses impacting the landscaping budget. She emphasized the need for better budget planning to accommodate ongoing and upcoming projects. Chairman Belyea responded that Juniper being long-term contractors, should be aware of recurring needs and cost trends to help with accurate budgeting.

Supervisor Acoff asked if Juniper could identify areas in need irrigation so they could be considered during budget planning. Mr. Small responded that several areas previously had irrigation, but it was removed due to being installed illegally. He noted that reinstalling irrigation would require water meters, which cost approximately \$3,000 each. There are over 41 areas that would need meters. Mr. Small would put a map together with the needed areas and propose the priority locations.

Walk-on Item: Proposal to Put Rocks and Stones at the Morris Bridge Entrance

Mr. Small reported that trucks have been driving over the grass at the front entrance on Morris Bridge. Although the grass was replaced, he noted it may not survive ongoing traffic. He suggested pavers could be added to that area to address the issue. He expressed concern about potential liability if materials like shell rock were placed in public areas, noting that if a vehicle was damaged, the CDD could be held responsible. Mr. Krause shared a similar experience from another district, where attempts to block vehicle access only shifted the problem to other areas and would need a permit. Mr. Small suggested that using small decorative stones might serve as a visual deterrent while minimizing liability risk.

On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved for **Juniper to provide a proposal next month to put rocks and stones at the Morris Bridge Entrance**, for the Cory Lakes Community Development District.

Mr. Small stated that the weir would be treated every other month by a lake doctor due to overgrowth. He added that a fence was being added with the ongoing fence repair proposals to be presented at the next meeting.

1. Consideration/Approval of Proposals:

a. Exhibit 3: Replacement of Palm (Clubhouse) - \$2,110.00

On a MOTION by Mr. Apple, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the **Replacement of Palm on the Clubhouse by Juniper in the amount of \$2,110.00**, for the Cory Lakes Community Development District.

b. Exhibit 4: Installation of Mulch - \$5,800.00

c. Exhibit 5: Removal of Palm Trees (Clubhouse) - \$600.00

Mr. Small would remove the stump and bring a new proposal to replace the tree once removed.

On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved the **Removal of Palm Trees on the Clubhouse by Juniper in the amount of \$600.00**, for the Cory Lakes Community Development District.

d. Exhibit 6: Installation of Plant Material (Morris Bridge) - \$6,433.00

e. Exhibit 7: Replacement of Trees w/ Staking (Morris Bridge) - \$16,792.50

Supervisor McIntyre stated that she met with a paving vendor regarding the trees around the tennis courts. The vendor advised that the trees do not need to be removed at this time, as their growth is unlikely to impact the court.

On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board **rejected the Removal of Bottle Brush Trees by Juniper on the Right Side of the Tennis Court, which was approved at the May 15, 2025 meeting**, for the Cory Lakes Community Development District.

E. Exhibit 8: Steadfast - Waterway Inspection Report conducted on 06/16/25

Fountain at Capri Isle was going to be reviewed soon to get the fountain back on and working.

Supervisor Acoff asked whether Steadfast had identified the pond as having a midge fly issue. Mr. Sakellarides responded that the midge fly matter occurred prior to his involvement and that he has not received any significant complaints about it since he started. Mr. Krause reported that a midge fly complaint was received around May 20th from a resident. The issue was severe enough to prevent outdoor activity. He noted this occurred under Mr. Gibson's tenure and prompted contact with Steadfast. No further complaints have been received since.

1. Exhibit 9: Consideration/Approval of Midge Fly Control and Maintenance (Pond 8) Proposal - \$13,134.00 – *This item was brought back from the last meeting.*

On a MOTION by Mr. Apple, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board **approved Not to bring back the Midge Fly Control and Maintenance Proposal at Pond 8 by Steadfast unless requested by the Board**, for the Cory Lakes Community Development District.

SEVENTH ORDER OF BUSINESS – POA Reports

Mr. Tatem inquired about obtaining attendance records from the gate. Supervisor Acoff explained that the appropriate way to access that information would be for POA Counsel to reach out to CDD Counsel to request information. Mr. Tatem indicated that he would follow up with their Counsel to initiate the request.

On a MOTION by Ms. McIntyre, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved for **POA to send information to CDD Counsel and let the Board know, noting that Mr. Apple represents the Board with POA**, for the Cory Lakes Community Development District.

EIGHTH ORDER OF BUSINESS – Financial Items

A. Exhibit 10: Consideration/Acceptance of May 2025 Unaudited Financial Statements

Vice Chairman Apple pointed out formatting and labeling issues in the budget document. He noted that on line 53 under Security Operations the title should read "Total Security Operations" instead of "Total Utilities." He also highlighted that on line 108, "Total Field Operations" is incorrectly indented under Pool Maintenance and should be properly aligned, justified right, and bolded, as it summarizes several sections of the financials.

Supervisor Acoff expressed concerns on line 54, where "Field office administration" needs realignment, and on lines 55-57, which should be regrouped into the current organization chart and be checked with JCS. Chairman Belyea agreed, stating that the structure should be broken down more clearly.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved to **proceed through September 30, 2025 with JCS and take another vote based on the current contract**, for the Cory Lakes Community Development District.

Supervisor McIntyre made a motion to accept the May 2025 financials, considering the changes.

1. Variance Report

On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board accepted **the May 2025 Unaudited Financial Statements, with the noted changes**, for the Cory Lakes Community Development District.

2. Update: ADP Refund

B. Exhibit 11: Presentation: Budget Analysis

Chairman Belyea expressed interest in holding a budget workshop. Vice Chairman Apple emphasized the need for real-time, accurate budget figures during discussions so that any changes reflect immediate percentage impacts and requested clarification on how much money would be carried over at the end of the year.

Vice Chairman Apple presented his Budget Analysis to the Board.

On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved the **installation of Air Conditioning Unit in Cross Creek guard shack**, for the Cory Lakes Community Development District.

The Board requested information regarding the Facilities Maintenance Contingency, specifically its funding source and how much of it had been spent.

On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved for **Ms. Belyea to choose the paint color for the monuments**, for the Cory Lakes Community Development District.

Vice Chairman Apple noted that the Capital Repayment Note would be paid off by May 2026, stating that in FY 2027, the budget would benefit from the extra available funds since they no longer carry that expense.

C. Exhibit 12: Consideration/Approval of Letter to Residents – FY 2026 Budget

The letter was scheduled to be sent after the continuation of the July 2 meeting, following discussion and revisions based on feedback from the Board.

NINTH ORDER OF BUSINESS – Approval of Minutes

A. Regular Meeting: May 15, 2025

1. Exhibit 13: Summary of Motions
2. Exhibit 14: Meeting Minutes

On a MOTION by Ms. McIntyre , SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the **May 15, 2025, Regular Meeting Minutes as Presented**, for the Cory Lakes Community Development District.

3. Exhibit 15: Action Item List as of June 17, 2025
4. Exhibit 16: Contract List as of June 17, 2025

TENTH ORDER OF BUSINESS – Staff Report

A. District Counsel: Straley Robin Vericker, P.A.

1. Update: 17923 Cachet Isle

Mr. Krause reported that they are still waiting on the scope of work from the Engineer, which will then be provided to the resident.

2. Discussion: Towing Policy Revision

Supervisor McIntyre emphasized the need to update the towing policy as soon as possible so it could be reviewed and approved. She wanted to contact District Counsel to write a policy from scratch for towing with a 24-hour notice. The Board opted for Counsel to draft a policy for review and approval.

Suggestion was made to begin seeking proposals for district counsel services. It was asked whether Mr. Krause had worked with other attorneys on property matters and if he could recommend any. The possibility of issuing an RFQ was also raised.

Supervisor Acoff raised that someone need to meet with Counsel to discuss Board concerns.

On a MOTION by Ms. McIntyre, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved for **Chairman to meet with Counsel individually**, for the Cory Lakes Community Development District.

3. Discussion: Donation Collection Policy Statement
4. Exhibit 17: Discussion: Review of Pages 1-4 of CDD Revised Policies as of January 2025 (30 minutes) – *This item was brought back from the last meeting.*

B. Office Administrator

C. Facilities Manager

Mr. Sakellarides announced that a new full-time manager, Dane, would be joining the team. He added that he would remain involved to support a smooth transition. Mr. Sakellarides presented a walk-on item for a new chair lift proposal, explaining that while a \$4,700 repair was approved last month, the current proposal was

244 for a full replacement. He noted that the existing chair was about 12 years old, and the manufacturer no longer
245 makes the necessary parts, where replacement is the only option.

246 Walk-on Item: Bandu – Lift Chair Proposal (Pool) - \$7,840.00

247 On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved
248 the **Lift Chair Proposal at the Pool by Bandu in the amount of \$7,840.00**, for the Cory Lakes Community
249 Development District.

250 Mr. Sakellarides said an electrician would be on-site this week to handle various fixes, including placing
251 the treadmill on a dedicated breaker. The treadmill repair was delayed due to missing parts, but the vendor is
252 expected to return next week to complete the work.

253 Walk-on Item: New Tampa – Fence (Tennis Courts) - \$2,500.00

254 On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved the
255 **Fence Proposal at the Tennis Courts by New Tampa in the amount of \$2,500.00**, for the Cory Lakes
256 Community Development District.

257 Walk-on Item: New Tampa – Fence (Morris Bridge) - \$3,168.00

258 On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved the
259 **Fence Proposal at Morris Bridge by New Tampa in the amount of \$3,168.00**, for the Cory Lakes Community
260 Development District.

261 Walk-on Item: New Tampa – Fence (Weir)

262 On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved **the**
263 **Fence Proposal at the Weir by New Tampa in the amount to be approved by the Chairman**, for the Cory
264 Lakes Community Development District.

265 1. Exhibit 18: June 2025 Report

266 a. Update: Beach Club Rental

267 b. Discussion: Security Deposit Refund

268 Ms. Sakellarides asked for clarification on the proper process for rental fee deposits and reported an
269 issue with an event on June 1, where the party arrived early without prior arrangements. A youth accessed the
270 kitchen by unlocking the door from behind the bar. She requested Board direction on how to handle the deposit
271 and suggested updating the rental agreement to clarify procedures. Supervisor McIntyre noted that it should not
272 be allowed for people to come early and be strict with 6-hour usage of the facility.

273 On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved **to**
274 **refund the security deposit of Mr. Shah**, for the Cory Lakes Community Development District.

275 2. Discussion: Summer Pool Hours

276 Pool hours would not be changed.

277 3. Exhibit 19: Discussion: Property Damage by Vehicle

278 4. Exhibit 20: Consideration/Approval of Pool Furniture Proposals – *This item was brought*
279 *back from the April 2025 meeting.*

On a MOTION by Ms. McIntyre, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved to **appoint Ms. McIntyre to be the liaison to work with staff on choosing the color for the furniture**, for the Cory Lakes Community Development District.

- a. Resling
 - i. Suncoast - \$12,174.00
 - ii. Florida Patio - \$24,873.00

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **Reslinging Proposal by Florida Patio in the amount of \$24,873.00**, for the Cory Lakes Community Development District.

- b. Replacement of Wet Deck Furniture
 - i. Suncoast - \$43,659.00
 - ii. Florida Patio - \$43,970.00
- c. Replacement of Cushions (Undercover) – Wicker Paradise - \$5,364.00

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **Replacement of Cushions (Undercover) by Wicker Paradise in the amount of \$5,364.00**, for the Cory Lakes Community Development District.

- d. Replacement of Wicker and Cushions
 - i. Florida Patio - \$12,298.00
 - ii. Wicker Paradise - \$17,280.00

5. Exhibit 21: Social Swan Decor – Presentation of Profile

- a. Exhibit 22: Consultation Minutes
- b. Exhibit 23: Consideration/Approval of Interior Design Services Agreement and Scope of Work

This item was addressed out of order.

Ms. Samnotra presented to the Board. Chairman Belyea asked about the desired look and feel for the District, to which Ms. Samnotra suggested a resort-style design with coastal and rustic elements. Supervisor Acoff clarified that the focus would be on aesthetics rather than major structural changes, and Ms. Samnotra confirmed she planned only soft updates, like replacing lamps, rugs, and paintings, with possible conversion of the kitchen into a workspace. Vice Chairman Apple suggested a flexible divider wall to split the large room, while Supervisor McIntyre emphasized the need for durable, commercial-grade, stackable furniture. Chairman Belyea noted that the facility is heavily used and has poor acoustics, possibly requiring speakers. Ms. Samnotra inquired about the project approval process, and Vice Chairman Apple explained that it would need to go through the budgeting process, with final approval by the end of August. Supervisor McIntyre asked if vendor discounts would be passed to the District, and Ms. Samnotra responded that she offered a discount but also factored in compensation for her time. The Board decided to send their thoughts to Mr. Sakellarides, who would later forward them to the vendor to assist in developing a proposal.

6. Exhibit 24: Roadway Concepts – Detectable Warning Surface (ADA Mats) Assessment and Map

- 318 a. Exhibit 25: Consideration/Approval of Top Guard Detectable Warning Installation -
319 \$24,150.00

320 Mr. Sakellarides explained that everything that could be replaced should be replaced. Chairman Belyea
321 raised concerns about loose ADA mats, noting some were found in the street. Mr. Sakellarides said that the
322 \$24,150 proposal included replacing all missing or damaged mats but did not specify the number. He added that
323 ADA rules require contrast. The Board discussed overlap with sidewalk trip hazard repairs. Mr. Sakellarides
324 recommended replacing necessary mats now and using grinding as a lower-cost option for hazards. The Board
325 agreed to handle urgent replacements and defer the rest to next fiscal year.

326 Supervisor McIntyre asked whether the contractor documents each ADA-compliant repair, as another
327 company does. Mr. Sakellarides confirmed the same applies, explaining that the current contractor uses grinding
328 instead of saw cuts as a quicker, less expensive method. Supervisor McIntyre noted that while the technique
329 differs, the result of removing trip hazards is the same.

330 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved
331 the **Top Guard Detectable Warning Installation by Roadway Concepts, with only grinding red mats, in**
332 **the amount of \$24,150.00**, for the Cory Lakes Community Development District.

333 7. Consideration/Approval of Trip Hazard Repair Proposals

- 334 a. Exhibit 26: Roadway Concepts – Sidewalk Hazard Report and Phase 1 Map
335 i. Exhibit 27: Top Patch - \$27,594.00

336 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved
337 the **Top Patch Trip Hazard Repair Proposal by Roadway Concepts in the amount of \$27,594.00**, for the
338 Cory Lakes Community Development District.

- 339 b. Exhibit 28: Precision Sidewalk - \$52,445.00 to \$55,067.00 – *This item was brought*
340 *back from the last meeting.*

341 *This item was addressed out of order.*

342 Mr. Sakellarides explained that the Roadway Concepts proposal had two parts: one involving ADA-
343 compliant mats required at all walkway intersections, and the other addressing sidewalk repairs. He noted that a
344 recent audit identified areas needing attention, and while Roadway Concepts focuses on basic grinding, Trent's
345 team performs more advanced in horizontal cutting. Vice Chairman Apple asked about the process for cordoning
346 off work areas and the estimated duration of Phase 1. Mr. Sakellarides said that it would take approximately 4–
347 5 days using a 3-man crew. He explained that sidewalks would not be closed during the work; instead, areas
348 would be coned off as needed. He added that the crew uses a dust containment system attached to the saw and
349 noted that ADA mats would need to be removed before addressing any gaps.

350 8. Consideration/Approval of Lake Rules Sign Proposal

- 351 a. Exhibit 29: Signarama - \$992.36
352 b. Exhibit 30: Sign Solutions - \$892.00

353 *The Board decided to table this item to the July meeting.*

354 9. Consideration/Approval of Fence Proposals (Tennis Court)

- 355 a. Exhibit 31: Danielle – *Price includes tax.*
356 i. Commercial Grade - \$14,070.00
357 ii. Industrial Grade - \$16,214.00

b. Florida State

i. Exhibit 32: Aluminum - \$9,445.20

ii. Exhibit 33: Black Chain Link - \$6,490.00

10. Exhibit 34: Consideration/Approval of Rust Control Agreement with Suncoast - \$475.00/month

Mr. Sakellarides reported heavy rust staining across the community due to hard water from the well near the amenities. He proposed a \$475/month treatment system for one well, which includes chemical cleaning. Supervisor Acoff asked if a discount could be offered for treating three wells instead of just one. Mr. Sakellarides said he would confirm with the vendor.

On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved the **Rust Control Agreement with Suncoast for one well in the amount of \$475.00/month**, for the Cory Lakes Community Development District.

11. Exhibit 35: Consideration/Approval of CCTV & Access Proposal – MHD - \$115,122.66

Mr. Sakellarides said MHD proposed about \$115,00.00 for mostly one-time camera system replacement; He mentioned that Motorola is also preparing a quote. Supervisor Acoff asked about the cost, and Supervisor McIntyre raised concerns about the proprietary system of MHD, comparing it with Envera and stating that she would not support it. Mr. Sakellarides noted both vendors could retain current fingerprint access and offered to bring both to the next meeting, but Supervisor McIntyre said MHD presenting would be a waste of time.

12. Exhibit 36: Consideration/Approval of CIO – Workstation Replacement - \$5,084.90 – *This item was brought back from the last meeting.*

On a MOTION by Mr. Acoff, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the **Workstation Replacement by CIO in the amount of \$5,084.90**, for the Cory Lakes Community Development District.

13. Exhibit 37: Presentation of Multifunction Printer (Konica C450i)

a. Exhibit 38: Consideration/Approval of Lease Agreement – Boring - \$232.16/month (48 months)

Mr. Sakellarides stated it was a 21-year lease with a maintenance plan included, but he was unsure if cartridges were part of the agreement.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **Lease Agreement for Multifunctional Printer with Boring in the amount of \$232.16/month**, for the Cory Lakes Community Development District.

14. Ratification of Invoices:

Supervisor McIntyre asked about the condition of the gym equipment and whether replacement was being considered. Mr. Sakellarides responded that they are currently pursuing repairs and have not yet discussed a replacement timeline with the vendor. The only recommendation so far was to place the treadmills on a dedicated breaker.

a. Exhibit 39: Access Central – 300 Vehicle Barcodes - \$2,160.90

b. Exhibit 40: Bandu – Motor Replacement - \$1,353.57

c. Exhibit 41: Don Harrison –Breaker - \$357.00

- 397 d. Exhibit 42: Fitness Services – Treadmill Repair - \$1,516.00
398 e. Exhibit 43: Gate Tech – Gearbox Replacement - \$2,188.75
399 f. Exhibit 44: Juniper – Rock Installation - \$2,320.00
400 g. Exhibit 45: Solar/Tek – Window Tinting - \$1,150.00

401 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board ratified **all**
402 **the Invoices in item 14 a-g**, for the Cory Lakes Community Development District.

403 **D. District Manager: Kai**

404 Vice Chairman Apple expressed concern about someone advertising lessons at the pool, noting that if
405 security sees them with other kids, the District could face liability. He said the individual should be told not to
406 call it "lessons." Supervisor McIntyre added that anyone teaching lessons must get CDD approval, provide a
407 certificate of insurance (COI), and follow the same process as other classes.

- 408 1. Exhibit 46: FY 2024-2025 Meeting Schedule
409 2. Quorum Check for Regular Meeting and Closed Session – 07/17/2025 at 6:00 p.m.

410 **ELEVENTH ORDER OF BUSINESS – Audience Comments - New Business –** *(limited to 3 minutes per*
411 *individual)*

412 *There being none, the next item followed.*

413 **TWELFTH ORDER OF BUSINESS – Supervisors Requests**

414 Supervisor McIntyre requested that discussion of selling the second truck be added to the agenda for the
415 July meeting.

416 **THIRTEENTH ORDER OF BUSINESS – Closed Session – Private Discussion of Security System** *(Exempt*
417 *from Sunshine and Public Records Laws)*

418 A. Open Closed Session

419 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board **opened the**
420 **Closed Session and closed the Regular Meeting**, for the Cory Lakes Community Development District.

421 B. Discussion: Amenity Access, Cameras, Gates, Rover, Resident Issues, Pool Security, Playground
422 Security, Amenity Center Security

- 423 1. Envera
424 2. JCS Investigations

425 C. Close Closed Session

426 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board **closed the**
427 **Closed Session and opened the Regular Meeting**, for the Cory Lakes Community Development District.

428 The Board of Supervisors discussed enforcing a strict six-hour time limit for rentals, which had
429 originally been included in the rental agreement.

430 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved to
431 **send a community-wide email advertising that the rental agreement is only for six (6) hours in total, noting**
432 **that there is no early or late time given and that they only get their allotted time per contract**, for the Cory
433 Lakes Community Development District.

434 Supervisor McIntyre made a motion for Chairman Belyea to create a draft letter to be sent to the
435 community.

436 On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved
437 for **Ms. Belyea to create a letter regarding the rental agreement to be sent out to the community**, for the
438 Cory Lakes Community Development District.

439 Supervisor McIntyre made a motion to have the pool hours extend to the Beach Club area for security
440 enforcement.

441 On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved to
442 **have the pool hours extend to the Beach club area for security enforcement**, for the Cory Lakes Community
443 Development District.

444 **FOURTEENTH ORDER OF BUSINESS – Adjournment**

445 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre , WITH ALL IN FAVOR, the Board approved
446 **continuing the meeting on July 2, 2025, at 6:00 p.m. at Cory Lakes Beach Club, 10441 Cory Lake Drive,**
447 **Tampa, Florida 33647**, for the Cory Lakes Community Development District.

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

451 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
452 **meeting held on _____.**

453

Signature

Signature

454 _____
Printed Name

Printed Name

455 **Title:** ☐ **Secretary** ☐ **Assistant Secretary**

Title: ☐ **Chairman** ☐ **Vice Chairman**

Cory Lakes

Community Development District

EXHIBIT

17

AGENDA

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FIRST ORDER OF BUSINESS – Call to Order/Roll Call/Pledge of Allegiance

Chairman Belyea called the meeting to order at 6:00 p.m., conducted roll call, and led everyone in reciting the Pledge of Allegiance.

Present and constituting a quorum were:

Ann Belyea	Board Supervisor, Chairman
Todd Apple	Board Supervisor, Vice Chairman
Ronald Acoff	Board Supervisor, Assistant Secretary
Cynthia McIntyre	Board Supervisor, Assistant Secretary
Juan Aliaga	Board Supervisor, Assistant Secretary

Also present were:

Larry Krause	District Manager, Kai
Elizabeth Moore	Financial Strategy and Budget Manager, Kai
Kerri Robertson (<i>via Zoom</i>)	Treasury & Finance Director, Kai
Brandy Marshall	Lieutenant, JCS
Michael Sakellarides	Facilities Manager, JCS
Dane Engle	Facilities Manager, JCS

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **Proposal by Lawson for refinishing four (4) tennis courts, including the membrane, one (1) basketball court, and pickleball lines and nets in the amount of \$52,800.00**, for the Cory Lakes Community Development District.

On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea , WITH ALL IN FAVOR, the Board approved the **Proposal from Air Masters for the Air-conditioning Unit in the guard shack in the amount of \$7,970.00, pending estimate from Bahr Company in the amount not to exceed \$8,000.00,** for the Cory Lakes Community Development District.

On a MOTION by Mr. Acoff, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved the **Proposal from Steadfast for the Removal of Hydrilla in Pond 11 in the amount of \$3,237.50**, for the Cory Lakes Community Development District.

On a MOTION by Mr. Apple, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board adjourned the **meeting at 8:44 p.m.**, for the Cory Lakes Community Development District.

Signature

Signature

Printed Name

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

Cory Lakes

Community Development District

EXHIBIT

18

AGENDA

1 **MINUTES OF 07/02/25 CONTINUED REGULAR MEETING & CLOSED SESSION**
2 **CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**

3
4 The Continued Regular Meeting of the Board of Supervisors of the Cory Lakes Community
5 Development District was held Wednesday, July 2, 2025 at 6:00 p.m. at Cory Lakes Beach Club, 10441 Cory
6 Lake Drive, Tampa, Florida 33647. The public was able to listen and/or participate in person as well as via
7 ZOOM at <https://us02web.zoom.us/j/3900480969>, Meeting ID: 390 048 0969, Passcode: 54321, or
8 telephonically at +1-305-224-1968.

9 **FIRST ORDER OF BUSINESS – Call to Order/Roll Call/Pledge of Allegiance**

10 Chairman Belyea called the meeting to order at 6:00 p.m., conducted roll call, and led everyone in
11 reciting the Pledge of Allegiance.

12 Present and constituting a quorum were:

13 Ann Belyea	Board Supervisor, Chairman
14 Todd Apple	Board Supervisor, Vice Chairman
15 Ronald Acoff	Board Supervisor, Assistant Secretary
16 Cynthia McIntyre	Board Supervisor, Assistant Secretary
17 Juan Aliaga	Board Supervisor, Assistant Secretary

18 Also present were:

19 Larry Krause	District Manager, Kai
20 Elizabeth Moore	Financial Strategy and Budget Manager, Kai
21 Kerri Robertson (<i>via Zoom</i>)	Treasury & Finance Director, Kai
22 Brandy Marshall	Lieutenant, JCS
23 Michael Sakellarides	Facilities Manager, JCS
24 Dane Engle	Facilities Manager, JCS

25 *The following is a summary of the discussions and actions taken at the July 2, 2025 Cory Lakes CDD*
26 *Board of Supervisors Continued Regular Meeting & Closed Session.*

27 **SECOND ORDER OF BUSINESS – Chairman’s Opening Comments**

28 **THIRD ORDER OF BUSINESS – Other Supervisors’ Opening Comments**

29 **FOURTH ORDER OF BUSINESS – Audience Comments**

30 **FIFTH ORDER OF BUSINESS – Business Items**

31 A. Exhibit 1: Discussion: 2025 Reserve Study – *This item was brought back from the last meeting.*

32 **SIXTH ORDER OF BUSINESS – Vendor Updates**

33 A. District Engineer: Johnson Engineering, Inc.

34 B. Envera

35 C. JCS Investigations

36 D. Exhibit 2: Juniper – Maintenance Quality Inspection Report conducted on 05/28/25

37 1. Consideration/Approval of Proposals:

38 a. Exhibit 3: Replacement of Palm (Clubhouse) - \$2,110.00

39 b. Exhibit 4: Installation of Mulch - \$5,800.00

40 c. Exhibit 5: Removal of Palm Trees (Clubhouse) - \$600.00

41 d. Exhibit 6: Installation of Plant Material (Morris Bridge) - \$6,433.00

e. Exhibit 7: Replacement of Trees w/ Staking (Morris Bridge) - \$16,792.50

E. Exhibit 8: Steadfast - Waterway Inspection Report conducted on 06/16/25

1. Exhibit 9: Consideration/Approval of Midge Fly Control and Maintenance (Pond 8)
Proposal - \$13,134.00 – *This item was brought back from the last meeting.*

SEVENTH ORDER OF BUSINESS – POA Reports.

EIGHTH ORDER OF BUSINESS – Financial Items

A. Exhibit 10: Consideration/Acceptance of May 2025 Unaudited Financial Statements

1. Variance Report

2. Update: ADP Refund

Vice Chairman Apple confirmed the projected \$196,212.20 surplus assumes full use of the FY 2025 budget and would carry into FY 2026 as available funds. Ms. Robertson agreed but noted the amount might change pending audit adjustments.

Supervisor Acoff expressed serious concern over the delay in submitting the audit. She emphasized the importance of timely financial reporting and accountability, particularly given previous leadership changes and the request for a forensic audit. She stated that the failure to submit the audit on time was not just a procedural issue but a matter of public trust and credibility. She referenced information she read regarding potential penalties for late submissions and underscored the importance of proper oversight.

Ms. Robertson addressed the audit delay, explaining that upon joining the organization in mid-April, she discovered multiple deficiencies left unaddressed by the previous director. These included unsubmitted audit materials and undisclosed bank accounts to which only the former director had access. She described the difficulty in obtaining bank statements from Truist, Synovus, and especially First Horizon, which ultimately delayed audit initiation until mid-June, leaving only two weeks before the June 30th deadline. She clarified that the delay was not the result of current management but rather inherited issues. She emphasized the implementation of stronger controls, including dual access to bank accounts and improved financial transparency. Ms. Robertson detailed audit-related discoveries, such as a \$16,000 write-off and \$2,500 in fraud, which were not previously addressed in financial statements.

Ms. Robertson reaffirmed her commitment to transparency, accuracy, and shared responsibility, noting that others in the finance team were prepared to step in and prevent any bottlenecks moving forward. Chairman Belyea asked if ongoing communication with the Auditor General would prevent penalties for the late audit. Ms. Robertson confirmed that they were within a 45-day cure period ending July 31 and were working to complete the audit on time. She explained delays were caused by undisclosed bank accounts under prior leadership and difficulties obtaining bank statements, especially from First Horizon. Vice Chairman Apple inquired about a \$16,000 write-off and \$2,500 in fraud, which Ms. Robertson attributed to errors and misuse under former management. Supervisor Acoff expressed concern over the lack of early warning and transparency, criticizing Kai for not alerting the Board sooner. Ms. Robertson responded that delays were not solely under her control and emphasized ongoing efforts to improve oversight, including shared financial responsibility and eliminating sole control of accounts. She also reported \$1,200 in bank fees on dormant Truist accounts, which she was working to close and partially recover. The Board discussed adding Chairman Belyea to the bank signature authority, and Ms. Robertson confirmed that the current funds are held at BankUnited.

Supervisor Acoff was not satisfied with the explanation of Ms. Robertson, stating it lacked supporting documentation and amounted to “lip service.” Ms. Robertson disagreed, asserting that documentation exists and would be included in the audit report, including past and current bank resolutions and email correspondence. She defended her explanation as transparent and supported by records.

Supervisor McIntyre expressed concern over past financial mismanagement, stating it was unacceptable that fees were incurred and that Kai allowed it to happen. She said she had lost trust in the company. Chairman

Belyea asked if the audit would be completed by the end of July; Ms. Robertson confirmed it was a top priority and should be done within two weeks. She also confirmed that accounts at First Horizon and Synovus were closed and that Truist accounts were in the process of being closed. She verified that the current funds are held with BankUnited and that Kai has verification of the funds in the account.

Supervisor Acoff expressed disappointment over the lack of transparency and accuracy in the financials of the District, stating he had no confidence in Ms. Robertson or Kai, and criticized the absence of higher leadership. Ms. Robertson responded that past issues stemmed from former management and that the current leadership, including herself, was actively working to correct discovered errors. She clarified that she is the senior financial lead for the District and is committed to transparency, though some problems were only uncovered during the ongoing audit.

Supervisor Acoff requested that the Chairman be allowed to appoint someone in her absence. Ms. Robertson explained that the bank requires a named individual to be added as a signatory, as background checks must be completed for account access.

On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea , WITH ALL IN FAVOR, the Board approved for **Chairman or Vice Chairman of Cory Lakes to be added as a signatory for banks and be listed on each bank account**, for the Cory Lakes Community Development District.

B. Exhibit 11: Presentation: Budget Analysis

Chairman Belyea noted that funds were allocated in the FY 2026 budget for refurbishing the tennis and basketball courts, though contracts were not approved at the prior meeting. Mr. Sakellarides explained they had received bids from vendors, with Welch confirming their original pricing and Lawson expected to respond by the end of the week. He said that the proposal of Lawson included all equipment and an optional fiberglass membrane to improve court longevity by 10–15 years. He also suggested installing root barriers near trees to prevent future damage. Supervisor Acoff raised concerns about lingering root systems, and Mr. Sakellarides confirmed they could be addressed during resurfacing. Vice Chairman Apple confirmed that \$46,000 was already budgeted in FY 2025 for the project, and an additional \$8,000 originally set aside for tree removal could bring the total to \$54,000, covering the anticipated costs.

Walk-on Proposal: Lawson – Refinishing Tennis, Basketball, and Pickleball Courts - \$52,800.00

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **Proposal from Lawson for refinishing four (4) tennis courts, including the membrane, one (1) basketball court, and pickleball lines and nets in the amount of \$52,800.00**, for the Cory Lakes Community Development District.

Walk-on Proposal: Air Masters – Air-conditioning (AC) Unit in the Guard Shack - \$7,970.00

Chairman Belyea noted that the new AC unit for the guard shack came in higher than what was previously approved but is full replacement for the entire system. Mr. Sakellarides confirmed it was a 1.5-ton unit and agreed it seemed high, but after checking with other vendors, this was still the lowest bid, with others quoting over \$8,000. Supervisor Aliaga wanted to check price with Bahr company.

On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea , WITH ALL IN FAVOR, the Board approved the **Proposal from Air Masters for the Air-conditioning Unit in the guard shack in the amount of \$7,970.00, pending estimate from Bahr Company in the amount not to exceed \$8,000.00**, for the Cory Lakes Community Development District.

Walk-on Proposal: Steadfast – Removal of Hydrilla in Pond 11 - \$3,237.50

Mr. Sakellarides reported that Steadfast found hydrilla in Pond 11, a highly invasive species. He warned that if not addressed quickly, the issue could escalate within a year.

On a MOTION by Mr. Acoff, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved the **Proposal from Steadfast for the Removal of Hydrilla in Pond 11 in the amount of \$3,237.50**, for the Cory Lakes Community Development District.

The Board decided to remove pool furniture maintenance as a separate item and include it under the general maintenance line item.

Chairman Belyea questioned the \$18,000 allocated for Cross Creek fountain maintenance, noting all fountains are currently operational and regular upkeep should cover needs. Vice Chairman Apple proposed reallocating the funds, and Supervisor McIntyre reminded the Board they had only approved replacing five missing sconces in January. The Board agreed to reduce the line item to zero.

Supervisor McIntyre raised the need for a new gate arm that cycles faster to accommodate higher traffic at the Cross Creek entrance. The gate arm was budget at \$10,000.00.

Supervisor Acoff stated that if the Board plans to replace Envera, funding needs to be allocated. Mr. Sakellarides stated that past quotes for a full camera and equipment replacement across the District were in the \$145,000 to \$150,000 range.

Chairman Belyea raised concerns that the \$29,400 allocated for the volleyball court in the FY 2025 budget may be insufficient, pending the Engineer's proposal. Vice Chairman Apple instructed Ms. Moore to create a new restricted line item in the FY 2026 budget for the volleyball court at \$50,000 to ensure the funds are reserved, reallocating the \$29,800 from the FY 2025 project list. Ms. Moore confirmed she will treat the volleyball court allocation like the emergency fund—assigning it a value and listing it as a restricted line at the bottom of the budget. She clarified that \$29,800 would be reallocated from the FY 2025 project list, and the remaining \$20,200 would be added as a new entry in the FY 2026 project list to have a total of \$50,000.

Supervisor Acoff asked if the FY 2026 budget reflects the new staffing alignment with JCS, noting the shift from previous personnel to three JCS employees. It was explained that historically, multiple personnel-related line items existed, but since it is now contracted, he suggested consolidating them into a single "contracted personnel" line item. Discussion was held about combining multiple previously separate line items into a single consolidated line item.

Supervisor Acoff asked for an update on the FEMA reimbursement process. Mr. Krause explained that he and Mr. Sakellarides are working with FEMA, uploading documents into their portal and attending meetings. He warned the Board not to rely on receiving funds, as FEMA rarely pays out, even when attorneys are involved. Chairman Belyea asked about the potential reimbursement amount, and Mr. Sakellarides estimated \$20,000–\$30,000. Supervisor Acoff asked for clarity on whether all supporting documentation and categorized expenses are fully prepared. Mr. Krause responded that submitted materials have been positively reviewed by FEMA contacts, and they are still collecting some proposals.

The Board concluded with the FY 2026 budget reflecting an 8.18% increase. Mr. Krause explained that a preliminary budget has been submitted to the County and is now official. The next step is to approve the final budget after a Public Hearing. Ms. Moore summarized the next steps: she would carry forward \$29,800 for the volleyball court, reorganize budget categories for clarity (like combining contract personnel), update the project list to align with the 8.18% budget, and double check the restricted funds subcategories.

C. Exhibit 12: Consideration/Approval of Letter to Residents – FY 2026 Budget

Mr. Krause acknowledged that the proposed 17% budget increase would still be mailed to residents, but noted that making adjustments during the workshop could help shift the narrative. Vice Chairman Apple stated that the letter announcing the percentage of increase would be sent to residents and emphasized that it should clearly address that information.

Vice Chairman Apple suggested adding comments about the 8.18% to the draft letter now that it was agreed upon. Chairman Belyea said she has been editing it and would send it to Mr. Krause, who would then forward it to Vice Chairman Apple before sending it out.

NINTH ORDER OF BUSINESS – Approval of Minutes

A. Regular Meeting: May 15, 2025

1. Exhibit 13: Summary of Motions
2. Exhibit 14: Meeting Minutes
3. Exhibit 15: Action Item List as of June 17, 2025
4. Exhibit 16: Contract List as of June 17, 2025

TENTH ORDER OF BUSINESS – Staff Report

A. District Counsel: Straley Robin Vericker, P.A.

1. Update: 17923 Cachet Isle
2. Discussion: Towing Policy Revision
3. Discussion: Donation Collection Policy Statement
4. Exhibit 17: Discussion: Review of Pages 1-4 of CDD Revised Policies as of January 2025 (30 minutes) – *This item was brought back from the last meeting.*

B. Office Administrator

C. Facilities Manager

Supervisor Acoff requested Mr. Engle's resume. Mr. Engle agreed to send it to Mr. Krause, who would then forward it to the Board. Supervisor Acoff asked Mr. Sakellarides about his transition timeline, and what he envisioned during that phase. Mr. Sakellarides said he aimed to ensure Mr. Engle felt comfortable in his role. He focused on completing recent projects, supporting tasks discussed in the previous meeting, and maintaining notes to guide the transition. He emphasized the importance of a smooth handoff rather than a sudden cutoff. About the expected transition time, Mr. Sakellarides responded that it would likely take 3 to 6 weeks.

Chairman Belyea stated that the Board had already agreed to send a notice updating the beach closure time to match the pool's and wanted to issue a statement about the standard operating procedure (SOP) for closing outdoor amenities during inclement weather. Vice Chairman Apple raised the question of whether it was staff's obligation to clear people from the area and what should be done if they refuse. Supervisor Acoff questioned the reasoning behind the policy. Vice Chairman Apple explained there was pushback during a recent storm when people were asked to leave the volleyball court. Supervisor McIntyre suggested consulting the insurance company to see if such a policy is recommended before moving forward.

Chairman Belyea proposed approving a Standard Operating Procedure (SOP) allowing JCS to close the pool during inclement weather, specifically for thunder, lightning, or safety hazards. However, the Board would consult the insurance company before extending this SOP to other outdoor amenities. Supervisor Acoff raised concerns about clarity and liability specifically, what JCS is expected to do if someone refuses to leave and how to protect the District if someone is injured after being asked to leave. Chairman Belyea and Ms. Marshall clarified that, at minimum, individuals must exit the pool itself, but it is unclear whether they must also leave the pool deck or surrounding area. Supervisor Acoff emphasized the need for a safe and clearly defined process, including an alternative plan to avoid sending people out into dangerous weather without proper protection in place.

Vice Chairman Apple mentioned that many institutions use lightning detection services, and Chairman Belyea proposed sending out a notice, adding the beach to the pool closure policy, establishing a standard

procedure for JCS to follow using two weather applications, and including this in community communications. Supervisor McIntyre suggested adopting the City of Tampa's 30-minute rule, which suspends recreational activities for 30 minutes after the last observed lightning or thunder.

It was agreed that when lightning or thunder is detected within 10 miles by either of the two monitoring applications, WeatherBug or My Lightning Tracker, individuals must vacate the pool area and seek appropriate shelter. A 30-minute rule is to be observed, suspending all recreational activities for 30 minutes after the last detected lightning or thunder. Chairman Belyea would review the communication to be distributed to the community before it goes out.

1. Exhibit 18: June 2025 Report

a. Update: Beach Club Rental

b. Discussion: Security Deposit Refund

2. Discussion: Summer Pool Hours

3. Exhibit 19: Discussion: Property Damage by Vehicle

4. Exhibit 20: Consideration/Approval of Pool Furniture Proposals – *This item was brought back from the April 2025 meeting.*

a. Resling

i. Suncoast - \$12,174.00

ii. Florida Patio - \$24,873.00

b. Replacement of Wet Deck Furniture

i. Suncoast - \$43,659.00

ii. Florida Patio - \$43,970.00

c. Replacement of Cushions (Undercover) – Wicker Paradise - \$5,364.00

d. Replacement of Wicker and Cushions

i. Florida Patio - \$12,298.00

ii. Wicker Paradise - \$17,280.00

5. Exhibit 21: Social Swan Decor – Presentation of Profile

a. Exhibit 22: Consultation Minutes

b. Exhibit 23: Consideration/Approval of Interior Design Services Agreement and Scope of Work

6. Exhibit 24: Roadway Concepts – Detectable Warning Surface (ADA Mats) Assessment and Map

a. Exhibit 25: Consideration/Approval of Top Guard Detectable Warning Installation - \$24,150.00

7. Consideration/Approval of Trip Hazard Repair Proposals

a. Exhibit 26: Roadway Concepts – Sidewalk Hazard Report and Phase 1 Map

i. Exhibit 27: Top Patch - \$27,594.00

b. Exhibit 28: Precision Sidewalk - \$52,445.00 to \$55,067.00 – *This item was brought back from the last meeting.*

8. Consideration/Approval of Lake Rules Sign Proposal

- 254 a. Exhibit 29: Signarama - \$992.36
255 b. Exhibit 30: Sign Solutions - \$892.00
256 9. Consideration/Approval of Fence Proposals (Tennis Court)
257 a. Exhibit 31: Danielle – *Price includes tax.*
258 i. Commercial Grade - \$14,070.00
259 ii. Industrial Grade - \$16,214.00
260 b. Florida State
261 i. Exhibit 32: Aluminum - \$9,445.20
262 ii. Exhibit 33: Black Chain Link - \$6,490.00
263 Mr. Sakellarides mentioned that it would take about 30-45 days out to start the fence. Supervisor
264 McIntyre suggested that the inside of the court be blue and the perimeter green, and the Board agreed.
265 10. Exhibit 34: Consideration/Approval of Rust Control Agreement with Suncoast -
266 \$475.00/month
267 11. Exhibit 35: Consideration/Approval of CCTV & Access Proposal – MHD - \$115,122.66
268 12. Exhibit 36: Consideration/Approval of CIO – Workstation Replacement - \$5,084.90 – *This*
269 *item was brought back from the last meeting.*
270 13. Exhibit 37: Presentation of Multifunction Printer (Konica C450i)
271 a. Exhibit 38: Consideration/Approval of Lease Agreement – Boring - \$232.16/month
272 (48 months)
273 14. Ratification of Invoices:
274 a. Exhibit 39: Access Central – 300 Vehicle Barcodes - \$2,160.90
275 b. Exhibit 40: Bandu – Motor Replacement - \$1,353.57
276 c. Exhibit 41: Don Harrison –Breaker - \$357.00
277 d. Exhibit 42: Fitness Services – Treadmill Repair - \$1,516.00
278 e. Exhibit 43: Gate Tech – Gearbox Replacement - \$2,188.75
279 f. Exhibit 44: Juniper – Rock Installation - \$2,320.00
280 g. Exhibit 45: Solar/Tek – Window Tinting - \$1,150.00
281 **D. District Manager: Kai**
282 1. Exhibit 46: FY 2024-2025 Meeting Schedule
283 2. Quorum Check for Regular Meeting and Closed Session – 07/17/2025 at 6:00 p.m.
284 **ELEVENTH ORDER OF BUSINESS – Audience Comments - New Business – (limited to 3 minutes per**
285 *individual)*
286 **TWELFTH ORDER OF BUSINESS – Supervisors Requests**
287 **THIRTEENTH ORDER OF BUSINESS – Closed Session – Private Discussion of Security System (Exempt**
288 *from Sunshine and Public Records Laws)*
289 A. Open Closed Session

B. Discussion: Amenity Access, Cameras, Gates, Rover, Resident Issues, Pool Security, Playground Security, Amenity Center Security

1. Envera

2. JCS Investigations

C. Close Closed Session

FOURTEENTH ORDER OF BUSINESS – Adjournment

On a MOTION by Mr. Apple, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board adjourned the meeting at 8:44 p.m., for the Cory Lakes Community Development District.

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Signature

Printed Name

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

Cory Lakes

Community Development District

EXHIBIT

19

AGENDA

CORY LAKES CDD - Task Log
RISKS, ACTIONS, ISSUES & DECISIONS (RAID LOG)

AS OF **07/11/2025 05:00 PM**

# of task item	DATE OPENED - Insert Date	PRIORITY - Choose From Drop Down	DELIVERABLE/FOCUS	OWNER	TARGET DATE - Insert Date	STATUS - Choose from drop down	DATE CLOSED - Insert Date	NOTES
1	11/18/21		Forward newsletters to Admin to post on CDD website.	District Manager		Ongoing		
2	02/17/22		E-blast residents every 10 days to join CDD Facebook page.	District Manager		Ongoing		
3	06/16/22		Amend swim instructor contract and email to Ms. Agnew.	District Manager		Completed		02/16/23
4	06/16/22		Contact POA Board, LAF and the Color Committee to set a meeting date to discuss CLI's color palate.	District Manager		Completed		02/16/23
5	06/16/22		Staff: Obtain COT's Emergency Plan for hurricanes.	Field Services		Ongoing		
6	07/21/22		Prepare an addendum to the holiday lighting contract	District Manager		Completed		02/16/23
7	07/21/22		Mr. Hall: Write letter to Waste Management asking them to not damage the garbage cans.	Field Services		Completed		02/16/23
8	09/15/22		Staff: Procure plaque expressing appreciation to Mr. Forbes for his service to the community by the next meeting.	Field Services		Completed		02/16/23
9	09/15/22		Find out if Coach B's COI has been automatically updated.	District Manager		Completed		02/16/23
10	09/15/22		Help Ms. Schewe/Mr. Hall revise Clubhouse Usage Agmt 11.17.22 Ms. Evans: Gather Board comments/edits to Agreement & email to Ms. Belyea for revision and presentation at next meeting.	Supervisors		Completed		02/16/23
11	09/15/22		Email Clubhouse Usage language outlined by Ms. Belyea, to Mr. Babbar for review.	District Manager		Completed		02/16/23
12	09/15/22		Mr. Hall: Have the palms trimmed on the sidewalk side.	Field Services		Completed		02/16/23
13	09/15/22		Mr. Adams/Mr. Hall: Ask TECO to waive costs of enhanced LED Streetlights and report outcome at the next meeting.	District Manager		Completed		02/16/23
14	09/15/22		Coach B: Review his financial records & report revenue % owed to CDD.	Amenity		Completed		02/16/23
15	09/15/22		Put "Community Speeding" discussion on October agenda.	District Manager		Completed		02/16/23
16	09/15/22		Include "Update: Landscape Maintenance" on all agendas.	District Manager		Completed		02/16/23
17	11/17/22		Get old gym expansion est, update & present at next mtg.	District Manager		Completed		02/16/23
18	11/17/22		Mr. Hall: Obtain proposals to improve the monuments.	Field Services		Ongoing		02/16/23
19	11/17/22		Mr. Hall: Research cost of Geotech study & update at next meeting.	Field Services		Completed		02/16/23
20	11/17/22		Notify insurance carrier of new Clubhouse roof.	District Manager		Completed		02/16/23
21	12/15/22		Have Mr. Pinder simplify financials to have best accounting practices data & prep separate accounting schedule w/ sources & uses of funds & include general ledger entries on financials.	District Manager		Ongoing		
22	12/15/22		Mr. Hall: Ask County about contracting its patrol services.	Field Services		Completed		02/16/23
23	01/19/23		Ms. Evans: Provide weekly Facilities updates to Board Members	Field Services		Ongoing		
24	01/19/23		Ms. Evans: Email Short-term User Agreement to Ms. Belyea to revise. Mr. Adams: Put User Agreement on next agenda.	Amenity		Completed		02/16/23
25	01/19/23		Put Instructor Agreements & COI discussion on nxt agenda.	District Manager		Completed		02/16/23
26	01/19/23		Attend Regular Meetings every two months for one hour.	District Attorney		Ongoing		
27	01/19/23		Put "Spirit Committee Replacement" on next agenda under Office Administrator's Report.	District Manager		Completed		02/16/23
28	01/19/23		Put dissolving Sunshine Board discussion on next agenda.	District Manager		Completed		02/16/23
29	02/16/23		Adjust Unaudited Financials to show requested breakouts.	District Manager		Ongoing		
30	02/16/23		Put potential insurance carriers discussion on next agenda.	District Manager		Ongoing		
31	02/16/23		Secure quotes for weirs and present at next meeting	District Engineer		Ongoing		
32	02/16/23		Ms. Evans: Email link to new digital Islander & associated website to BOS. Mr. Adams: Put "Digital Islander" discussion on next agenda.	Amenity		Ongoing		
33	02/16/23		Put "Towing Issues & Options" on next agenda.	District Manager		Ongoing		
34	02/16/23		Staff: Give insurance forms to instructors/coaches without one on file.	Field Services		Ongoing		
35	02/16/23		Put "Food Safety at CDD Events" on next agenda.	District Manager		Completed		05/18/23
36	02/16/23		Add "Employee Health Benefits" to next agenda & research obtaining \$6,000 base benefit pkg for full-time CDD employees.	District Manager		Ongoing		
37	02/16/23		Include "Community Social Walk" event on next agenda.	District Manager		Ongoing		

CORY LAKES CDD - Task Log
RISKS, ACTIONS, ISSUES & DECISIONS (RAID LOG)

AS OF **07/11/2025 05:00 PM**

# of task item	DATE OPENED - Insert Date	PRIORITY - Choose From Drop Down	DELIVERABLE/FOCUS	OWNER	TARGET DATE - Insert Date	STATUS - Choose from drop down	DATE CLOSED - Insert Date	NOTES
38	03/16/23		Draft & email template Sports Camp Agreement to Mr. Adams. Mr. Adams: Distribute to Board Members for review.	District Attorney		Ongoing		
39	03/16/23		Ms. Evans: Update Beach Club Facility Agreement & present at next meeting. Mr. Adams: Include Agreement on April agenda.	Amenity		Completed		05/18/23
40	03/16/23		Mr. Hall/Mr. Babbar: Prep letter to Cachet Isle owner re: drainage issue.	District Attorney		Ongoing		
41	03/16/23		Mr. Chang/Mr. Hall: Inspect weirs & report findings at next meeting, with list of all weirs and when last recertified.	District Engineer		Ongoing		
42	03/16/23		Ms. Evans: Prep Digital Islander Posting Rules. Email to BOS before next meeting.	Amenity		Ongoing		
43	03/16/23		Provide written Instructor Insurance guidelines to BOS.	District Attorney		Ongoing		
44	03/16/23		Prep & email simpler food safety waiver to Mr. Adams for dissemination to BOS.	District Attorney		Ongoing		
45	03/16/23		Mr. Hall: E-blast Nuisance Alligator Procedure to residents.	Field Services		Completed		
46	03/16/23		Include CDD G/L and invoices in all future agendas.	District Manager		Completed		05/18/23
47	03/16/23		Invite the Controller to the next meeting.	District Manager		Ongoing		
48	03/16/23		Prep seven-year reconciliation to track expenditures & Excel spreadsheet identifying capital infrastructure re-investment plan.	District Manager		Ongoing		
49	03/16/23		Mr. Hall: Obtain another proposal to repaint tower and monuments.	Field Services		Ongoing		
50	03/16/23		Mr. Hall: Confer with Ms. Gupta re: Cachet Isles camera proposals.	Field Services		Ongoing		
51	04/20/23		Ms. Evans: Prepare a best practices security document and email it to the Board for review.	Amenity		Ongoing		
52	04/20/23		Staff: Prepare a contract for the Sports Camp for a four-week camp pending vendor's business license, insurance and background checks.	Field Services		Ongoing		
53	04/20/23		Collect phone survey edits from the Board and give to Triton for updated survey ahead of the next meeting.	District Manager		Ongoing		
54	04/20/23		Mr. Hall: Secure proposal to change lines to prolong the pool heaters.	Field Services		Ongoing		
55	04/20/23		Create employee personnel policy with feedback from Board before next meeting.	District Manager		Completed		05/18/23
56	04/20/23		Include Food Safety Waiver on next agenda.	District Manager		Completed		05/18/23
57	04/20/23		Include Vendor License Agreement on next agenda for discussion and consideration.	District Manager		Completed		05/18/23
58	05/18/23		Research whether the Supervisor of Elections will allow a referendum on the ballot.	District Manager		Completed		06/15/23
59	05/18/23		Research & confirm if \$9,450 "Miscellaneous field expense" on Page 3 of financials relates to the boat.	District Manager		Ongoing		
60	05/18/23		Provide monthly Uses Report for the \$700,000 account.	District Manager		Ongoing		
61	05/18/23		Research General Ledger & advise why "Beach club office supplies" line item is at 100% of budget.	District Manager		Ongoing		
62	05/18/23		Establish 3 Trust accounts for remaining funds from 2022 in Fund Balance.	District Manager		Ongoing		
63	05/18/23		Present investment options in advance of next meeting.	District Manager		Ongoing		
64	05/18/23		Develop incoming revenue policies to be implemented.	District Manager		Ongoing		
65	05/18/23		Update Employee Handbook and Policies.	District Manager		Ongoing		
66	05/18/23		Obtain and negotiate bill for telephone survey.	District Manager		Ongoing		
67	05/18/23		Contact District Counsel regarding the demand letter.	District Manager		Ongoing		
68	05/18/23		Mr. Adams & Mr. Hall: Address financial matters & take necessary corrective action.	District Manager		Ongoing		
69	05/18/23		Provide amortization schedules for the Gator and 2 trucks.	District Manager		Ongoing		
70	05/18/23		Mr. Hall: Work with the Accounting Department and the contractor to recode expenditures to "Well maintenance – irrigation".	Field Services		Ongoing		

CORY LAKES CDD - Task Log
RISKS, ACTIONS, ISSUES & DECISIONS (RAID LOG)

AS OF **07/11/2025 05:00 PM**

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71	06/15/23		Email Amortization Schedule for the \$700,000 loan to Board Members.	District Manager		Ongoing		
72	06/15/23		Provide a copy of the holiday decorating contract.	District Manager		Completed		
73	06/15/23		Mr. Hall: Obtain proposals for resurfacing priorities.	Field Services		Ongoing		
74	06/15/23		Provide updated budget for discussion at the July meeting.	District Manager		Ongoing		
75	06/15/23		Re-send emailed reserve study to all Board members.	District Manager		Ongoing		
76	06/15/23		Mr. Hall: Confer with Envera to address access issues on Sundays.	Field Services		Ongoing		
77	06/15/23		Ask Mr. Babbar how best to memorialize a Board decision not to sell the weirs and if a deed restriction is necessary.	District Manager		Ongoing		
78	06/15/23		Email update regarding inspection of weirs.	District Engineer		Ongoing		
79	06/15/23		Mr. Hall: Address a double invoicing issue.	Field Services		Ongoing		
80	07/20/23		Mr.Henderson: Revise the Allied proposal and present it at the next meeting	Field Services		Completed		
81	07/20/23		Mr. Holliday: Present a report on Envera's new technology, at a future meeting and provide Board Members with a hard copy in advance of the presentation	Field Services		Ongoing		
82	07/20/23		Ms. Green: Forward updated CLI Facebook page to the Board via constant contact.	Amenity		Ongoing		
83	07/20/23		Ms. Green: Email residents and request that they alert the Admin office of all instances where the guards failed to notify them of guest visits.	Amenity		Ongoing		
84	07/20/23		Adjust the budget to include the reserve study costs, Allied increase, increased Management and paver costs.	District Manager		Ongoing		
85	07/20/23		Include the weir project as a discussion item on the next agenda	District Manager		Ongoing		
86	07/20/23		Provide 5 hours of legal advice and help review footage of potential theft by the prior Office Administrator and report his findings.	District Attorney		Ongoing		
87	08/17/23		Mr. Hall: Send email to residents re: school drop off tips	Field Services		Ongoing		
88	08/17/23		REMOVE items 10, 11 form agenda; Table item 12 to Sept. meeting; COUNSEL to attend	District Manager		Ongoing		
89	08/17/23		Post Budget Presenation to Website	District Manager		Completed	8/30/23	
90	08/17/23		Mr. Hall: Send email to residents re: budget presentation	Field Services		Ongoing		
91	08/17/23		Mr. Hall: Get NEON VESTS for Carpooling Staff	Field Services		Ongoing		
92	08/17/23		Mr. Hall: Get TRAFFIC CONES with reflectors for ALLIED to use	Field Services		Ongoing		
93	08/17/23		Meet with Supervisors - financials, agendas, facilities, etc.	District Manager		Ongoing		
94	08/17/23		Provide list of issues to discuss with DM to Mr. Krause	Supervisors		Ongoing		
95	08/17/23		Ms. Thibault: Connect with Mr. Woodcock (Engineer) to review weirs	District Manager		Completed		
96	08/17/23		Ms. Green: resend email to residents re: registering for guest notifications via text	Amenity		Ongoing		
97	08/17/23		Staff: send files re: Beach Club Rentals to Supervisor Belyea for review	Field Services		Ongoing		
98	08/17/23		Mr. Krause & Ms. Thibault: someone to talk to Board re: events management	District Manager		Ongoing		
99	08/17/23		Mr. Hall: send email to Supervisors re: prior events planning process	Field Services		Ongoing		
100	08/17/23		Ms. Thompson: send committee policies to Supervisors	Field Services		Ongoing		
101	08/17/23		Post ADOPTED BUDGET, MINUTES to website	District Manager		Completed		
102	08/17/23		Work with EGIS Insurance on policy discount (new roofs)	District Manager		Ongoing		
103	08/17/23		Complete audit of website and UPDATE	District Manager		Ongoing		
104	09/21/23		Add EVENTS proposal to next meeting agenda for discussion	District Manager		Ongoing		
105	09/21/23		Mr. Krause/Ms. Green: Add EVENTS CALENDAR to website	District Manager		Ongoing		
106	09/21/23		Invite DISTRICT COUNSEL to attend next CDD Meeting	District Manager		Completed		
107	09/21/23		Add MEADOWS DEED item to next agenda	District Manager		Ongoing		
108	09/21/23		Provide UPDATE to Board re: 17923 Cachet Isle Drive (VII. C.)	District Attorney		Ongoing		
109	09/21/23		REMOVE EVENTS FORM DISCUSSION from agenda	District Manager		Completed		

CORY LAKES CDD - Task Log
RISKS, ACTIONS, ISSUES & DECISIONS (RAID LOG)

AS OF **07/11/2025 05:00 PM**

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110	09/21/23		Send Updated User Agreement (Exhibit 5) to Counsel for review and placement on next month's agenda	District Manager		Completed		sent 09/25/23
111	09/21/23		Send Updated Rental Agreement (Exhibit 6) to Counsel for review and placement on next month's agenda	District Manager		Completed		sent 09/25/23
112	09/21/23		Add Agenda Item for advertising Public Hearing to discuss rental fees for the Cory Lakes Beach Club facility, setting date and time	District Manager		Ongoing		
113	09/21/23		Provide UPDATE to Board re: 17923 Cachet Isle Drive (VII. C.)	District Attorney		Ongoing		
114	09/21/23		Work with POA (Amanda Schewe) to set SPECIAL MEETING in early November to discuss Community Covenants and Bylaws	District Manager		Ongoing		
115	09/21/23		Place Safety and Security Charter and Objectives on nesxt meeting agenda (Exhibits 8 and 9, respectively)	District Manager		Completed		
116	09/21/23		Mr. Krause/Ms. Green: Print AGENDA BOOK on BOTH SIDES for 3 Supervisors; bring Tablet for 1 Supervisor	District Manager		Ongoing		
117	09/21/23		Mr. Hall: Look into purchasing additional flat bench for gym	Field Services		Ongoing		
118	09/21/23		Mr. Krause/Mr. Babbar: Send LIABILITY WAIVER to staff to place in office	District Manager		Ongoing		
119	09/21/23		Test ZOOM link on agenda	District Manager		Completed		
120	09/21/23		Add discussion item to agenda: WAYS TO REDUCE LENGTH OF MEETING	District Manager		Completed		
121	10/19/23		Bring updated proposal for landscaping / mulching	Field Services		Ongoing		
122	10/19/23		Larry/Patricia - send Worker's Comp information to Supervisors, re: volunteers	District Manager		Ongoing		
123	10/19/23		John Hall - send arial and description of school carpooling to Larry	Field Services		Completed		
124	10/19/23		Larry/Vivek - Send arial and description from John Hall to Insurance Co.	District Manager		Completed		
125	10/19/23		Set up SPECIAL BUDGET MEETING for November 7 at 6:00 p.m.	District Manager		Completed		
126	10/19/23		Provide Advertising language to DM for SPECIAL BUDGET MEETING	District Attorney		Completed		
127	10/19/23		Contact RESERVE STUDY vendors for proposals	District Manager		Completed		
128	10/19/23		Add AUDIT COMMITTEE (Board) to Nov. meeting agenda - Auditors	District Manager		Completed		
129	10/19/23		Send MEETING INVITATION to Supervisors, Staff for 11/7 Meeting	District Manager		Completed		
130	10/19/23		Send email to Dominique re: when to use LIABILITY WAIVER	District Attorney		Completed		
131	10/19/23		Send Rules and Regulations/Procedures to Vivek (Counsel)	District Manager		Completed		
132	10/19/23		Have PUBLIC RECORDS REQUEST (PRR) form added to website	District Manager		Completed		
133	10/19/23		Larry/Vivek - bring back to next meeting COMMITTEE GUIDELINES	District Manager		Ongoing		
134	10/19/23		Send Supervisors information on TRAINING	District Attorney		Completed		
135	10/19/23		Add CONTRACT BOILERPLATE to Nov. Meeting Agenda	District Manager		Completed		
136	10/19/23		Remove comments from ZOOM for meetings	District Manager		Completed		
137	11/07/23		John - provide lighting contracts for streetlights	Field Services		Ongoing		
138	11/07/23		Request Contracts from TECO for Streetlights	District Manager		Ongoing		
139	11/07/23		Review Past Meeting Minutes for Board Approval of Landscaping	District Manager		Ongoing		
140	11/07/23		Add Budget Amendment to November meeting agenda	District Manager		Completed		
141	11/07/23		Larry/John - Connect with LMP re: Fuel Surcharge (need the to send us authorization)	District Manager		Ongoing		
142	11/07/23		Staff - need to establish best methodology for stabalizing pavers - bring back by December or January	Field Services		Ongoing		
143	11/07/23		Price out insurance based on new roofs at Beach Club and Guard Houses	District Manager		Completed		
144	11/07/23		Patrica - bring updated Budget to next meeting	District Manager		Completed		
145	11/07/23		Place Budget PPT on CDD Website	District Manager		Completed		
146	11/07/23		Staff/Supervisors - draft and send email message to community, re: Budget	Supervisors		Completed		
147	11/07/23		Dominique - Send email to community, re: cleaning landscaping debris	Amenity		Ongoing		

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148	11/16/23		Provide Supervisors with Summary/Comparison of RFP responses, re: Auditors	District Manager		Completed		
149	11/16/23		Add Landscaping Fuel Surcharge discussion to agenda for December	District Manager		Ongoing		
150	11/16/23		Send Allied PPT to Supervisors	District Manager		Completed		
151	11/16/23		Allied - bring back updated options for security	Field Services		Ongoing		
152	11/16/23		Larry/Patricia - add RENTAL and SPONSHORSHIP line item to budget under Office Administrator	District Manager		Ongoing		
153	11/16/23		Move Office Administrator Report to other Staff Reports	District Manager		Completed		
154	11/16/23		Number all pages in Agenda Packet	District Manager		Completed		
155	11/16/23		Send POA Joint Meeting dates to Vivek, then POA (1/15, 1/8)	District Manager		Completed		
156	11/16/23		John/Dominique - bring back guidelines for agreements in December	Field Services		Ongoing		
157	11/16/23		Advertise RFP for Auditing Services & Next Audit Committee Meeting	District Manager		Completed		
158	11/16/23		Bring back Discussion on Changing District Rules to Policies	District Manager		Completed		
159	11/16/23		Add the Meeting Date to the Minutes document title	District Manager		Completed		
160	11/16/23		Check with District Counsel on Volunteers for painting monuments	District Manager		Ongoing		
161	11/16/23		Coord. With Patricia on prorating raises for John and Dominique	District Manager		Ongoing		
162	12/21/23		John/Larry - Invite LMP Executives to the January 18 CDD Meeting	District Manager		Completed		12/24/23
163	12/21/23		Advertise JOINT POA/CDD 1/11/24 Meeting in Tampa Bay Times	District Manager		Completed		
164	12/21/23		BREEZE - add page numbers to financials (seperate from packet)	District Manager		Completed		
165	12/21/23		Patricia - add Dashboard to Financials	District Manager		Completed		
166	12/21/23		John/Dominique - review/submit changes to rules to District Manager	Field Services		Ongoing		
167	12/21/23		Review/submit changes to rules to District Manager	Supervisors		Ongoing		
168	12/21/23		Check on procedures in other districts for requesting facility use	District Manager		Completed		
169	12/21/23		Draft notice email/flyer alerting people to no longer park/stand at guard gate	District Manager		Completed		
170	12/21/23		Dominique to send out meeting notice reminders 7 days prior to meetings	Amenity		Ongoing		
171	12/21/23		Advertise Feb. 22 CDD Regular Meeting in Tampa Bay Times	District Manager		Completed		
172	12/21/23		Add Commissioner Hagan to Feb. 22 Agenda - at the TOP	District Manager		Completed		
173	12/21/23		Send Recreation Amenity Policy to Staff and Supervisors	District Attorney		Completed		
174	01/18/24		LMP to send weekly/monthly reports to John Hall	Field Services		Ongoing		
175	01/18/24		Send/check on cancellation of services notice to Grau & Associates	District Manager		Completed		
176	01/18/24		Larry and John to confer with Counsel re: 17923 Cachet Isle	District Manager		Ongoing		
177	01/18/24		John/Dominique - create list of projects/costs that need to be addressed	Field Services		Ongoing		
178	01/18/24		Add Commissioner Hagan to beginning of Agenda to address safety	District Manager		Completed		
179	01/18/24		John - change out 25 MPH sign that is faded	Field Services		Ongoing		
180	01/18/24		Send Commission on Ethics Link to Supervisors to register emails	District Manager		Completed		
181	01/18/24		Reach out to Counsel re: Supervisor online training	District Manager		Ongoing		
182	01/18/24		John/Dominique - info. Campaign to residents, re: fingerprint access	Field Services		Ongoing		
183	01/18/24		Send finalized, updated DRAFT of CLI Non-Exclusive 2-Hour Beach Club User Agreement to Supervisors, then Counsel for final review	District Manager		Ongoing		
184	02/22/24		Patricia - Bring proposal for Security Tech Access for CDD to March Meeting	District Manager		Ongoing		
185	02/22/24		Advertise for the BUDGET Workshop for March 26 at 6 p.m.	District Manager		Completed		
186	02/22/24		Send Non-Exclusive Beachclub Agreement UPDATES to Counsel; bring back for consideration/approval by Board in March	District Manager		Ongoing		
187	02/22/24		Add BUDGET Workshop on March 26 to Meeting Schedule	District Manager		Completed		
188	02/22/24		Edit all received changes to Rule & Procedures and include in MARCH meeting agenda	District Manager		Completed		
189	02/22/24		Confirm with Counsel whether to update Rules first or convert to Policies first (Counsel advises updating them first)	District Manager		Completed		
190	03/21/24		Ask Kim from ENVERA to invite Manager to Budget Workshop 3/26	District Manager		Completed		

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191	03/21/24		ENVERA - Bring Proposal to Budget Meeting 3/26	Field Services		Completed		
192	03/21/24		Patricia to ADD % Column to financials	District Manager		Completed		
193	03/21/24		Send POLICIES UPDATES to District Counsel as they occur	District Manager		Ongoing		
194	03/21/24		Invite District Counsel to attend April CDD Meeting	District Manager		Completed		
195	03/21/24		Contact ALLIED for Driver Privacy Act Issues	District Manager		Completed		
196	03/21/24		Dominique - contact Heritage Isle, re: TENNIS COURT Reservation process	Amenity		Ongoing		
197	03/21/24		Dominique - Print the ACTION ITEM list larger (Larry to provide Tablets)	Amenity		Completed		
198	03/21/24		Contact Engineer/Counsel for update on 17923 Cachet Isle Dr.	District Manager		Ongoing		
199	03/21/24		Dominique - Contact Solitude re: pond praying	Amenity		Ongoing		
200	03/21/24		Get TJ to clean mailboxes (or Phillip if cannot reach TJ)	District Manager		Ongoing		
201	03/21/24		Larry/Patricia - Get gas card for Dominique for filling ROVER	District Manager		Completed		
202	03/21/24		Contact ALLIED re: capturing License Plate Numbers	District Manager		Completed		
203	03/21/24		Send Appt/DUE for policies pages 12-16 by April 10	District Manager		Completed		
204	03/21/24		Add oil stains on roads, send to Counsel for advisement	District Manager		Ongoing		
205	03/21/24		Larry/Dominique - work with Cousnel on messsageing re: bonds/roads	District Manager				
206	03/21/24		Larry/Vivek - Agreement for POA LCAM to rent space at Morris Bridge or Amenity Center	District Manager				
207	03/26/24		Larry/Patricia-meet with Kim Bittar re: ENVERA	District Manager		Completed		
208	03/26/24		Patricia-bring additional proposals for security to APRIL meeting (DCI, etc.)	District Manager		Completed		
209	03/26/24		Larry/Phillip-Contact Tampa Police, Hillsborough Sheriff to attend meetings	District Manager		Completed		
210	03/26/24		Patricia - work with insurance carrier on reduction of coverage, costs	District Manager		Completed		
211	03/26/24		Contact John Hall for Tj contact information	District Manager		Ongoing		
212	03/26/24		Advertise for Part Time Assistant Facilities Manager	District Manager		Completed		
213	03/26/24		Add LMP Proposals to April Agenda	District Manager		Completed		
214	03/26/24		Dominique to get electronic files from LMP of their proposals	Amenity		Completed		
215	03/26/24		Patricia - Reach out to LMP to get an addendum for the Fuel Surcharge	District Manager		Ongoing		
216	03/26/24		Phillip - get price on beach sand	Field Services		Completed		
217	03/26/24		Dominique - send message to community re: do not cut netting at volleyball court	Amenity		Completed		
218	03/26/24		Get proposal form District Engineer to conduct paver analysis	District Manager		Ongoing		
219	03/26/24		Patricia - get WEIRS research from Distric Engineer to send to Greg Woodcock	District Manager		Completed		
220	03/26/24		Larry/Patricia-get Reserve Study Proposals	District Manager		Ongoing		
221	04/18/24		John Scanlon (JCS Security) to send LK cost per hour	Field Services		Completed		
222	04/18/24		Advertise for CLI Budget Meeting on 5/30/24 at 6 p.m.; Proposals	District Manager		Completed		
223	04/18/24		Add EMS Aquatics Proposal to 5/30/24 Agenda	District Manager		Completed		
224	04/18/24		Add Steadfast Aquatics Proposal to 5/30/24 Agenda	District Manager		Completed		
225	04/18/24		Obtain new proposal from Allied Security, add to 5/30/24 Agenda	District Manager		Completed		
226	04/18/24		PT - Increase FONT for Financials	District Manager		Completed		
227	04/18/24		PC - contact TECO re: 26 Streetlights being on all day	Field Services		Completed		
228	04/18/24		Add discussion item: TPD hours for patrolling community to 5/16/24 CDD Meeting	District Manager		Ongoing		
229	04/18/24		Add DISCUSSION ITEM: Security and Resident Interactions to 5/16/24 CDD Meeting	District Manager		Completed		
230	04/18/24		Update Employee Handbook and Provide to DG and PC	District Manager		Ongoing		
231	04/18/24		PC - contact District ENGINEER re: signage at intersection	Field Services		Ongoing		
232	04/18/24		PC - Check on SPEED SIGNS, Battery Replacement	Field Services		Ongoing		
233	04/18/24		PC - Paint, Address Box at Morris Bridge Resident Entrance	Field Services		Ongoing		

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234	04/18/24		LK/PT - Publish RFP for Security; Work with Supervisor Acoff	District Manager		Completed		
235	04/18/24		BRING BACK to 5/30/24 Agenda - Stantec – Paver Roadways Review - \$25,510.00	District Manager		Ongoing		
236	04/18/24		BRING BACK to 5/30/24 Agenda - Stantec – Weir Replacement Project - \$17,700.00	District Manager		Ongoing		
237	04/18/24		PC - Advertise for Part-Time Assistant Facilities Manager	Field Services		Completed		
238	04/18/24		BRING BACK to 5/16/24 CDD Meeting: Discussion: CDD Rules and Regulations - Updates on Pages 12-16	District Manager		Completed		
239	04/18/24		BRING BACK to 5/16/24 CDD Meeting: Pool Party Reservation Agreement	District Manager		Completed		
240	04/18/24		BRING BACK to 5/16/24 CDD Meeting: Discussion: Alligators and Alligator Removal	District Manager		Completed		
241	04/18/24		BRING BACK to 5/16/24 CDD Meeting: All Meeting Minutes for Approval	District Manager		Completed		
242	04/18/24		BRING BACK to 5/16/24 CDD Meeting: Resolution 204-02; Spending Authority	District Manager		Completed		
243	05/16/24		PC - get with Solitude to tour ponds in community	Field Services				
244	05/16/24		Work with TPD to get them onscene for security - patrolling community	District Manager		Ongoing		
245	05/16/24		Send invitation to Supervisors re: rules/regulations update pages 17-34, due 6/11/24	District Manager		Completed		sent 5/17/24
246	05/16/24		DG - send community-wide email re: alligators	Amenity		Completed		sent 5/21/24
247	05/16/24		Update on WEIR proposals	District Manager		Completed		PT reached out
248	05/16/24		PT - Adjust office schedule for Office staff into 4-hour shifts	Accounting		Ongoing		
249	05/16/24		DG - needs to get contact information for EMERGE; LK to see if we have	Amenity		Completed		BREEZE does not have contact info.
250	05/16/24		PC - Get vendor that installed new roofs at guard houses/amenity center to review roofs prior to storm season	Field Services		Ongoing		
251	05/16/24		PC - order/install new backboards in Hockey Rink	Field Services		Ongoing		
252	05/16/24		Add City of Tampa MANHOLE COVERS to 5/30 agenda	District Manager		Ongoing		
253	05/16/24		Check with VB on email for privatizing roads	District Manager		Ongoing		reached out via email again 5/21/24
254	05/16/24		Get update from Counsel/Engineer re: 17923 Cachet Isle issue	District Manager		Ongoing		LK sent email 5/21/24 for update
255	05/16/24		Bring back items 2-5 under DM to next Regular CDD Meeting	District Manager		Completed		
256	05/30/24		Terminate Contract with Current Cleaning Company	District Manager		Completed		last day is June 30
257	05/30/24		Terminate Contract with Current Security Company	District Manager		Completed		last day is June 30
258	05/30/24		Send Contract to new Security Company	District Manager		Completed		First day is July 1
259	05/30/24		Send Contract to new Cleaning Company	District Manager		Completed		First day is July 1
260	06/20/24		Send Policies and Procedures UPDATES to District Counsel for review	District Manager		Completed		sent email 6/22/24 to Vivek
261	06/20/24		Get/add information about REMOTE ACCESS for CourtReserve; bring back NEXT month	District Manager		Completed		sent email 06/22/24 to Angela
262	06/20/24		Invite Todd Hebel (DCIntegrations) to July 16 Special Meeting	District Manager		Completed		sent email 06/22/24 to Todd
263	06/20/24		PC - work with crew of 4 (Budgeted \$20K) to fix PAVERS by Cross Creek area	Field Services		Ongoing		
264	06/20/24		Advise Joe Hamilton (Steadfast) of pond addition to Proposal	District Manager		Completed		sent email 06/21/24 to Joe
265	06/20/24		PC - send reports from Solitude to LK for Agendas	Field Services				
266	06/20/24		PC - reach out to Arbor Green re: Drainage Issues	Field Services		Ongoing		
267	06/20/24		Ask Counsel to involve POA re: 17923 Cachet Isle Dr.	District Manager		Completed		sent email 06/21/24 to Vivek
268	06/20/24		Ask Counsel about UPDATING POST ORDERS with new Security	District Manager		Completed		sent email 06/21/24 to Vivek
269	06/20/24		Ask Counsel about UPDATING FORMS with new costs/people allowed	District Manager		Completed		sent email 06/21/24 to Vivek
270	06/20/24		Ask Counsel about AUCTIONING SPARK or donating it	District Manager		Completed		sent email 06/21/24 to Vivek
271	06/20/24		Solitude - needs to send PLAN to PC by WED., June 26	Field Services				
272	06/20/24		Work with ALLIED/Counsel to recoup costs for ROVER offsite	District Manager				
273	06/17/24	248	Set SPECIAL BUDGET MEETING for July 16 at 6 p.m. (Website, Ad in TBT)	District Manager		Completed		Sent email 06/22/24 to Stephan; Sent email 06/21/24 to Deirdre

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RISKS, ACTIONS, ISSUES & DECISIONS (RAID LOG)

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274	06/20/24		LK/PT/DG - add attendants at the pool during Summer	District Manager		Ongoing		
275	06/20/24		PC - Contact City of Tampa re: Manhole Covers, ensure CDD is in City Budget	Field Services		Ongoing		
276	06/20/24		Post Minutes to CDD website	District Manager		Completed		
277	06/20/24		Steadfast to have UPDATED Proposal to Distict by TUES., June 25	Field Services		Completed		
278	06/20/24		PC - Proposal to next meeting re: FASTER GATE OPERATORS	Field Services		Ongoing		
279	07/16/24		Ceiling fans at pool	Field Services		In Process – Being Reviewed by Staff		
280	07/16/24		Invite ENVERA to next meeting	District Manager		Completed		
281	07/16/24		Bring Court Reserve Proposal to next meeting	District Manager		Completed		
282	07/16/24		Bring BEST proposals for A/C for Board to decide	Field Services		Completed		
283	07/16/24		Additional proposals to resurface Tennis Courts	Field Services		Ongoing		
284	07/16/24		Set aside a designated funds line item for furniture/flooring	Accounting		Ongoing		
285	07/16/24		Quotes for a stand-up warmer for Amenity Center Kitchen	Field Services		Ongoing		
286	07/18/24		Cancel Solitude for aquatics	District Manager		Completed		
287	07/18/24		Weir Cap Update and Project Management Proposal	District Engineer		Completed		
288	08/15/24		Send email to community re: new policy for security and updating their ENVERA list, some residents may receive calls as system is being updated.	Amenity		Completed		
289	08/15/24		Provide verbiage for above	District Manager		Completed		
290	08/15/24		Send approved Drainage Project Oversight to Engineer	District Manager		Completed		
291	08/15/24		Ask CourtReserve about Wi-Fi range and needs for lock system at tennis courts	Amenity		Ongoing		
292	08/15/24		Provide post-event report after every CDD event	Amenity		Completed		
293	08/15/24		Work with Pool Vendor (Suncoast Pools) to address Health Department issues	Amenity		Ongoing		
294	08/15/24		Get back-up pool vendor - Cooper Pools - for help with health dept. inspection if needed.	District Manager		Ongoing		Reached out 8/16/24
295	08/15/24		Advise FI Heat and Air of Board approval to start demo and see if they can prorate the contract given that we have a maintenance agreement with them; advise Board approval of installation of units per their proposal	District Manager		Completed		
296	08/15/24		Look into stormwater report to get to Board	District Manager		Ongoing		
297	08/15/24		Check with CITY OF TAMPA on manhole covers	District Manager		Ongoing		
298	08/15/24		Get drywall repair into the Gym ASAP while closed	District Manager		Ongoing		
299	08/15/24		Provide list of charities to which the SPARK can be donated; need to get value	District Manager		Completed		
300	08/15/24		Need to get engineer out to review volleyball court for drainage issues	District Manager				
301	08/15/24		Find or get new storm drain report	District Manager		Ongoing		Requested via email 8/17/24
302	08/15/24		Add erosion item to next agenda	District Manager		Completed		
303	08/15/24		Reach out to Suncoast Pool re: cost increase and maintenance needs	District Manager				
304	08/15/24		Advise HECKER that the Board approved Concrete Caps	District Manager		Completed		Email sent 8/17/24
305	08/15/24		Send Health Dept. Report to the Board, re: pool issues	District Manager		Completed		Sent 8/16/24
306	08/15/24		Send reserve study to supervisors and latest proposals	District Manager		Completed		Sent 8/16/24
307	08/15/24		Envera to provide visuals	District Manager		Completed		Updated proposal received; ongoing presentation 9/13/24
308	09/19/24		Help residents (Todd Apple) put out new Pickleball Net that is in the Maintenance Shed	Field Services				
309	09/19/24		Send weekly email to community re: Townhall Meeting (see AJ for details and State Leaders) now through October meeting date	Amenity		Ongoing		

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310	09/19/24		Contact county/city Mosquito Control for spraying	Field Services				
311	09/19/24		Fix THE POINT entrance monument that is crooked	Field Services		In Process – Being Reviewed by Staff		
312	09/19/24		Paint all community entrance monuments	Field Services		In Process – Being Reviewed by Staff		
313	09/19/24		Fix uplighting in island at T intersection of Cory Lake Drive and Cross Creek	Field Services		In Process – Being Reviewed by Staff		
314	09/19/24		Windows 11 upgrade and add QR code to kiosk	Amenity		Ongoing		
315			Mulching proposals	Amenity		Ongoing		
316	09/19/24		BM/JO - Send weekly summary of security items to Board	Field Services		Ongoing		
317	09/19/24		Send email to community about pool hours being from 7 a.m. to 7 p.m. now through next meeting and include Kim Bittar from ENVERA	Amenity		Ongoing		
318	09/19/24		Reach out to Steadfast re: more details/information on fish kills	Field Services		Completed		
319	09/19/24		Provide lease information both district trucks (white and blue Ford)	District Manager		Completed		See October agenda
320	09/19/24		Follow up with FI. Heat and Air re: AC maintenance agreement for new units at Gym	Field Services		Ongoing		
321	09/19/24		Get Hecker, Engineer and Counsel together to get moving on WEIR project install	District Manager		Ongoing		
322	09/19/24		Get proposals to restore CDD and Conservation areas at 17923 Cachet Isle Drive (SWFWMD)	Field Services		Ongoing		
323	09/19/24		Refund Syedd for 5/30/24 event rental and security deposit	District Manager		Completed		
324	09/19/24		Reach out to pool slide manufacturer for fixing cracks	Field Services		Completed		
325	09/19/24		Reach out to Suncoast Pools for update on Health Department infractions	Field Services		Completed		
326	09/19/24		Get quotes for new pool vendor (LK to provide information from Cooper Pools)	Field Services		Completed		Bandu and Cooper Pools
327	09/19/24		Get quotes for elevating pool pump motor to reduce flooding shorts	Field Services		Ongoing		
328	09/19/24		Send projects list to JO	District Manager		Ongoing		
329	09/19/24		Send Paver and ENVERA PPTs to Supervisors	District Manager		Completed		Done 9/20/24
330	09/19/24		Work with Supervisor Acoff to get JCS to provide security for Paver work (installation)	Field Services		Ongoing		
331	09/19/24		Check with Vivek Babbar (Counsel) on cease and desist for using CDD name, likeness and other images	District Manager		Ongoing		
332	09/19/24		Look into gate arms at Cross creek (moving slowly)	Amenity		Ongoing		
333	09/19/24		Include summary sheet with all multiple proposals for easy comparison	District Manager		Ongoing		See October agenda
334	09/19/24		Get more detailed scope of work from City Cleaners, additional quotes for cleaning from Sunshine Cleaning and a third vendor	Field Services		Completed		Sunshine, City Wide, and Stratus
335	09/19/24		Reach out to other vendors re: window cleaning at the amenity center (quarterly)	Field Services		Completed		See proposals
336	09/19/24		Serve as liaison with JO and LK re: janitorial scope of work	Supervisors		Completed		See scope of work
337	09/19/24		Get scope of work form other vendors in other communities	District Manager		Completed		See scope of work
338	09/19/24		Donate SPARK to Habitat for Humanity – get with counsel on form to file	District Manager		Completed		
339	09/19/24		Add name of dissenting votes on minutes	District Manager		Completed		See motions and minutes
340	09/19/24		Include vendors for holiday lights, HVAC, and auditing services to contract list	District Manager		Completed		See updated contract list
341	10/17/24		Ask Counsel to attend Next Meeting	District Manager		Completed		
342	10/17/24		Ask Counsel for update on: Weir Contract	District Manager		Completed		
343	10/17/24		Ask Counsel for update on: 17923 Cachet Isle	District Manager		Completed		

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344	10/17/24		Ask Counsel for update on: Cease and Desist letter to The Islander Publisher	District Manager		Completed		
345	10/17/24		Ask Counsel for update on: Rules and Regulations	District Manager		Completed		Will bring to December meeting
346	10/17/24		Ask Counsel for update on: Donation of the Chevy SPARK vehicle to Habitat for Humanit	District Manager		Completed		
347	10/17/24		Ask Counsel for update on: Contract for 7 Day a Week Janitorial Service – Sunshine Cleaning	District Manager		Ongoing		
348	10/17/24		Ask Counsel for update on: CDD trees falling on Private Property	District Manager		Completed		
349	10/17/24		Add Suncoast Pools Contract to list of contracts	District Manager		Completed		See November agenda
350	10/17/24		Add Ford F-150 to list of Contracts with status of payments/paid off	District Manager		Completed		See November agenda
351	10/17/24		Add Ford Ranger to list of Contracts with status of payments/paid off	District Manager		Completed		See November agenda
352	10/17/24		Reach out to Patricia on updates on the payments status of both Trucks	District Manager		Completed		
353	10/17/24		Reach out to Egis Insurance re: Hurricane Milton issues	District Manager		Ongoing		
354	10/17/24		Add Reserve Study to agenda packet for November - need to reach out for updated proposals	District Manager		Completed		See November agenda
355	10/17/24		Send staff email re: need all hurricane-related proposals sent to LK and Patricia for processing	District Manager		Ongoing		sent via email 10/17/24
356	10/17/24		Refund Security Deposit to resident for event on 10/13/24	District Manager		Completed		Done. (10/17/2024)
357	10/17/24		Send email to community re: picking up after their pets	Amenity		Completed		Done. (10/19/2024)
358	10/17/24		Provide monthly summary of Security Events to Supervisors	Amenity		Ongoing		Pending... Will be attached to next month's OA&E Report for board meeting (11/21/2024)
359	10/17/24		Get towing company to attend Nov. Meeting			Completed		Attended November meeting
360	10/17/24		Get with Engineer on update of WEIRs, contract	Field Services		Completed		JO sent email 10/18/24 Meeting set up for 10/21/2024
361	10/17/24		Get Joe Hamilton (FEMA Monitor) to quantify debris in community ASAP	Field Services		Completed		Joe Hamilton verified debris on 10/18/2024
362	10/17/24		Look into caution tape at Morris Bridge entrance on the right -determine issue there	Field Services		Ongoing		JO have looked a couple of times and will continue to look, and cannot find it.
363	10/17/24		Review fish net down in ponds, allowing fish to escape; Check with Steadfast on issue/remediation	Field Services		Ongoing		10/18 Steadfast Francisco was advised he will check and found new screen needs to be ordered.
364	10/17/24		Address Light Sconces throughout community and work with Supervisor Belyea on Designs	Field Services		Ongoing		GK Electric Solutions was here on Saturday 10/19/2024. He is working up a proposal and will get cut sheets of a few fixture options.
365	10/17/24		Work with FI Heat and Air on Maintenance contract for New A/C Units vs. Old A/C Units	Field Services		Ongoing		LK spoke with vendor 10/18/24 – they will review and update/prorate They are working to prorate the contract for the new units. Koral is preparing spread sheet for contracts on units and there cost and expiration dates.
366	10/17/24		Reach out to TAMPA re: manhole covers	Field Services		Ongoing		JO spoke with City of Tampa Sewer Operations Team leader Reginald Tim he is going to be coming out to show me some things as per there last inspection there were no deficiencies to any it was to the pavers around the area which are settling.

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367	10/17/24		Get with Tim Gay (?) re: holiday lighting and getting lights turned on Nov. 1-11 for Diwali	Field Services		Completed		JO spoke with vendor he will turn on lights at clubhouse he said as in the past.
368	11/21/24		Add POA report after VENDOR UPDATES and before BUSINESS ITEMS	District Manager		Completed		See December agenda
369	11/21/24		Bring back the Reserve Study Proposals	District Manager		Completed		Ask for updated proposals; 12/19/24 Board approved Custom Reserves
370	11/21/24		Update Contract list: ADD column for STATUS	District Manager		Completed		See December agenda
371	11/21/24		Pay the Solitude Invoice for TERMINATION of services (see item 5 below)	Accounting		Ongoing		Counsel reviewed termination provisions 11/21/24
372	11/21/24		Will send a letter to Solitude to APPEAL the TERMINATION fee	District Attorney		Ongoing		
373	11/21/24		Can District pay for Notary Renewal and Require FREE Resident Notarizations	District Manager		Ongoing		
374	11/21/24		Remove ICE machine outside Beach Club	Field Services		Completed		Removed 11/27/24
375	11/21/24		Send COMMUNITY NOTICE (Constant Contact) re: POOL HOURS are form 8a-5p until further notice	Amenity		Completed		LK sent verbiage to DG 11/24/24
376	11/21/24		Add current TOWING policies for discussion	District Manager		Completed		See December agenda
377	11/21/24		Send Security Reports to Supervisors, District Manager, and Facilities Manager			Ongoing		
378	11/21/24		Add SECURITY REPORT (exempt from Public) at end of Agenda for December	District Manager		Completed		See December agenda
379	11/21/24		Reach out to STEADFAST re: CARP in the ponds	Field Services		Ongoing		
380	11/21/24		Follow up on CONTRACT with SUNSHINE CLEANING	District Manager		Ongoing		
381	11/21/24		Send Letter to Resident re: tree at 10429 Canary Isle Drive	District Manager		Completed		emailed 11/24, sent 11/25
382	11/21/24		Work with ENGINEER to create SCOPE of WORK to restore the property to SWFWMD specs at 17923 Cachet Isle	District Manager		Ongoing		LK sent request to engineer 11/24/24
383	11/21/24		Bring back pool maintenance vendor proposals to Dec. Meeting	District Manager		Completed		See December agenda
384	11/21/24		Take proposals from JO report and place on AGENDA as separate Exhibits	District Manager		Ongoing		See December agenda
385	11/21/24		Open account with McMaster-Carr	Field Services		Completed		
386	11/21/24		Get a quick fix for the patios behind the Beach Club for the Boat Parade	Field Services		Ongoing		See December agenda
387	11/21/24		Hire 20-hour Part-Time Facilities Manger Assistant ASAP	Field Services		Ongoing		
388	11/21/24		Message TECO and COUNTY re: new services	District Manager		Ongoing		
389	11/21/24		Discuss FENCING and FEMA options	Field Services		Completed		
390	11/21/24		Get FENCING added to INSURANCE	District Manager		Ongoing		
391	11/21/24		Send ALL quotes/proposals to Keyza	Field Services		Completed		See December agenda
392	11/21/24		Get POOL signs updated/replaced	Field Services		Ongoing		
393	11/21/24		Bring list of MAINTENANCE ITEMS for Board to Address and Prioritize to December meeting	Field Services		Completed		See December agenda
394	11/21/24		Get additional Stormwater Drain cleaning proposals for December meeting	Field Services		Ongoing		
395	11/21/24		Send 2012 Reserve Study to new Supervisors	District Manager		Completed		Sent
396	12/19/24		Contract with Custom Reserves	District Manager		Completed		Start Date: 01/07/25 - Executed
397	12/19/24		Draft letter for person involved on plane in lake	District Attorney		Ongoing		
398	12/19/24		Steadfast to monitor and pick up trash on the lake	Field Services		Ongoing		
399	12/19/24		Advertise Joint CDD/POA Meeting on January 28, 2025 at 6:00 p.m.	District Manager		Completed		Scheduled to publish on Jan 17
400	12/19/24		Table discussion of Parking and Towing Policy to February meeting	District Manager		Ongoing		Hardship waiver to be discussed at the joint CDD/POA meeting
401	12/19/24		Discuss budget amendment and resolution at the January meeting	Accounting		Completed		See January agenda; adopted
402	12/19/24		Revise November minutes based on verbatim	District Manager		Ongoing		See February agenda
403	12/19/24		Enlarge action item list font and add to task list	District Manager		Completed		
404	12/19/24		Review Suncoast Pool contract and terminate	District Manager		Completed		30-day notice; 01/07/25 sent termination letter

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405	12/19/24		Draft contract for Bandu	District Attorney		Completed		Start Date 02/08/25; executed
406	12/19/24		Table discussion of updated CDD Rules and Regulations to January meeting	District Manager		Completed		See January agenda
407	12/19/24		Advertise new meeting date for June 17, 2025	District Manager		Ongoing		Scheduled to publish on June 6, 2025
408	12/19/24		Remind Clubhouse renters to clean (charge to deposit fee if not)	Amenity		Ongoing		
409	12/19/24		Separate list of maintenance items for consideration until budget meeting	Field Services		Ongoing		
410	12/19/24		Chairman Belyea to refer a company for chimney cover	Field Services				Board decided not to proceed
411	12/19/24		Remove amenity privileges of the resident who damaged the gate until \$195 was paid	Amenity		Ongoing		
412	12/19/24		Table stormwater drain cleaning proposals to next meeting	District Manager		Completed		See January agenda
413	01/16/25		Send WEIRS contracts update to Supervisors	District Manager		Completed		requested from Engineer 1/18/25
414	01/16/25		ADVERTISE - SECURITY SHADE SESSION at end of February agenda (discuss QR Codes, JCS Report)	District Manager		Completed		Advertised; see February Agenda
415	01/16/25		Ask Engineer to Attend Next meeting (call in)	District Manager		Completed		email sent 1/18/25
416	01/16/25		Ask Engineer his opinion and recommendation on MRI proposals and Inspection	District Manager		Completed		email sent 1/18/25
417	01/16/25		Need to advertise the joint POA/CDD meeting for Jan. 28, 2025	District Manager		Completed		Advertised; see Joint Meeting agenda
418	01/16/25		Bring Updated Policies back to Board each month as they address 3-4 pages a meeting	District Manager		Completed		See February agenda
419	01/16/25		Contact Tampa Police for status of contract with them for services/speeding	District Manager		Completed		See February agenda
420	01/16/25		Check with County on if CDD can piggyback on any existing contracts/projects to cut costs	District Manager		Ongoing		
421	01/16/25		Check with City to see if any grants available to CDD re: lighting	District Manager		Completed		email sent 1/18/25
422	01/16/25		Set up meeting with Acoff, Joe, Vivek, Patricia, me to discuss Pavers/contracts	District Manager		Ongoing		
423	01/16/25		CHANGE/ADVERTISE April meeting to Wednesday the 16th (from the 17th)	District Manager		Ongoing		Updated webiste; scheduled to advertise
424	01/16/25		Work on MASTER LIST of projects in EXCEL that includes COST, SAFETY LEVEL, DESCRIPTION	Field Services		Ongoing		
425	01/16/25		Get with Envera to see if there are any new updates on the horizon	Field Services		Ongoing		
426	01/16/25		Get with Steadfast on dormant grassy areas and any treatment/replacement option	Field Services		Completed		See February agenda
427	01/16/25		Get with Steadfast to include more details in their monthly reports	Field Services		Ongoing		
428	01/16/25		Get a TV Monitor in the Amenity Center for posting amenity center events	Amenity				
429	01/16/25		Send Chairman Belyea a summary of the meeting highlights	District Manager				
430	01/16/25		Check with Vivek on if the Board can VOTE at the Joint POA/CDD meeting	District Manager		Completed		email sent 1/18/25
431	01/16/25		Check with Vivek on Board options re: threatening Dec. meeting attendee	District Manager		Completed		email sent 1/18/25
432	01/16/25		What is the balance of the Bonds left for the District to payoff?	Accounting				
433	01/16/25		Forward Aliaga SOCCER EVENT propopsal to Counsel, Insurance	District Manager				
434	01/16/25		Send Events Calendars to Webmaster for online posting	District Manager		Completed		email sent 1/18/25
435	01/16/25		HIRE ASSISTANT for Facilities Manager	Field Services				
436	01/16/25		Ask Counsel on verbiage for potential email to residents re: consequences for misbehavior at meetings and comments on collusion among Board members and making deals	District Manager		Completed		email sent 1/18/25
437	02/20/25		Update re: insurance and HR services to be provided by Breeze	District Manager		Ongoing		
438	02/20/25		Notify Builder of damage and send pics – to be received by Steve Small of Juniper	District Manager				
439	02/20/25		Get quotes for installing Wi-Fi at the Tennis and Basketball Courts	District Manager		Ongoing		
440	02/20/25		Bring back NOVEMBER Minutes with VERBATIM section	District Manager		Completed		See March agenda
441	02/20/25		Send information to VB re: unruly resident from December meeting	District Manager		Completed		Email sent 2/22/25

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442	02/20/25		Send Letter to unruly resident from December Meeting	District Attorney				
443	02/20/25		Send community-wide email re: Staffing Updates	District Manager		Completed		Email sent 2/21/25
444	02/20/25		Send community-wide email re: gates	District Manager				
445	02/24/25		Get quotes for adding WiFi to the tennis courts, basketball courts, and Hockey Rink	Amenity		Ongoing		
446	02/24/25		BRING BACK POA agreement to the March Meeting	District Manager		Completed		See March agenda
447	02/24/25		Work with Steve Small (SS) with Juniper (formerly LMP – Landscaping) on damage to part of community	Field Services		Ongoing		See March agenda for proposal
448	02/24/25		BRING BACK Joint POA meeting minutes to the March Meeting	District Manager		Completed		See March agenda
449	02/24/25		Discussion on Policies Update will be TABLED until scheduled for a WORKSHOP	District Manager		Ongoing		Tabled
450	02/24/25		Confirm with BUDGET that there are funds for the approved items in the attached Facilities Manger List	Accounting		Ongoing		
451	02/24/25		Obtain additional quotes for Waterproof sealing of windows at Beach Club (Amenity Center)	Field Services		Ongoing		
452	02/24/25		Send MRI Stormdrain report to District Engineer for his review	District Engineer		Completed		Email sent 3/5/25
453	02/24/25		Get more information from Bandu (Pool Maintenance Vendor) on the problem with the Pool Heaters- what exactly is wrong with them	Field Services		Completed		See March agenda for FM report
454	02/24/25		Need to make sure you get at least two (2) quotes for anything costing over \$5,000	Field Services		Ongoing		
455	02/24/25		Ask Engineer to inspect pedestrian walkway along Cross Creek for sturdiness and stability	District Engineer		Completed		See March agenda for FM report
456	02/24/25		Ask Engineer to inspect the patios behind the Beach Club for stability	District Engineer		Completed		See March agenda for FM report
457	02/24/25		See if you can get someone to inspect the playgrounds for FREE and who is NOT trying to sell the district equipment (Previous inspections by the vendor installers determined new equipment was needed, but they may want to make a sale)	Field Services		Ongoing		
458	02/24/25		Need to get additional quotes for various types of Flooring in the Beach Club	Field Services		Ongoing		
459	02/24/25		Review A/C units on side of Beach Club nearest pool to determine if they need replacing	Field Services		Ongoing		
460	02/24/25		Send proposal and information to Counsel re: contract with paving company	District Manager		Completed		Email sent 3/5/25
461	02/24/25		Check with Insurance to see if claim was made on fencing at Tennis Courts	District Manager		Completed		No Fencing is covered on policy
462	02/24/25		Can the CDD piggy back on City or County contracts with vendors?	District Manager				
463	02/24/25		Send termination letter to Pest 2 Rest; proceed with Arrow Commercial	District Manager		Completed		
464	02/24/25		Need to get quotes for HOLIDAY LIGHTING for this year (maybe get a better deal with 3-year contract?)	Field Services				
465	02/24/25		Get signed proposals to vendors once budget approved (to Atlas Weather Stripping, Bandu Pool Maintenance, and Fitness Services)	District Manager		Ongoing		
466	03/20/25		Work with JCS (BM) on process and get word out to community re: boat ramp and amenities access	District Manager		Ongoing		
467	03/20/25		Counsel to review JCS process on boat ramp and amenities access	District Attorney				
468	03/20/25		Present JCS Process on access to Boat Ramp and Amenities on April Agenda	District Manager				
469	03/20/25		Add closed session to EVERY AGENDA moving forward, at the end of the agenda, and list general topics to be discussed	District Manager		Completed		Advertised and see April agenda
470	03/20/25		Counsel to draft letter to resident and their contractor to repair damaged CDD landscaping, LK to mail finalized draft	District Attorney				

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RISKS, ACTIONS, ISSUES & DECISIONS (RAID LOG)

AS OF **07/11/2025 05:00 PM**

# of task item	DATE OPENED - Insert Date	PRIORITY - Choose From Drop Down	DELIVERABLE/FOCUS	OWNER	TARGET DATE - Insert Date	STATUS - Choose from drop down	DATE CLOSED - Insert Date	NOTES
471	03/20/25		Work with Landscaper on reducing cost of mulch if possible, proceeding with approved proposal	Field Services		Ongoing		See April agenda
472	03/20/25		Work with landscaper on changing proposal for annuals to colorful perennials – AB to liaise with staff – NTE \$4750	Field Services		Ongoing		See April agenda
473	03/20/25		Work with POA on space set aside in the Beach Club for the POA to meet with residents	Field Services				
474	03/20/25		Bring back HR Responsibilities for BREEZE after 90-day trial period with JCS, if not renewed	District Manager		Ongoing		
475	03/20/25		Bring back Exhibit 6 (POA agreement) to APRIL agenda if update from Counsel received	District Manager		Completed		See April agenda
476	03/20/25		REMOVE Dog Park Discussion from agenda until Board requests it be brought back	District Manager		Completed		
477	03/20/25		Remove Workers Comp Coverage from Insurance Policy	District Manager		Ongoing		SENT EMAIL 3/21/25
478	03/20/25		Add JCS to the insurance policy for the District's VEHICLES (Auto Insurance)	District Manager		Ongoing		SENT EMAIL 3/21/25
479	03/20/25		Get proposals to have the fencing at the tennis courts and basketball court repaired	Field Services				
480	03/20/25		Review the District's Insurance coverage to add items that need to be covered (e.g. fencing)	Field Services		Ongoing		
481	03/20/25		Review the Pavilion website to see if there are any city or county contracts the CDD can piggy back on for items in the District	Field Services				
482	03/20/25		Send CONSTANT CONTACT email to residents re: gym closing Sundays/Wednesdays at 4 a.m. for 30 minutes for cleaning	District Manager		Completed		SENT EMAIL 3/21/25
483	03/20/25		Send letter to resident re: bad behavior at meeting	District Manager		Completed		SENT CERTIFIED AND FIRST CLASS MAIL 3/21/25
484	03/20/25		Fix November Minutes to remove the word "NOT" from line 493, present again in APRIL	District Manager		Completed		See April agenda
485	03/20/25		Work with Residents Todd Apple and Debbie Maneriank on getting quotes to convert Hockey Rink to four (4) Pickleball courts	Field Services		Ongoing		
486	03/20/25		Proceed with replacing the cracked glass in the Beach Club	Field Services				
487	03/20/25		Remove Wi-Fi item from future agendas	District Manager		Completed		
488	03/20/25		Proceed with NTE \$20,000 to have all windows and doors sealed at Beach Club	Field Services				
489	03/20/25		Have playgrounds (3) inspected for safety and repairs	Field Services		Ongoing		
490	03/20/25		Proceed with pool pumps approved – Board Approved	Field Services		Ongoing		
491	03/20/25		Proceed with A/C Replacement at Morris Bridge Guardhouse – Board approved	Field Services				
492	03/20/25		Work on replacement flooring options for Beach Club	Field Services		Completed		See April agenda
493	03/20/25		Work with BLUE WAVE to repair existing lighting system – Board approved	Field Services				
494	03/20/25		Change meeting dates, update website, and advertise	District Manager		Completed		Advertised and posted
495	04/17/25		Send Community Email re: Vacant Seat 3 and request for applicants due May 1	District Manager		Completed		
496	04/17/25		Post to website article re: Vacant Seat 3 and request for applicants due May 1	District Manager		Completed		
497	04/17/25		Send resumes to Supervisors by May 2, 2025 (they are due May 1)	District Manager		Completed		
498	04/17/25		Get General Ledger information to the Supervisors for the 4/22/25 BUDGET MEETING	District Manager		Completed		
499	04/17/25		Provide update on Solitude payment of \$7000 to terminate contract	District Manager				emailed team 4/19/25

CORY LAKES CDD - Task Log
RISKS, ACTIONS, ISSUES & DECISIONS (RAID LOG)

AS OF **07/11/2025 05:00 PM**

# of task item	DATE OPENED - Insert Date	PRIORITY - Choose From Drop Down	DELIVERABLE/FOCUS	OWNER	TARGET DATE - Insert Date	STATUS - Choose from drop down	DATE CLOSED - Insert Date	NOTES
500	04/17/25		Send resumes of Sonia Valentin, Elizabeth Moore, Kerri Robertson to Supervisors before Tuesday	District Manager				emailed staff 4/19/25
501	04/17/25		Provide Board with list of all insurance claims against the District for the past two years	District Manager				requested of Egis via email 4/18/25
502	04/17/25		Board wants a Forensic Audit done on its financials within 30 days	District Manager		Ongoing		See May agenda
503	04/17/25		Bring March 2025 UNAUDITED Financials to the 4/22/25 Budget meeting	District Manager		Completed		
504	04/17/25		Have Policies on the agenda for the 4/22/25 meeting for the Board to discuss	District Manager		Completed		
505	04/17/25		Board approved giving JG total of \$10,000 a month to be spent in 5 \$2000 increments	District Manager		Completed		sent email to team 4/19/25
506	04/17/25		Get driver insurance information from EGIS re: vehicles in the District	District Manager		Completed		
507	04/17/25		Get update from CR (Engineer) re: MRI Storm Drains	District Manager		Ongoing		
508	04/17/25		Get and provide FEMA update to Board	District Manager		Ongoing		
509	04/17/25		Add Hockey Rink Conversion discussion to the May 15 Agenda	District Manager		Completed		
510	04/17/25		Get with Envera on discount or refund for loss of services	District Manager		Ongoing		
511	04/17/25		Board approved a 30-Day trial of locking access to the Boart ramp to control access to the lake for non-resident boaters	Field Services		Ongoing		
512	04/17/25		Need updated proposals from Juniper/LMP for Mulch (\$50,000 approved) and Annuals (\$1,750 approved) for Chair to sign	Field Services				
513	04/17/25		Get with Steadfast re: fountain #3 at end of Morris Bridge entrance to be repaired	Field Services				
514	04/17/25		Get additional proposals for sidewalk issues greater than 2 inches	Field Services		Completed		See May agenda
515	04/17/25		Need updated proposal from Illuminations (Tim Gay) re: 5-year option with 10% discount for Chair to sign	Field Services				
516	04/17/25		Get with Tim Gay on how to change the color of the lights already installed	Field Services				
517	04/17/25		Finalize verbiage re: contract with POA	District Attorney				
518	04/17/25		Get contract with Target Towing to Chairman to sign – need to confirm current and active TOWING POLICY	Field Services				
519	04/17/25		Provide APPROVED proposals for flooring and film on top windows at amenity center to Chairman to be signed	Field Services				
520	04/17/25		Work with Supervisor McIntyre as Board Liaison re: procuring sponsorship for the Hockey Rink to Pickle Ball Courts conversion	Field Services				
521	04/17/25		Send community-wide email re: boat ramp being locked up	Field Services		Completed		
522	04/17/25		Get answer re: painting question from Board	Field Services				
523	04/22/25		Add Proposals for FORENSIC AUDIT to the MAY 15 MEETING AGENDA	District Manager		Ongoing		See May agenda
524	04/22/25		Request FORENSIC AUDIT proposals for the May 15 CDD meeting; Chairman to liaise with staff	District Manager		Ongoing		
525	04/22/25		Ask Counsel if he needs to attend EXEMPT SESSIONS	District Manager		Completed		
526	04/22/25		Finance – Board wants the \$45,322 spent on CONTINGENCY broken down per item/expense	Accounting		Ongoing		
527	04/22/25		Update Board on Meeting with Engineer	District Manager				
528	04/22/25		Refund options from ENVERA due to downed services, increased security expenses – put on MAY 15 MEETING AGENDA for discussion	Field Services		Ongoing		
529	04/22/25		Add Hockey Rink Conversion Discussion to MAY 15 MEETING AGENDA	District Manager		Completed		See May agenda
530	04/22/25		Will look into alternative companies to review AUDIO SYSTEM for Beach Club	District Manager				
531	04/22/25		Provide update from FEMA	District Manager		Ongoing		FEMA reached out and approved District for proceeding with request 4/25/25; LK/JG need to complete paperwork and submit to FEMA

CORY LAKES CDD - Task Log
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532	04/22/25		Add Reserve Study Discussion and Reserve Study 2025 to MAY 15 MEETING AGENDA	District Manager		Completed		See May agenda
533	04/22/25		Add discussion and review of Amenities Policies page 1-4 to MAY 15 MEETING AGENDA	District Manager		Completed		See May agenda
534	04/22/25		Ask FINANCE team to include the Variance Report in the Financials every month	District Manager		Completed		
535	05/15/25		Reach out to Will Butler, American Power Washing, if need power washing services	Field Services				
536	05/15/25		Get Sprinklers at Cross Creek fixed near playground	Field Services		Completed		Resident advised issue is fixed; via email 5/16/2025
537	05/15/25		Add Ms. Maim to email list and ensure CDD meeting email notifications are sent to community for each meeting	District Manager		Completed		LK sent email to JG and Keyza 5/16/25
538	05/15/25		LK to send email from Sup. McIntyre when received, re: trees at tennis courts	District Manager		Ongoing		Awaiting email from Sup. McIntyre
539	05/15/25		Ask Counsel about Public Hearing for changing Towing Policy	District Manager		Ongoing		LK sent email to Counsel 5/17/25
540	05/15/25		Send Signed Proposals to SS/Juniper	District Manager		Completed		LK sent email to Landscaper 5/17/25; LK needs to send Ex. 16 when received by Chair
541	05/15/25		LK to send CR email update to JG for Weirs	District Manager		Ongoing		Awaiting email from Engineer
542	05/15/25		Connect to review Volleyball court drainage issues	Field Services		Ongoing		JG/CR to set up meeting
543	05/15/25		Send Todd Apple welcome kit, payroll info.	District Manager		Completed		LK sent initial email 5/17/25; other staff to follow up re: payroll and Form 1
544	05/15/25		Review pending invoices	Accounting		Completed		LK sent email to KR 5/17/25
545	05/15/25		Follow up with Brick Pavers Contract	District Manager		In Process – Awaiting Response from Vendor		LK sent counsel-approved contract to vendor to sign via email 5/17/25; once received, will have the Chair fully execute.
546	05/15/25		LK to work with Sup. Apple on letter to residents re: proposed budget increase; bring to June Meeting for Board approval	District Manager		Completed		See June agenda
547	05/15/25		Get sample statement from Counsel re: collections to present to the Board in June	District Manager		Ongoing		LK sent email to Counsel for statement on 5/17/25; awaiting response from counsel.
548	06/24/25		Contact EGIS for more details on the loss/insurance claims noted at the meeting	District Manager		Completed		LK sent email 6/26/25
549	06/24/25		Reach out to Counsel re: Towing Policy Creation (Providing One (1) Warning Sticker and a 24-Hour Notice Prior to Towing	District Manager		Ongoing		LK sent email 6/27/25 at 2:01 a.m.
550	06/24/25		Reach out to Counsel re: Donation Collection Policy Statement	District Manager		Ongoing		LK sent email 6/27/25 at 2:01 a.m.
551	06/24/25		Reach out to Counsel re: sharing of security information for specific residences with POA	District Manager		Ongoing		LK sent email 6/27/25 at 2:01 a.m.
552	06/24/25		Send out CONSTANT CONTACT email re: Rentals and hours of the Beach Club	District Manager		Completed		LK sent request and verbiage to Chairman 6/27/25
553	06/24/25		Send out CONSTANT CONTACT email re: June 24 MEETING CONTINUATION to July 2	District Manager		Completed		LK sent request and verbiage to Chairman 6/26/25
554	06/24/25		Send CONSTANT CONTACT EMAIL re: Proposed Assessment Increase AFTER July 2 meeting; send draft updated to chairman for her review prior to meeting	District Manager		Ongoing		LK sent updated draft to Chairman
555	06/24/25		Reach out Engineer re: update on 1792 Cachet Isle Drive Scope of Work	District Manager		Ongoing		LK sent email 6/18/25; sent another email
556	06/24/25		Reach out to Engineer re: scope of work on weirs to be sent to Board prior to commencement of work	District Manager		Ongoing		LK sent email 6/24/25

CORY LAKES CDD - Task Log
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557	06/24/25		Reach out to Engineer for update on all projects: Weirs, Pedestrian Walkway along Cross Creek Entrance, Floating Docks, Patios, Volleyball Court, Fence Repairs, MRI Storm Drains	District Manager		Ongoing		LK sent email 6/24/25 and again on 6/27/24
558	06/24/25		Add discussion of Truck Sale to the July 17 CDD Meeting agenda – requested by Cynthia McIntyre	District Manager				
559	06/24/25		Reach out to Counsel with Scope of work from Engineer once received to proceed with letter from Counsel to resident	District Manager		Ongoing		Waiting on Engineer to provide scope of work
560	06/24/25		Send email to resident re: hockey lessons not allowed to be advertised, or if interested, appeal to the Board and obtain COI for liability	District Manager		Completed		LK sent text to phone on 6/27/25 at 2:44 a.m.
561	06/24/25		Send all approved proposals and contracts to the Chairman and onsite staff for execution	District Manager		Completed		LK sent 2 emails on 6/26/25 to Chairman and staff
562	06/24/25		Add CONTINUED MEETING (to July 2) to website and community signs	District Manager		Completed		COMPLETED: Website Updated as of 6/25/25
563	06/24/25		Update financials to include line 53 on page 5 of 17 needs to be changed to "Total Security Operations" ; under Field Office Administration, need to regroup lines 55-57 on page 5 of 17 for the Field Manager, Assistant Field Manager and Office Administrator positions into the current organization chart – check with JCS ; on line 108 on page 6 of 17, need to make TOTAL FIELD OPERATIONS bold and justified right and more prominent, as it summarizes several sections of the financials	Accounting		Completed		
564	06/24/25		Provide update on ADP expenditures and refund for PAYROLL SERVICES	Accounting		Completed		
565	06/24/25		Confirm in May 2025 Financials that the NET CASH SURPLUS projected in line 22 of the Financial Report Summary is \$196,212.20 and is expected to be the amount carried over into FY 2026	Accounting		Completed		
566	06/24/25		Need proposal for Air Conditioning unit for the Cross Creek Security Booth for the Chairman to execute (as approved by the Board)	Field Services		Ongoing		Wschcheduled to be completed 7/11/25
567	06/24/25		Work with Ann Belyea to pick colors for the monuments painting	Field Services		In Process – Awaiting Response from Vendor		
568	06/24/25		Work with Cynthia McIntyre to pick colors for the pool furniture	Field Services		In Process – Being Reviewed by Staff		
569	06/24/25		Obtain quote from New Tampa Fencing for fixing the fencing at the weir, with the amount to be approved/signed by the Chairman	Field Services		In Process – Being Reviewed by Staff		
570	06/24/25		Work with LMP (Steve Small) on creating a map of priority irrigation meters needs	Field Services		In Process – Being Reviewed by Staff		
571	07/02/25		Update FEMA Files and forms	District Manager		Ongoing		
572	07/02/25		Send Constant Contact email to Chairman for review, then community upon approval	District Manager		Completed		LK sent email 7/3/25 to Chairman; forwarded to Keyza to mail same day
573	07/02/25		Reach out to Insurance re: lightning, Amenities, Liability	District Manager		Ongoing		LK sent email 7/3/25
574	07/02/25		Forward information from Kerri to Chairman	District Manager		Completed		LK sent email 7/3/25
575	07/02/25		Send Dane resume to Supervisors	District Manager		Completed		LK sent email 7/3/25 to JCS for resume; LK sent resume 7/11/25
576	07/02/25		Work on updating budget	Accounting		Ongoing		

Cory Lakes

Community Development District

EXHIBIT

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AGENDA

	Service	Vendor	Start Date	Addendum Date	Amount	Expiration Date	Renewal	Termination Clause	Status
1	District Management	Breeze Connected, LLC	8/15/23	-	\$5,833.33/month	8/14/26	Automatic: 1 year	60 days written notice	Ongoing
2	Cleaning	American Power Washing LLC	2/12/24	-	\$875	2/11/25	Automatic: 1 year	30 days written notice	Ongoing
3	Deep Penetration Injection	ASP Underground Solutions	2/8/24	-	\$7,500	2/7/25	Automatic: 1 year	30 days written notice	Ongoing
4	Lake Management	Steadfast	8/18/24	-	\$4,800/month	8/18/25	Automatic: 1 year	without cause with 30 days written notice	Ongoing
5	Preventive Maintenance	Fitness Services of Florida	3/1/23	-	\$275/visit	2/28/25	Automatic: 1 year for approval	30 days written notice	Ongoing
6	1143 Commercial Security: Active Video Surveillance & Access Control	Envera Systems	8/26/16	9/2/16	Monitoring/Database: \$650/month Service & Maintenance Plan: \$532/month	8/25/25	Automatic: 1 year	without cause with 30 days written notice	Ongoing
7	1144 Remote Monitoring		8/26/16	8/26/16	Monitoring/Database: \$2,000/month Service & Maintenance Plan: \$340/month				
8	1144 Guard Module Sublicense		8/26/16	8/26/16	\$400/month				
9	Commercial Security: Passive Video Surveillance		10/24/16	-	Monitoring/Database: \$250/month Service & Maintenance Plan: \$125/month				
10	Outdoor Lighting (Capri Isle)	Tampa Electric Company	7/11/13	-	\$2,255.12/month	7/10/25	Automatic: 1 year	90 days written notice	Ongoing
11	Outdoor Lighting (Cory Lake Dr.)		6/2/17	-	\$7,353.92/month	6/1/25			
12	District Counsel	Straley Robin Vericker (Vivek Babbar)	10/1/15	-	\$250/hour				Ongoing
13	Landscape	Landscape Maintenance Professionals Inc.	2/1/23	-	\$426,445/year	1/31/26		30 days written notice	Ongoing
14	District Engineer	Johnson Engineering, Inc.	6/29/16	-	\$220/hour			30 days written notice	Ongoing
15	Holiday Lighting	Illuminations Holiday Lighting	4/17/25	-		CY 2029	-		Awaiting
16	Maintenance Contract to HVAC	FL-Air Heating & Cooling	8/15/24	-	-	2-year maintenance	-		Installation Date: 9/18/2024

17	Auditor	DiBartolomeo, McBee, Hartley, & Barnes, P.A.	12/27/23	-	2023: \$4,600 2024: \$4,750 2025: \$4,900	FY 2025	-	with or without cause upon 30 days written notice	Ongoing
18	Security Guard and Roving Patrol	JCS Investigations and Security, LLC	7/1/24	-	\$34,320/month	6/30/25	Automatic: 1 year	without cause with 30 days written notice	Ongoing
19	Pool Monitor		7/18/24	-	\$4,480/month	9/17/24	-		
20	Cleaning	Sunshine Cleaning Crew LLC	7/1/24	-	May 1 to Aug 3: \$2,215/month Sep 1 to Apr 30: \$1,275/month	6/30/25	Automatic: 1 year	without cause with 30 days written notice	Ongoing
21	Pool Maintenance	Bandu	2/8/25	-	\$3,250/month	2/7/25	Automatic: 1 year	without cause with 30 days written notice	Ongoing
22	Truck Loan Agreement - 2018 Ford F150	Navitas Credit Corp.	10/16/18	-	\$656.50/month	-	-		COMPLETE
23	Truck Loan Agreement - 2021 Ford Range	Navitas Credit Corp.	1/24/22	-	\$705.74/month	Maturity: Jan 2027			Ongoing
24	Website Service	Strange Zone, Inc.	8/22/23	-	\$899.99/year	12/1/25	1 year upon approval		Ongoing
25	Reserve Study	Custom Reserves	1/7/25	-	\$4,700			without cause with 10 days written notice	Ongoing
26	Dock Repair	Evans Custom Docks Inc.		-	\$2,092				Ongoing
27	Fencing	Tommy Finch Fencing	12/31/24	-	NTE \$35,000				Ongoing
28	Weir/Drainage Structure Repair	Hecker Construction	1/22/25	-	NTE \$322,000				Ongoing
29	Pavers	Brick Paving	4/18/25	-	\$82,225.00				Ongoing
30	Pest Control	Arrow Exterminators	3/25/25	-	\$195/month				Ongoing
31	Door Repairs	Atlas		-	\$2,226.05				Awaiting
32	Pump	Hawkins Service		-	\$2,785.82				Awaiting
33	Landscape Lighting	Blue Wave Lighting		-	\$5,725.00				Awaiting
34	Towing	Target		-					Awaiting
35	Fence	New Tampa		-					Awaiting
36	Cushions	Wicker Paradise		-	\$5,364.00				Awaiting
37	Detectable Warning and Hazard Repair	Roadway Concepts		-					Awaiting
38	Rust Control	Suncoast		-	\$475/month				Awaiting
39	Printer Lease Agreement	Boring		-	\$232.16/month				Ongoing
40	Refinishing of Tennis, Basketball, and Pickleball Courts	Lawson		-	\$52,800				Awaiting
41	Air-Conditioning Unit (Guard Shack)	Air Masters		-	NTE \$8,000				Awaiting

Cory Lakes

Community Development District

EXHIBIT

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AGENDA

Cory Lakes CDD Donation Policy:

July 2025

The Cory Lakes CDD does not permit its property to be used as drop off point for any third-party donation collection efforts.

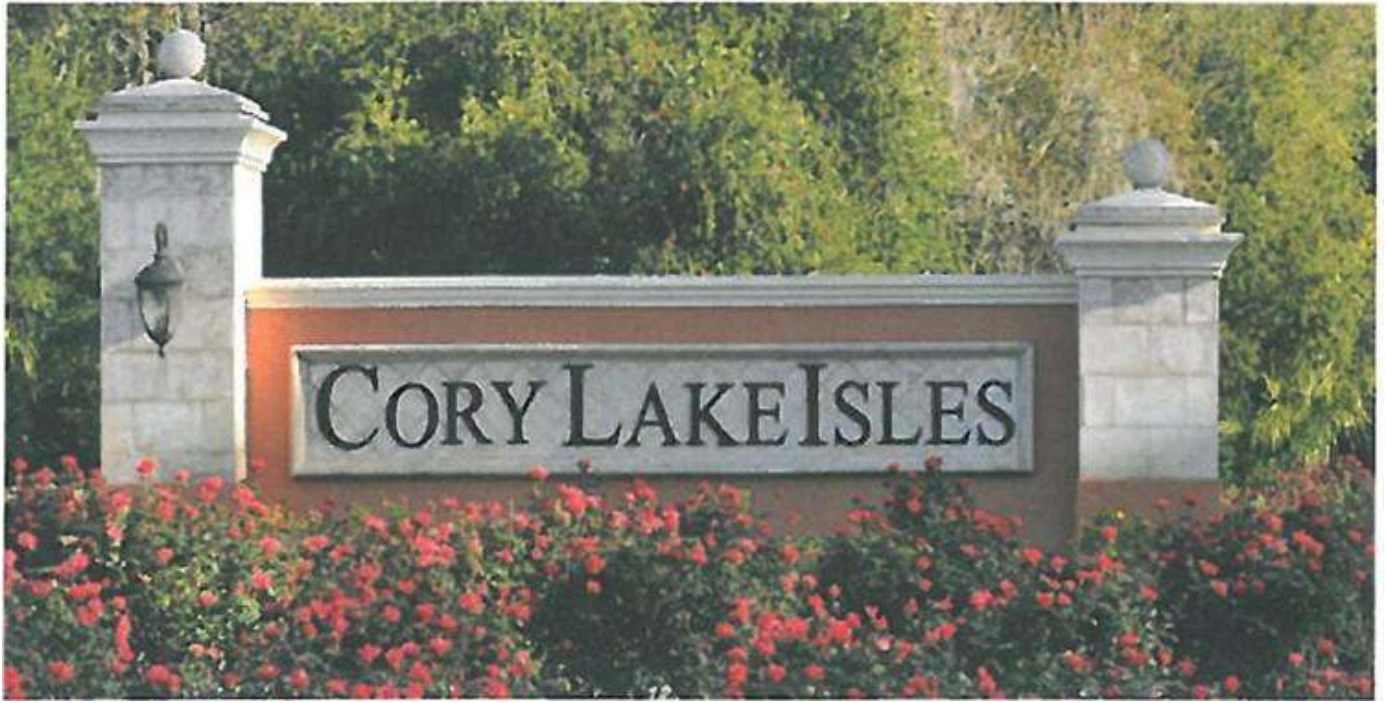
Cory Lakes

Community Development District

EXHIBIT

22

AGENDA



Cory Lakes Community Development District Policies

Revised January 2025

Definitions

"Adult"-shall be considered any person 18 years of age or older.

"Amenity Facilities"-shall mean, in general, the properties and areas owned by the District, including those intended for recreational use and shall include, but not specifically be limited to, the basketball court, tennis courts, roller hockey court, white sand beach, Beach Club, playgrounds, fitness center and pocket parks together with their appurtenant facilities and areas. Any reference intended as to one or more specific Facility shall reference that Facility by name.

"Facility Manager"-shall mean the on-site managerial employees or a management company, including its employees, staff and agents, contracted by the District to manage Amenity Facilities within the District.

"Board"-shall mean the Board of Supervisors of the District.

"District"-shall mean the Cory Lakes Community Development District.

"District Manager"-shall mean the professional management company with which the District has contracted to provide management services to the District.

"District Staff" -shall mean those acting in an official capacity in representation of the District, including but not limited to the District Manager, Facility Manager, Office Administrator, Attendants, On-duty Security Personnel, and any other person acting in said capacity.

"Family"-shall mean a group of related individuals living under one roof or head of household. This includes individuals who have not yet attained the age of 18, together with their parents or legal guardians. This does not include visiting relatives or extended family not residing in the home.

"Guest" -shall mean any person or persons who are invited and accompanied by a Patron to participate in the use of the Amenity Facilities.

"Non-Resident"-shall mean any person or persons that do not own property within the District.

"Non-Resident Member"-shall mean any person or family not owning property in the District who is paying the annual user fee to the District for use of all Amenity Facilities.

"Owner"-shall mean any person or family owning property within the District.

"Patron" or **"Patrons"**- shall mean Owners, Renters or Non-Resident Members who are 14 years of age and older.

"Renter"- shall mean any tenant residing in an Owner's home pursuant to a valid rental or lease agreement executed by the Owner.

"Policies" - shall mean all policies of the District, as amended from time to time.

Important Contact Information

Community security: (813) 986-0030

Clubhouse Office (813) 986-1031 clibeachclub@corylakescdd.net

Morris Bridge gatehouse at (813) 986-0030.

Enforcement of Policies

The Board, the District Manager, Facility Manager, and District Staff shall have full authority to enforce these policies. However, the Board and the District Manager shall have the authority to waive strict application of any of these policies when prudent, necessary, or in the best interest of the District and its Patrons and their Guests. Such a temporary waiver of any policy shall not constitute a continuous, ongoing waiver of said policy.

Law enforcement officers of the Hillsborough County Sheriff's Office or Florida Highway Patrol, Tampa Police Department, District Private Security guards and District staff/employees have the authority to disperse groups who congregate at the Amenity Facilities with no real purpose, at any time of day, and to generally respond to unlawful behavior at any Amenity Facilities. These entities are authorized to issue Trespass Warnings, who fail to obey the policies. Violators who have been issued Trespass Warnings and subsequently return to the Amenity Facilities before the warning's expiration, may be arrested for trespassing.

All Patrons and guests must be prepared to provide identification when requested by District staff or security guards. Any resistance to comply or negative confrontation with District staff or the security guard may result in a suspension.

Use of Amenity Facilities at Your Own Risk

Patrons and their Guests are welcome to enjoy the Amenity Facilities at their own risk and pursuant to the District's policies. The District does not provide any lifeguards or any on-site staff dedicated for the purpose of monitoring the use of all Amenity Facilities or safety of the Patrons, Renters, or their Guests. The District will not accept responsibility for any injuries from the use of the Amenity Facilities or damage or theft of property. The District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property.

Persons interested in using the Amenity Facilities are encouraged to consult with a physician prior to commencing a physical fitness program.

General Provisions

1. All Patrons and Guests using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies of the District governing the Amenity Facilities. No cursing, profane, abusive, or harassing language of any kind will be tolerated.
2. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Policies, when necessary, at a duly-noticed Board meeting, and will notify the Patrons of any changes. However, in order to change or modify rates or fees beyond the increases specifically allowed for herein, the Board must hold a duly-noticed public hearing on said rates and fees.
3. Violation of the District's Policies, theft of District equipment, and/or misuse or destruction of amenity Facility equipment may result in suspension or termination of Amenity Facility privileges of the offending patron.
 - a. If the violation was done by a guest, the Patron will be held accountable for their actions as though done by the Patron.
 - b. The District may pursue further legal action and restitution for the destruction of Amenity Facility property or equipment.
4. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Amenity Facilities and shall ensure that any minor for whom they are responsible for and their Guests also complies with the same.
5. Patrons with outstanding District assessments will not be permitted to use the Amenity Facilities until the assessment has been paid in full.
6. **Hours**-The Amenity Facilities are available for use by patrons during normal operating hours to as posted by the District.
 - a. Fitness Center is open 24 hours a day.
 - b. Community playground, park facilities, Cricket pitch, soccer field and beach area are open daily from 30 minutes after sunrise and are closed 30 minutes before sunset, except for activities pre-approved by the District.
 - c. Lighted outdoor Sport Facilities (tennis, basketball, hockey rink, volley ball court) will remain open for use until 10:00pm.
 - i. All Sport Facilities must be vacated by 10 pm.
 - ii. All facility lighting will be turned off no later than 10:30 p.m.
 - d. Except for activities pre-approved by the District, loitering or parking at the community playground, beach club, beach area, or Sport Facilities outside of posted operating hours is strictly prohibited.
 - e. The Beach Club will be closed on the following holidays: Easter, Thanksgiving Day, Christmas Day and New Year's Day. The Beach Club may also have limited hours of operation or be closed on Christmas Eve and New Year's Eve with Board authorization.
7. **Emergencies**- After contacting 911 if required; all emergencies and injuries must also be reported to the office of the Facilities Manager or the Morris Bridge gatehouse.
8. **Reports of Concerns or Issues.** Patrons should report any concerns or issues immediately to the District staff. If After hours, leave a detailed voice message or contact the security guard. District staff or the community security shall address any conflicts or complaints.
9. Inflatables such as water slides or bounce houses are strictly prohibited on any District property (except

for events sponsored by the District).

10. All motorized vehicles (such as cars, trucks, motorcycles, mopeds, go carts, remote control vehicles, scooters) are not to be operated at park facilities except on streets, parking lots, and other posted areas. No remote control vehicles or toys can be operated in the parking lots or on District property.
11. Micromobility devices, **motorized scooters**, and miniature motorcycles are not allowed on District property, the streets or roads at any time.
12. Vehicles must be parked in designated areas. Vehicles must not be parked on grass lawns, sidewalks, or in any way which blocks the normal flow of traffic.
13. All motorized vehicles are prohibited on all landscaped property owned, maintained, and operated by the District, unless such vehicle is owned or contracted by the district.
14. Destruction, removal or defacing of park equipment, plants, (including driving on the grass), structures, District Property or surrounding wildlife areas is strictly prohibited.
15. No person shall use threatening, abusive, insulting, or indecent language, nor behave in a boisterous or disorderly manner while on district property. If the person is found to be a non-resident, they will be asked to leave the property immediately.
16. No person shall create any noise at excessive levels or use amplified sound or music without prior written permission from the Board or its designated committee while on district property.
17. All trash and waste must be deposited in receptacles. Food and perishable items are not to be left in common areas or in the community lake.
18. No person shall possess, consume, serve, or sell drugs, alcohol, smokeless tobacco on District property. Any person suspected of being intoxicated or under the influence of drugs or alcohol while on District property shall be denied admission and/or be removed by law enforcement.
 - a. Alcoholic beverages may be served at District pre-approved special events or with the appropriate rental agreement in place during a Beach Club rental.
19. No fireworks of any kind are allowed on District property.
20. No illegal weapons should be brought onto District property. If there are any concerns with weapons or safety, the concerned party should contact law enforcement. Except for licensed individuals, the use of projectiles of any kind shall be strictly prohibited on District property.
21. Patrons are personally responsible for their party and agree to pay for any damage caused by their use or their guest's use of the facilities.
22. Except as specifically noted in any policy, upon the District's insurance carrier's recommendation to ensure that the District mitigates children's exposure to injury, children under 15 years of age must be accompanied by a parent, guardian, or adult Patron, 18 years of age or older. This policy is meant to follow the sound public policy and determination of appropriate age for minors to assume responsibility for their actions in accordance with the State of Florida's requirements for obtaining a Florida's learner's permit.
23. Guests must be accompanied by a Patron at all times while using any of the Amenities.

24. Only District employees and staff are allowed in the service areas of the Amenity Facilities.
25. Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facilities property unless approved in writing by the District Manager and/or the District Supervisors.
26. The Amenity Facilities shall not be used for retail purposes without written permission from the Board. The term "retail purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation.
27. The Amenity Facilities cannot be used for fundraising events without permission from the District Supervisors in advance of the planned event.
28. District Staff reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, number of guests, facility reservations, etc., at all Amenity Facilities, except usage fees that have been established by the Board.
 - a. District Staff also has the right to authorize management-sponsored events and programs to better serve the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided.
 - b. This includes, but is not limited to, various athletic events and programs, and children's programs, social events, etc.
 - c. Usage of the Amenity Facilities may be limited or suspended from time to time for events approved by the District.
29. Various areas of the Amenity Facilities have security cameras and are under 24-7 surveillance, intended solely to ensure the property of the District is protected or to identify any persons who damage District property.
 - a. Only law enforcement, the District Manager, Facilities Manager, the installation company, District Chair, or a person authorized by motion of the Board are authorized to view security footage.
 - b. To preserve the limited exemption to the public records laws, no footage shall be released to the public or any Patrons.
30. Various areas of the Amenity Facilities have an access system to ensure only authorized Patrons and Guests are to enjoy the Amenity Facilities.
 - a. Access will be issued to all Patrons, which includes all children 16 years of age and older.
 - b. There is a \$10.00 charge to issue access per Patron.
 - c. All Patrons will be required to execute an amenity facilities registration form prior to receiving their access. Proof of Patron status will be required for facility access.
 - d. Do not hold doors or gates open to allow non Patrons or someone that is not your personal guest to enter the Amenity Facilities.
 - e. Do not use the "EXIT" button to allow non-Patron to enter.
 - f. Do not leave doors or gates open or propped open at any time, for any reason.
31. Any perceived or observed illegal activity should be referred to the appropriate law enforcement authorities. The District staff and security cannot report illegal activity unless they observed the activity.
32. Patron may also be subject to the imposition of fines by the POA for violation of the covenants.

the District, any person wishing to conduct or instruct a class that involves any physical activity on District property, whether fee-based or free, must be preapproved by the District. This includes tennis lessons, fitness trainer, kick boxing, swim lessons, dancing, yoga, soccer lessons, basketball, pickleball etc. A fully completed and approved Instructor Agreement, proof of compliance with the District's insurance requirements and proof of any requested instructor certification requirements must be on file with the District before the commencement of the first class and must remain in effect throughout the class or program. Approved instructors are bound by the Instructor Agreement. Failure to comply with the provisions of the Instructor Agreement will result in the cancellation of the class or program.

Beach Club Facility Rental Policies

1. Only Patrons 21 years and older may reserve the Beach Club.
2. Reservations may not be made more than 6 months prior to the event.
3. Patrons interested in renting should contact the Clubhouse Office regarding the anticipated date and time of the event to determine availability.
4. The Patron must remain at the facility the entire time during the rental.
5. The Patron is responsible for any damage to or theft of District Property that occurs during the time of the rental regardless of who did the damage or theft.
 - a. The Patron renting the Beach Club shall be responsible for any and all damage and expenses arising from the event.
6. The Beach Club is closed and is not available for rent on the following days:
 - a. New Years Day, Martin Luther King Jr Day, Memorial Day, Fourth of July, Labor Day, Veterans Day, Thanksgiving and the day after Thanksgiving, and Christmas Day.
7. The Pool and pool deck area of the facilities are not available for private rental and shall remain open to other patrons and their guests during normal operating hours.
8. The Beach Club is available for rent for up to 6-hours from 9am to 11pm 7 days a week.
 - a. 2-hours rentals can take place from 9am to 9pm 7 days a week.
 - b. The Beach Club cannot be rented for more than 6 hours unless approved by the Board.
9. **Fee Schedule:**
 - a. Deposit:
 1. \$100
 - b. Rental Fees:
 1. \$350 for 6 hour rental
 2. \$150 for 2 hour rental
 3. Additional \$100 if alcohol will be served.
10. Rental time includes set up and break down. No extra time is allowed prior to the event to set up or after the event to put the Beach Club back in order and clean it.
11. Insurance:
 - a. A valid Certificate of Insurance for all vendors MUST be provide to the District office no less than 7 days prior to the scheduled event. Failure to provide the COI will result in the vendor being turned away at the event.
 - b. Additional liability insurance coverage may be required for all events that are approved to serve alcoholic beverages.
 - c. Additional liability insurance coverage may be required for certain events the District feels should require additional liability coverage on a case-by-case basis to be reviewed by the Board.
 - d. The District is to be names on these policies as an additional insured party.
12. Patrons interested in reserving the Beach Club must submit to the Clubhouse Office a completed Rental Agreement.
 - a. The event date and time will not be confirmed until all fees associated with the rental are paid.
 - b. A District Staff member is required to work during the rental.
13. All checks and money orders are to be made payable to **the Cory Lakes Community Development District**. Cash is not accepted.
14. The Office Administrator and/or Facilities Manager, at their sole discretion, has the authority to deny a rental request.
 - a. Denial of a request may be appealed to the Board at the next available board meeting.
15. Reservation for non-profit events must be made at least 30 days in advance of the event and are contingent on approval by the Board.
 - a. Non-Profit means any 501(c) organizations. Non-Profit and Not for Profit are used interchangeably
 - b. Patrons may not rent the facilities in their personal name if a non-profit or for-profit

organization advertises the event. Such rental should occur in the name of the organization.

16. **Cancellation Policy:** Cancellation of the reservation less than thirty (30) days from Facility use date will result in a forfeiture of one half (1/2) of the rental fee.
 - a. The Board may at their discretion suspend the forfeiture of the rental fee when an event is cancelled due to unforeseen circumstances.
17. **Capacity:** The capacity cannot exceed 268 people, including staff, vendors, etc.
18. **Return of the Deposit:** To receive a refund of the deposit, the following **MUST** be completed and verified by the District Staff.
 - a. No violation of District policies.
 - b. All trash and garbage must be removed from the building and placed inside the dumpster situated near the basketball court across the street from the clubhouse.
 - c. Arrangement for the delivery and removal of rented equipment and supplies must not interfere with usage of the Beach Club for other events.
 - d. All displays, favors or remnants of the event must be removed.
 - e. All furniture and other items must be returned to their original position.
 - f. There must be no damage to the Beach Club and its property.
 - g. Capacity cannot be exceeded.
 - h. Time period may not be exceeded.
 1. If the event exceeds the scheduled time limit by more than 30 minutes, the entire deposit, will be forfeited to cover the additional staff time.
19. Consumption of alcohol:
 - a. No one under 21 years of age may consume alcohol on District Property.
 - b. If 50% of the guests are under 21 at least 2 responsible adults must be present during the entire event.
20. Serving Food at Private Events:
 - a. The District is not responsible or liable for any issues, injuries, reactions, illnesses, or death caused by food brought by Patrons, vendors, organizations, or third parties for events held on the District's property.
 - b. In consideration of being permitted to participate in any event on the District's property where food (perishable or otherwise) is prepared, handled, transported, or stored, the Renter agrees to assume all risk of issues, injuries, reactions, illness, or death resulting from consumption of food items.
21. Decoration:
 - a. Tape or anything adhesive cannot be placed on the walls or furniture.
 - b. No nails, tacks or pins may be placed in the walls or furniture.
 - c. No confetti may be used at any time.
 - d. Only table top decorations are allowed in the Beach Club.
 - e. Real candles are prohibited. No fires or lighting of matches is allowed.
 1. Battery operated candles are allowed.
22. The volume of live or recorded music must not violate applicable city of Tampa Noise Ordinances.
23. Anyone standing in the driveway at the end of the canopy entrance should not be able to hear the music or other noise from the event.
24. The Patron Renter is responsible for any and all monetary citation and fines that may be issued to the District.
25. Enforcement: District staff are authorized to cancel events or restrict access for violations of District policies.

Pool Party Reservation Policies

1. The designated area to be reserved, consists of the 4 tables under the roof overhang only.
 - a. The use of the pool for a party is non-exclusive.
 - b. The pool is open to the community and will remain open to Patrons/guests during the event.
 - c. The renter may set up tables, decorations and tents on the beach for the event.
2. Any Pool Party must be booked at least 24 hours prior to the event.
 - a. Please contact the Clubhouse.
 - b. Cancellation policy requires a 3-day notice of cancellation to receive a full refund.
3. A certified lifeguard must be hired by the renter and be on guard during the entire time of party to ensure the safety of the guests. If a lifeguard is not provided by the renter, the renter will be asked to leave the pool and the party is immediately cancelled.
4. Pool parties can only be scheduled to be held during regular pool hours.
5. Pool Party rental fee is \$100 for up to a 4-hour rental, this includes set up and clean-up of the area.
6. The Patron is also required to pay a deposit of \$100.
7. Rental of the facility is not confirmed until the rental fee and deposit are received.
8. Return of the Deposit: To receive a refund of the deposit, the following **MUST** be completed and verified by the District Staff.
 - a. No violation of District policies.
 - b. All trash and garbage must be removed from the reserved area and placed inside the dumpster situated near the basketball court across the street from the clubhouse.
 - c. All displays, favors or remnants of the event must be removed.
 - d. All furniture and other items must be returned to their original position.
 - e. There must be no damage to the Beach Club and its property.
 - f. Capacity cannot be exceeded.
 - g. Time period may not be exceeded.
9. A valid certificate of Insurance (COI) must be on file for any hired vendor (caterer, entertainer, etc.) with the District named as an additional insured and the District as certificate holder.
10. No food is to brought into the pool area.
11. Food may be served on the beach. Only drinks in plastic containers with lids may be served within the confines of the pool area.
12. Functions may be canceled due to bad weather or pool malfunctions. The pool staff will give as much advance- notice as possible
13. Alcohol may not be consumed on any District property outside of the reserved space.
14. There is a maximum of 40 people allowed per party.
15. Table top decorations only in the pool area. (no balloons, confetti or signs taped to wall/canvas picture).
16. If there are any complaints from the other Patrons at the pool or those living in the area about excessive noise due to the party, your deposit may be forfeited.
17. No Barbeque grilling or balloons or fires are allowed.
18. Music cannot be played.
19. All children under age 18 must be supervised.
20. The following number of adult chaperones be present at all times during children's parties:
 - a. Children between age 0 and 13 - 1 adult for every 4 children
 - b. Children between ages 14 to 18 - 1 adult for every 6 children

General Policies for Swimming Pool and Water Slide

1. All Patrons must use their assigned facility access issued to them upon entering the pool area.
2. A Patron over age 18 may bring no more than 2 guests (or 4 guests per household) per day.
3. All Patrons must use the “Court Reserve” system to receive a onetime access code to gain access to the pool.
4. All Guests must be listed on the “Court reserve” app or the guests will be asked to leave the pool.
5. No loud music. Radios, tape players, CD players, MP3 players, televisions, or any noise making device including cell phones, are only permitted with headphones.
6. Swimming is permitted only during designated hours
7. No food, chewing gum, glass containers, sharp or hazardous objects are not permitted in the pool area.
 - a. All food can be consumed on the beach in the picnic area.
8. No jumping, pushing, running, throwing balls or other objects in the air or other horseplay is allowed in the pool or in the enclosed pool.
9. Watch children at all times. Do not take your eyes off your child when they are in the pool or near the water.
 - a. A supervising parent, guardian or caregiver who is able to swim must remain within arm’s length of any child who cannot swim while the non-swimming child is in any pool.
10. Parents should take their children to the restroom before entering the pool.
11. Children who are not potty trained must wear a reusable swim diaper made of polyester or nylon.
 - a. Throw away or one time use swim diapers are not allowed unless covered by a reusable swim diaper.
 - b. Regular diapers are not allowed in the pool.
12. Diving is strictly prohibited.
13. Pool entrances must be kept clear at all times.
14. No swinging or climbing on ladders, fences, or railings is allowed.
15. Pool furniture and accessories should not be removed from the pool area.
16. Anyone who pollutes the pool is liable for any costs incurred in treating and reopening of the pool.
17. Chemicals used in the pool may affect certain hair or fabric colors. The District is not responsible for these effects.
18. Bicycles, skateboards, roller blades, and scooters are not permitted to be used, stored or operated on the pool deck area inside the pool gates at any time.
19. ADA chair lifts are for use by disabled Patrons and disabled Guests only. Chair lifts are designed for self-use.
 - a. District Staff is not authorized to assist Patrons or Guests with use beyond initial review of operating instructions.
20. No sports equipment is allowed in the pool area: This includes soccer balls, footballs, nerf balls, tennis balls, etc.
21. Floating devices including beach balls, tubes and mattresses are not allowed.
 - a. No balls of any kind or objects may be brought into the pool.
 - b. Toys and other aquatic equipment are prohibited in the pool.
 - c. Exceptions to the above are Coast Guard approved personal floatation devices, kickboards for lap swimming/swim classes, masks, goggles, water wings, and water toys for organized special events previously approved by the District.
 - d. Amenity Management Staff has the final say regarding the use of all recreational floatation devices at all pools.
22. The District Staff reserves the right to authorize all programs and activities, with regard to the number of guest participants, equipment, supplies, usage, etc. conducted at the pool, including swim lessons, aquatic/recreational programs and POA sponsored events.
23. Only those swim coaches authorized by the District may teach private or group lessons at the pool.
24. Patrons, and guests are not allowed to jump the fence to gain access to the pool.

25. Climbing on rocks is not permitted.
26. Patrons and guests must wear proper swimming attire.
 - a. Street apparel is not considered proper swimming attire.
 - b. All swimming suits must cover breasts, genitalia, and buttocks sufficiently to conceal the same from public view.
 - c. Thong swimming suits or “g-strings” are not permitted.
 - d. Swimming suits that are not thong or g-string may not be worn in such a manner that makes them appear to be a thong or g-string swimming suit.
27. NO Suntan OIL- Suntan lotion is acceptable.
28. Shower before entering the pool.
29. All walkways around the perimeter of the pool must be kept clear at all times.
30. No more than two (2) non-household guests are allowed per Patron
31. All swimmers MUST leave the pool anytime rain is falling or thunder is heard.
 - a. They cannot go back into the pool for at least 30 minutes after the last clap of thunder is heard.
32. No yelling, screaming, loud noises, or any activity or action that is a nuisance to other swimmers.
33. No inappropriate public displays of affection.
34. No jumping off the bridge or leaning over the bridge. No throwing of anything off the bridge.
35. Return all chairs and tables to their original position
36. Remove all refuse and place in garbage
37. Group games are not allowed if anyone else is in the pool.
38. Lap lanes are for lap swimming.
 - a. Patrons and guests may be required to share lanes with other lap swimmers.
 - b. No one is to sit or hang on the lap lane divider ropes.
39. One long whistle blast means that all people must exit the pool.

Water Slide Policies:

1. Anyone using the slide must be at least 42" tall when standing barefoot and be able to swim without the assistance of swim aids or safety devices.
2. Only one person is allowed on the slide at a time.
3. Parents may not slide with children.
4. Any person waiting to use the slide must wait at the top of the slide.
5. Absolutely no stopping on the slide.
6. For Safety reasons, pregnant women and persons with health condition or back problems should not use the water slide.
7. Children/infants are NOT permitted to go down the slide sitting on a Patron's lap.
8. All Patrons and Guests must go down the slide feet first and facing upward.
9. Blocking the water slide and cause a buildup of water is prohibited.

Feces Policy for Swimming Pool

1. If contamination occurs, the pool will be closed for 24 hours per the Florida Department of Health guidelines.
2. The water will be shocked with chlorine to kill the bacteria.

Fitness Center Policies

1. The Fitness Center is an unattended facility. Staff are not present to provide personal training or exercise consultation.
2. No one under the age of 14 is allowed in the Fitness Center at any time.
3. Patrons 14 and 15 years of age are permitted to use the Fitness Center if accompanied by an Adult Patron with a valid access.
4. Between the hours of 10:00 p.m and 5:00 a.m. Patrons who are 17 years old or less must be accompanied by an Adult Patron.
5. No Guests are allowed in the Fitness Center at any time.
6. Patrons may bring a preapproved personal trainer to the Fitness Center for personal training sessions only.
7. Food (including chewing gum and candy) is not permitted within the Fitness Center.
8. Non-alcoholic Beverages are permitted in the Fitness Center if contained in non-breakable containers with a screw top or sealed lids.
9. Appropriate clothing and athletic footwear (covering the entire foot) must always be worn in the Fitness Center.
 - a. Appropriate clothing includes t-shirts, tank tops, athletic shorts (no jeans), and/or sweat suits (no swimsuits).
 - b. No flip flops or sandals are allowed.
10. Patrons are responsible for wiping off fitness equipment after use.
11. Hand chalk is not permitted to be used in the Fitness Center.
12. Personal audio devices (e.g. Radios, CD players, MP3 players, Bluetooth speakers, etc.) are not permitted unless they are personal units equipped with ear or headphones.
13. When other Patrons are waiting, the use of cardiovascular equipment should be limited to 30 minutes and breaks should be taken between multiple sets on weight equipment.
14. Weights or other fitness equipment may not be removed from the Fitness Center.
15. Weights must be returned to their proper location after use.
16. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
17. Patrons are responsible for removing the weight plates that they used on the plate- loaded machine and returning all plates, dumbbells, barbells, and other equipment to the proper storage places.
18. Weight plates are not to be attached to weight stacks on the machines.
19. Benches and machines are not to be stepped on.
20. Dumbbells, weight plates, and barbells shall not be placed on the benches.
21. All broken equipment should immediately be reported to the District Staff.
22. The District Staff reserves the right to discontinue any programs or activities due to concerns with safety and other conflicts with the operation of the Beach Club.
23. There is to be no loitering in the gym at any time.

General Policies for Sport Facilities

Sport Facilities include the soccer field, volleyball court, tennis courts, pickleball court, basketball court, cricket pitch and hockey rink

1. The Sport Facilities are unattended facilities.
2. Reservations are permitted but are not required to use the facilities. Each facility may have a separate reservation policy.
 - a. Unless reserved, they are available on a first come first served basis.
 - b. Only Adult Patrons over 18 may register to use "Court Reserve"
3. Use of the facilities are limited to one hour when other players are waiting.
4. Gates must be closed at all times during play and upon leaving the facilities.
5. Only District approved instructors are allowed to use the facilities and are only allowed while training Patrons.
 - a. Refer to "**Instructor Use of District Property**" in these Policies for more information.
6. Beverages are permitted at the Sport Facilities if contained in non-breakable containers with screw top or sealed lids.
7. No glass containers, food, gum, candy, cans, or disposable cups are permitted at any of the Sport Facilities.
8. Players must clean up after play. This includes "dead" balls, trash, Styrofoam cups, cans, wrappers, plastic bottles, etc.
9. Use of radio, television, or similar devices permitted only when used with headphones.
10. Proper tennis shoes and attire, as determined by the staff, are required at all times. Shirts must be worn at all times.
11. Patrons and Guests must supply their own equipment.
12. The Sport Facilities may not be rented.
13. Bicycles, skateboards, and scooters are prohibited to be used at any of the Sport Facilities.
 - a. Only roller-skates and rollerblades are permitted on the hockey rink.
14. Cars may never be driven on the soccer field.
15. Roller blades may only be used at the hockey rink.
16. Outdoor Sport Facilities or amenities must be immediately vacated as soon as it begins to rain, lightening or thunder is detected.
17. All facilities will remain closed for 30 minutes after the last lightning is seen/detected or thunder heard.
18. No walking across the Sport Facilities while play is in motion.

Tennis Courts Policies

1. Children 12 years of age and younger must be accompanied by parents or adult guardian.
2. No more than 4 players are permitted on any court.
 - a. All others including spectators shall watch from outside the courts and/or the bleachers. The exception is during tennis lessons taught by the District authorized tennis coach.
3. Court lights must be turned off at the conclusion of the play and before leaving the courts.
4. Trainers are required to use the original courts for instructional purposes.
 - a. Court #1 in the original courts enclosure will be the primary training court.
 - b. If more than one trainer is on the courts to give lessons at the same time and Patrons are not using court #2, a trainer can use that court.
 - c. Trainer must vacate court #2 when a Patron player is waiting.
 - d. Refer to “**Instructor Use of District Property**” in these Policies for more information.
 - e. Courts #1 & #2 adjacent to the soccer field are considered the lesson courts.
 - i. The other 2 courts adjacent to the volleyball court are not authorized to be used unless courts 1 & 2 are occupied.
5. Other than USTA standard tennis or pickleball, no other ball sports are permitted on the tennis courts.
6. The Facility Manager reserves the right to authorize all programs and activities, with regard to the number of guest participants, equipment, supplies, usage, etc., including Tournaments.
7. Tennis courts are for the play of tennis only, except that Court #4 can be used for pickleball as it is lined to accommodate a standard Pickleball court.
8. If the prior Patron left trash on the court, the next Patron is to photograph the appearance and turn the photos over the Facility Manager.

Tennis and Pickle Ball Reservation Policy:

1. Courts must be reserved by a Patron using the “Court Reserve” app.
2. Reservations can be made by Patrons no more than 24-48 hours in advance.
 - a. The exception is the authorized District Tennis Coach. They may reserve all classes days/weeks in advance as needed so the dates of the entire class are reserved.
3. Only one court can be reserved per day per Patron/household and no more than 2x week.
4. Playing time is limited per reservation to 90 minutes for singles and 2 hours for doubles.
5. A player or group of players may not reserve 2 consecutive court times.
6. Patrons/households may bring no more than 3 guests per day to play tennis or pickle ball and a total of 6 guests per week.
 - a. Any individual guest using the tennis courts or pickle ball courts may not frequent no more than 2 times per week (Sunday-Sunday).
7. A Patron that has a reservation is not allowed to give his/her assigned time to another Patron.
8. Reserving a specific court with intent to not use that court is prohibited.
9. A Patron has until 15 minutes past the start of the court reservation time to begin play, or the court may be reassigned to another Patron for the balance of the reservation time.
10. Patrons must cancel reservations for court times no later than 7 am on the day of reserved court time.
 - a. Any reservation that must be cancelled as a result of conditions that prohibit play on the courts during the reservation window (as determined by the Facility Manager) will not be counted as a no-show for any Patron.
11. If a Patron reserves a court time and fails to appear, does not make use of the specific court reserved, or fails to cancel the reservation timely, the Patron will be placed on the no-show list.
 - a. If the Patron’s name appears on the no-show list 3 times during any 3 month period, the Patron may be prohibited from making future reservations of court time and the Patron’s tennis privileges may be suspended for a period of time not to exceed 30 days for each 3 time no-show iteration.
12. The Patron reserving a court for pickleball is responsible for setting up and taking down the portable

Basketball, Volleyball and Hockey Court Policies

1. Reservations are required using the “Court Reserve” app.
 - a. All guests must be listed by first and last name by the Patron that is reserving the court.
 - b. Use of the facilities is limited to the time indicated in the “court reserve” app.
 - c. All Patrons and guests must leave the court at the end of their allotted time.
2. If Tennis Court #4 is occupied, the Hockey Rink can be utilized for pickleball.
3. Guest Policies:
 - a. Patrons who are either 16 or 17 are permitted to bring 1 Guest per day. The Guest must be 16 years of age or older.
 - b. Patrons over the age of 18 may bring a maximum of 4 guests per day to these facilities.
4. Anyone under the age of 15 is not allowed to use the Basketball or Roller Hockey Court Facilities unless accompanied by an Adult Patron at all times.
5. The courts and surrounding areas must be cleaned up by the Patron after use.
6. Anyone found to be removing sand or damaging the netting under the sand in the volley ball court will be required to pay for the damage and replace the sand.

Playground and Pocket Park Policies

1. Parks and playgrounds are available on a first come first serve basis, no reservations are permitted.
2. No one over the age of 12 is allowed on any of the equipment
3. Children under the age of 8 must be accompanied by an Adult Patron or guardian.
4. Persons using the parks and playgrounds must clean up all food, beverages, and miscellaneous trash brought to the park/playground.
5. Place all trash in containers
6. Glass containers are prohibited.
7. No person shall create any noise at excessive levels, or use amplified sound or music.

Pets and Animal Policies

1. Dogs and all other pets (with the exception of Service Animals) are not permitted in the Beach Club, pool area, weight room, Courts, (tennis, basketball, volley ball or hockey) or within the playground areas.
2. Where pets are permitted on the grounds, they must be on a 6-foot leash or shorter.
3. Patrons are responsible for picking up after all pets.
4. No dogs deemed “dangerous dogs” by the appropriate authority are allowed on District property at any time.
5. Nuisance alligators should be reported to the Facility Manager.
 - a. The Facility Manager will contact the alligator trapper for removal as deemed appropriate.
 - b. Nuisance wildlife, as defined in Florida Administrative Code (F.A.C.) 68A-9.010, refers to an animal or animals exhibiting behavior that:
 - i. causes (or is about to cause) property damage,
 - ii. presents a threat to public safety, or
 - iii. causes an annoyance within, under or upon a building.
6. No person shall feed, pursue, molest, harm, harass, capture, possess or sell any wildlife or part therefor or their nests or eggs.
 - a. Violators will be reported to the Florida Fish and Wildlife Conservation Officer for legal action.

Prohibitions on dogs or other pets do not include “Service Animal(s)” trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability.

A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal under the following conditions:

1. If the Service Animal is out of control and the handler does not take effective measures to control it;
2. If the Service Animal is not housebroken; or,
3. If the Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

Dog Park Policies

1. The Dog Park is unattended.
2. Only Patrons with facility access are permitted to bring a dog to the dog park.
3. Limit is 2 dogs per Patron per visit.
4. Dogs that have been declared dangerous or aggressive are prohibited.
5. All Patrons must have proof of their dog's current rabies vaccination and license to get access to the dog park via "Court Reserve".
6. No Guests are allowed at the dog park.
7. Children under the age of 6 are not permitted in the dog park.
8. Children 6-13 years of age must be accompanied by an Adult and must have a dog to enter the park area.
9. Strollers are not allowed in the park.
10. Puppies under 4 months old are not permitted in the park.
11. All Patrons are expected to abide by the posted policies regarding the times that large dogs and small dogs are allowed.
12. Only dogs under 40 pounds are permitted in the small dog park.
13. Dogs in heat are not allowed.
14. Patrons must pick up after their dog and dispose of feces properly.
15. Patrons must fill in holes dug by their dog.
16. Dogs must be on a leash when entering and exiting the dog park. Patrons must carry a leash for each dog while inside the dog area and the dogs must always be under voice command.
17. Dogs are always required to wear a basic flat buckle collar or harness with identification tags. No spiked or pronged dog collars are allowed.
18. Animals other than dogs are not allowed.
19. Leaving dogs unattended is prohibited. All Patrons must always remain in the park with their dogs.
20. Dogs that persistently bark, are a nuisance, are annoying or provoking other dogs or persons must leave the Dog Park area.
21. Climbing on or over the fence is not permitted.
22. Patrons must use caution when bringing dog toys to the park since fights could erupt.
23. No food (dog or human), or raw hides are allowed in the Dog Park.
24. No alcoholic beverages or glass containers are allowed in the park.
25. The District staff has the authority to close the park or sections of the park for any reason including maintenance, mowing, weather related problems, special events, or for the public's safety and/or health.

Fishing Policies

1. Fishing is permitted only from 30 minutes after sunrise to 30 minutes before sunset.
2. The District operates under a catch and release policy for fishing.
 - a. The lake and ponds serve as storm water management purposes and are not to State Code for keeping or consuming your catch. The purpose of these bodies of water is to help facilitate the District's natural water system for storm water runoff.
 - b. Removal of hooks and lures from fish should be performed in a manner that gives the fish the best chance of survival. De-Hookers or needle-nose pliers need to be carried by authorized users at all times.
 - c. Circle Hooks are recommended for all live bait fishing.
3. Traps, Cast netting, spear fishing, or the use of spear guns, bow & arrows, and firearms are not permitted as acceptable methods to fish.
4. Respect your fellow landowners and access the lake and ponds through the proper access points.
 - a. At no time is a Patron or their guests to enter private property to reach the lake or pond.
5. There is a 20-foot District owned buffer surrounding each pond.
 - a. Patrons may fish in the 20-foot buffer and are asked to be respectful of adjacent homes.
6. If dangerous wildlife is "caught" by hook or lure, the line(s) should be cut at a safe distance so as to avoid possible bodily injury and harm.
7. All trash or debris must be disposed of in the appropriate receptacles.
8. The introduction of fish or wildlife is not authorized.
9. Fish are not to be moved from one lake or pond to another.
10. Patrons and Guests will be responsible to obtain any permits or licenses that may be required under Florida Law to legally fish.
 - a. Any monetary penalties or fees incurred by the District as a result of user's failure to acquire such required permits or licenses will be the liability of the individual
11. Guest Policies:
 - a. Patrons between the ages of 14 and 17 are permitted to have 1 Guest with them when fishing at the ponds. That Guest must be 14 years of age or older.
 - b. Patrons over the age of 18 may have a maximum of 4 guests with them.
12. Parking on any grassed area near the ponds is prohibited.

Pond Policies

1. Because of the potential presence of dangerous wildlife:
 - a. Pets are prohibited in all ponds
 - b. Swimming is prohibited in all ponds
 - c. No personal watercraft of any kind are permitted.
2. Patrons are allowed to use remote control boats in the ponds.

Lake, Beach, Dock, and Boat Ramp Policies

1. Only vessels belonging and registered to a Patron are permitted on the lake or to be docked at the Beach Club.
 - a. Unregistered inoperable or derelict craft may not be on the lake or docked at the Beach Club and will be towed at owner's expense.
 - b. All vessels must be registered with the POA prior to entering the lake and must display the issued (CL) registration.
2. To ensure the peace and enjoyment of the Patrons living on the lake, boats can only be on the lake from 30 minutes after sunrise to 30 minutes before sunset.
3. Only routine boat cleaning and maintenance performed with environmentally safe materials is permitted at the boat ramp.

- a. Any other activity that might result in spillage of oils, lubricants, solvents or other hazardous material into the lake is prohibited.
4. All vessels mooring and/or docked at the Beach Club will be properly secured using at minimum a 3/8 inch nylon mooring line.
5. Music on boats should not be so loud as to disturb Patrons living on the lake.
6. No entry or activity is permitted on the conservation islands.
7. All areas of the lake are "NO WAKE" except for the area inside the buoys on the ski lake.
8. Be courteous to those using the ski lake. Always travel in a counter-clockwise direction and refrain from creating wakes interfering with any watercraft pulling a skier, wake boarder, tube or other towable.
9. Reckless or unsafe operation of any vessel is strictly prohibited.
10. All repairs, maintenance and improvements of pond slopes and retaining walls on private property are the responsibility of the property owners and not that of the District.
11. Swimming in the lake is not recommended due to the potential presence of dangerous wildlife and potential for certain amoeba and other microorganisms that may be dangerous to human beings.

Natural Buffer Areas Policy Statement

The following is the policy statement of the District as it regards the natural tree protection, wetland and upland buffer areas that are scattered in large numbers throughout the Community. The policy statement is consistent with the policies of other governments including Hillsborough County, and Southwest Florida Water Management District (SWFWMD) as it regards their natural, conservation tree protection and wetland conservation/preservation areas:

The natural areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Vegetation that dies, including but not limited to, trees are left to fulfill their role in nature's process. Trees, within or immediately adjacent to these areas, that have died and appear to pose a threat of falling and damaging an abutting property owner's property may be addressed by the abutting property owner after securing permission to remedy the situation from the District and all required permits from all authorities having jurisdiction including Hillsborough County, and SWFWMD.

Such abutting property owner must initially contact the District for permission to address the removal or remediation of the threatening situation and shall then be responsible for any needed permitting or review by Hillsborough County, and SWFWMD. Permitted trimming and/or removal, where warranted, shall be done at the expense of the abutting property owner. The goal is to minimize disturbance to these areas.

In the event that a tree does fall onto another's property, that property owner has the right to cut back or limb the tree as necessary to their individual property line. The rest of the tree is to be left as is. This would also pertain to normal maintenance, which would allow an owner to trim back any encroaching vegetation to their property line. No one is allowed to encroach into the natural areas for any reason, from maintenance to placement of personal property of any kind.

There is no trespassing allowed in all designated wetland conservation and/or mitigation areas located on District property.

Renters' Privileges

1. Patrons who rent out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Patron's membership privileges for purposes of Amenity Facilities use.
2. An Amenity Assignment of Rights and Privileges Form must be executed by the Owner on behalf of the Renter and witnessed before any facility finger print access is issued to the Renter.
3. A Renter who is designated as the beneficial user of the Owner's membership shall be entitled to the same rights and privileges to use the Amenity Facilities as the Owner.
4. During the period when a Renter is designated as the beneficial user of an Owner's membership, that Owner shall not be entitled to use the Amenity Facilities.
5. Owners are responsible for the actions of their Renter. If the Renter damages Amenity Facilities and does not reimburse the District, the Owner will be required to reimburse the District

Security Bar Code Fees

The fee to be paid for Patron security bar codes shall be \$15.00 per bar code. This fee is intended to offset the price of the bar codes, the routine operations and maintenance of the security systems and gates, and the time and labor of District staff. Patrons are encouraged to obtain bar codes for all registered vehicles.

Annual User Fee

The annual user fee for persons not owning or renting property within the District is equal to the amount of the annual District operation and maintenance assessment per family. This fee will cover membership to all Amenity Facilities for 1 full year from the date of receipt of payment by the District. This fee must be paid in full at the time of the completion of the Non-Resident Member application. Each subsequent annual membership fee shall be paid in full on the anniversary date of application for membership. This membership is not available for commercial or business purposes.

Suspension and Termination of Privileges

1. **Violations.** The privileges of a Patron to use the Amenity Facilities may be suspended or terminated if the Patron engages in any of the following behavior:
 - a. Submits false information on any application for use of the Amenity Facilities.
 - b. Permits the unauthorized access to Amenity Facilities.
 - c. Exhibits unsatisfactory behavior or appearance.
 - d. Fails to pay fees or assessments owed to the District in a proper and timely manner.
 - i. Any patron that hits the barcode gate and fails to pay the assessed the cost of repair will only have their bar code privileges suspended until restitution is made. The cost of repair includes, but is not limited to, service calls, emergency service call fees, parts, labor and administrative costs.
 - ii. Bar code privileges will not be suspended for other violations of District policies.
 - e. Fails to abide by any policies established for the use of the Amenity Facilities or other policies of the District.
 - f. Treats the District's supervisors, contractors, other representatives, or other Patrons, in an unreasonable or abusive manner.
 - g. Damages or destroys District property.
 - h. Littering on District property.
 - i. Engages in conduct that is improper or likely to endanger the welfare, safety, harmony or reputation of the District, or its supervisors, staff, facility management, contractors, other representatives, or other Patrons.
2. **Documentation of Violations.** The Clubhouse Staff or District Manager shall record all violations, including repeat violations, on written incident reports and shall include the date, time, name of the parties involved, and nature of the violation. The Clubhouse Staff shall file such report with the District Manager within 24 hours of the incident. The District Manager shall maintain all records in accordance with public record laws.
3. **Suspension by the Clubhouse Manager or District Manager**
 - a. The Clubhouse Manager or District Manager may at any time suspend a Patron's privileges to use the Amenity Facilities for committing any of the violations outlined above.
 - b. The Clubhouse Manager or District Manager shall ask the Patron to leave the Amenity Facilities immediately and shall call local law enforcement for assistance if the Patron fails to comply with the request.
 - c. Such suspension shall be for a maximum period of 30 consecutive days.
 - d. In determining the length of any suspension, the Clubhouse Manager or District Manager, shall take into account the nature of the conduct and any prior violations.
4. **Longer Suspension or Termination of Privileges by the Board.**
 - a. The Clubhouse Manager or District Manager may recommend to the Board, or the Board on its own initiative may elect to consider, a longer suspension or termination of a Patron's privileges for committing any of the violations.
 - b. At least 14 days prior to any Board meeting where a longer suspension or termination is to be considered, the District shall send written notice of the meeting by United States mail to the Patron's last known address.
 - c. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances to address the violations, including imposing a longer suspension or permanent termination of a Patron's privileges to use the Recreation Facilities.
 - d. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

5. **Trespass.** If a Patron subject to a suspension or termination is found on the premises, such Patron may be subject to arrest for trespassing.

6. **Appeal of Suspension**

- a. A Patron subject to a suspension may appeal the suspension to the District's Board by filing a written request for an appeal, which written request shall be immediately sent to the District's Chairperson with a copy to the District Manager.
- b. The filing of a request for an appeal shall not result in the stay of the suspension.
- c. The District shall consider the appeal at its next Board meeting and shall provide reasonable notice to the Patron of the Board meeting where the appeal will be considered.
- d. At that meeting, the Board shall allow the Patron to appear and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose.
- e. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension, to address the appeal and any violations.
- f. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

Cory Lakes

Community Development District

EXHIBIT

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AGENDA

Agenda Proposal Items:

Window Tint

- Awaiting Quote for the Back Wall
- Coming out at the beginning of next week to take measurements of the Front of the Building.
We will work to reduce the price by having them do both at the same time

Monument Painting

- Awaiting Quotes and Walkthroughs

Playground Repair and Clean Up

- Playworx Quote:
 - Repairs, Replacements, and Clean Up: \$23,247.12

Beach Club Dock Repairs vs. Replacement

- Tampa Swap Quotes:
 - Pedestrian Walkway: \$147,322.50
 - Deck: \$58,383.00
- Marine Construction Quote:
 - Awaiting
- Additional Quote:
 - Coming out to do a walkthrough on Friday (07/11)

Pool Filter Grids

- All 100 must be replaced
- Quote: \$3,500 (All 100)
- Current ones are deteriorating

Back to School Bash

- Scheduled for Friday, August 2nd
- Would like to know what the budget is for events?

Rocks/Stones by Dock

- 2 Yards (1 on each side) need to be ordered to fill in the areas that the rocks have washed down into the water.
 - Unable to rake the rocks back up to cover or fill in the areas.

Plant Beds

- Pillars by front of Beach Club need to be removed and adding better plants with color to the area to give it a more welcoming appearance.

Grass

- Re-sod grass area near the backside of the Pool due to setting water and fungus growth.

Agenda Planned / In Progress Items:

Florida Patio Furniture

- Furniture will be picked up in 3-4 weeks
- Loaner Furniture will be dropped off (Half the Current Quantity)
- Furniture will be fully completed in a 10-12 week timeframe

Wicker Paradise

- 4-8 Week Lead Time on Cushions

Lawson Courts

- Stated they would be out at the end of July or first week of August
- They will give us a 1-2 week notice of the exact date that they will be out
 - That way we can send an email to all residents informing them of closure of amenities

Treadmill in the Gym

- Will be repaired and operational as of Thursday (07/10)

New Copier

- Awaiting Date

Sidewalk Repairs and ADA Mats at Crosswalks

- Scheduled for Next Week

New Computer Systems

- Awaiting Date

Suncoast Rust

- Doing a clean of all amenities and sidewalks on Thursday (07/10)

Fence Repairs

- Capri Isle & Tennis Court
 - Both Scheduled for July 16th

Crosscreek Guards Booth - AC Unit

- Installed by Friday (07/11)

ADA Pool Chair Lift

- Will be completed by end of July

Lights & Fountain Repair

- Fixed all Dock Lights
- Made electrical repairs to first fountain in Capri Isle

Servicore Clean

- Cleaning all Windows, inside and outside, on July 14th & July 15th

Agenda Completed Items:**Envera**

- Full Access has been restored back to Envera software

Pressure Washing

- Along Dock and Backside of Beach Club

Plumbing

- Fixed Men's Toilet at Pool
- Fixed Sink in Beach Club
- Fixed Faucet in the Gym
- Fixed Dog Water Bowl outside of Beach Club
- Tightened all Toilet seat covers throughout Beach Club, Gym, and Pool.

Electrical

- Replaced lights on the Dock (Beach Club)
- Fixed Power Source to Fountain #2 in Capri Isle
- Treadmills are now on their own breaker
- Fixed power supply to the Garbage Disposal (Beach Club)
- Pump Replaced at the well by the Gym
- Remounted Morris Bridge Gate Control Arm (Exit Gate)

Landscaping

- Palm Tree removed outside of Beach Club
- Leaning Palm Tree being removed by Pool
- Seed Pods have been trimmed by Pool
- Mulch will be filled/distributed in multiple areas – Playground, Pool, etc.
- Grass Areas were filled in by the vehicle damage in soccer field
- Sprayed for weeds in the road at Morris Bridge
- Weir beside 10812 Cory Lake Dr. – Buffer cleared out around closure

Additional Maintenance Items:

- All Pillars, Bases, and Baseboards have been painted in Beach Club
- Reflective Paint added to both set of steps on the backside of the Beach Club
- Remounted Life Ring Case by the Pool
- Zip tied Windscreens at the Tennis Courts

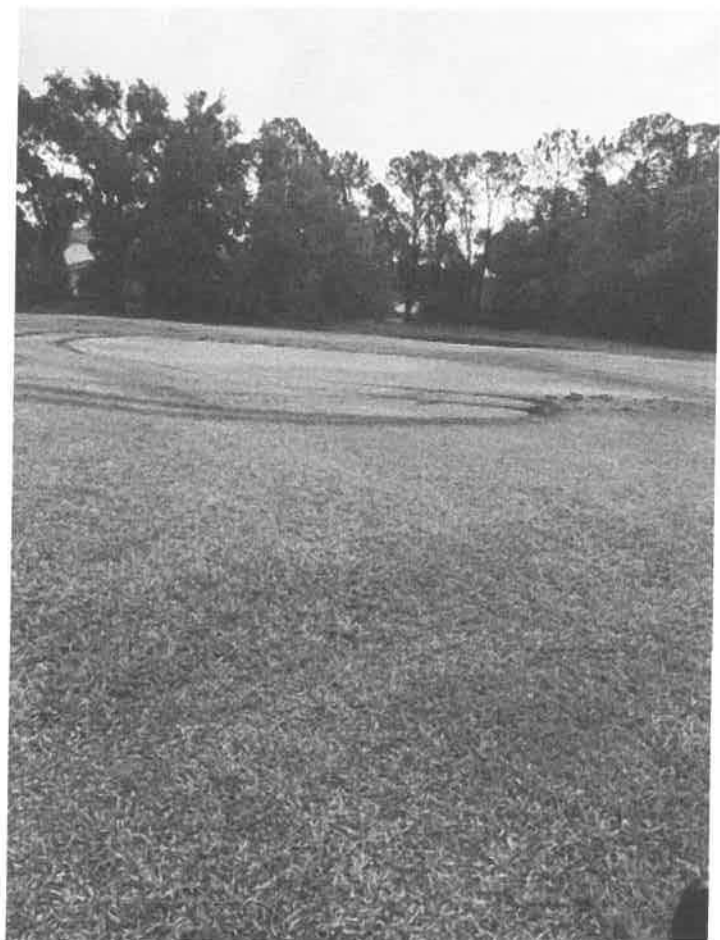
Cory Lakes

Community Development District

EXHIBIT

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AGENDA



Cory Lakes

Community Development District

EXHIBIT

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AGENDA



231 Douglas Rd. E.
Suite 9
Oldsmar, FL 34677
(813) 990-0232

www.signarama-oldsmar.com

ESTIMATE

EST-1680

Payment Terms: Cash Customer

Created Date: 4/29/2025

DESCRIPTION: Lake Rules Sign

Bill To: Cory Lakes Community Development District
10441 Cory Lake Drive
Tampa, FL 33647
US

Pickup At: Signarama Oldsmar
231 Douglas Rd. E.
Suite 9
Oldsmar, FL 34677
US

Requested By: Joseph Gibson
Email: clcddfm@corylakescdd.net
Cell Phone: (813) 924-4673
Tax ID: 85-8012618445C-4

Salesperson: Hans Cardenas

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	Lake Rules Sign 8' x 4' ACM Base	1	\$842.36	\$842.36
2	Installation	1	\$150.00	\$150.00

This estimate is valid for two weeks. Changes, additions and deletions to the estimate may result in additional charges. The estimate is based on print-ready files. Design is available at an hourly rate. Sales tax will be added to the invoice unless a Sales Tax Exemption is on file.

Subtotal:	\$992.36
Taxes:	\$0.00
Grand Total:	\$992.36

Acceptance of the estimate authorizes Signarama Oldsmar to initiate production. Generally, a 50% is also required. All amounts are due upon delivery of the product unless other arrangements have been formally agreed upon.

Manufacturer Warranties covering adhesion and durability of the adhesive films may exist. However, Signarama Oldsmar does not guarantee adhesion of films to substrates not provided by Signarama Oldsmar and is no responsible for unusual wear and tear due to external forces such as power washing or car wash systems.

If your company is ordering any car graphics, please, make sure your car is clean. Otherwise, there will be a \$50 car wash fee.

Regarding Installation and onsite services, this quote is for estimation purposes and is not a guarantee of cost for sign services for installation. The Estimate is based on current information from client about the project. Actual cost may change once project elements are finalized. Client agrees that sign service & repair will add on the cost of ballast, LED lights, lamps, sockets, wiring and other components to restore sign illumination as needed only. Client must

request and approve complete replacement of lamps. Client may choose to pay for a site survey wherein we will inspect the sign illumination and will provide an itemized list of replacement components the sign needs.

Independently Owned & Operated

Signature: _____

Date: _____

Cory Lakes

Community Development District

EXHIBIT

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AGENDA



Sign Solutions of Tampa Bay
3921 West Dr. Martin Luther King Jr. Blvd.
Tampa, FL 33614

(813) 269-5990

ESTIMATE EST-28050

Estimate Date: 05/20/25

Follow Up Date : 05/23/25

Payment Terms: Cash

Description: Sign Panel Replacement

Bill To: Cory Lake CDD
10441 Cory Lake Drive
Tampa FL 33647
US

Ordered By: Joseph Gibson

Salesperson:

Entered By: Keith Christianson

ITEMS	QTY	UNIT PRICE	LINE TOTAL
1 1/4" Dibond w/ Full Color Print 48" x 96" 1/4" dibond panel with full color vinyl print. Single sided.	1	\$672.00	\$672.00
2 Install Labor Replacing existing sign on site.	1	\$220.00	\$220.00
Subtotal			\$892.00
Pre-Tax Total			\$892.00
Tax			\$43.68
Total			\$935.68

Thank you for considering Sign Solutions for your signage needs. Please call us at (813) 269-5990 if you have questions or need further information. We look forward to hearing from you and working with you on this project. Estimates are valid for 14 days unless otherwise specified.

Cory Lakes

Community Development District

EXHIBIT

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AGENDA

TO

Corey Lakes community development district.

DESCRIPTION	RATE	QTY	AMOUNT
Pool service three times per week. 3250/month. - I will include the fountain service and chemicals at no extra charge. - chemicals included. - chemical controller and chemical pumps included. - we will inspect all pool heaters quarterly and send a report to management. We repair all heaters and equipment in-house. Labor \$145/hour plus parts. - health department report will be done every visit and we will make any corrections necessary to pass inspection.	\$0.00	1	\$0.00

Pool filter Grids replacement (100 grids) \$3500. This is parts and labor.
Black algae treatment and dive \$1100.

References,

Advent Hospital wellness center in Wesley Chapel. John Crouch,
John.crouch@adventhealth.com.
Stacey Gillis, Sgillis@rizzetta.com.
John Brown, jbrown@sentrymgt.com
Neeraj Chander, nchander@accessdifference.com

SUBTOTAL	\$0.00
TAX (7%)	\$0.00
TOTAL	USD \$0.00

Cory Lakes

Community Development District

EXHIBIT

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AGENDA

	PlayPower LT Farmington, Inc. 878 E. US Hwy 60 Monett, MO 65708 1-800-325-8828	QUOTE: R0321254003 Project: R0321_45659676617_01
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Bill To:	Project Name & Location:	Prepared by:
Joe O'Reilly		Playworx Playsets, LLC
Corey Lakes CDD 10441 Cory Lake Drive Tampa, FL 33647 813-924-4673 (phone) clcddfm@corylakescdd.net	Attn: corey lakes cdd	8014 Cumming Hwy Ste 403 #313 Canton, GA 30115 USA 786-750-3332 (phone) kristine@playworx.com

Ship To Address:	End User:
Joe O'Reilly	Joe O'Reilly
Corey Lakes CDD 10441 Cory Lake Drive Tampa, FL 33647 813-924-4673 (phone) clcddfm@corylakescdd.net	Corey Lakes CDD 10441 Cory Lake Drive Tampa, FL 33647 813-924-4673 (phone) clcddfm@corylakescdd.net

Quote Number: R0321254003
Quote Date: 7/9/2025
Valid For: 30 Days From Quote Date

PlayArea_1

Product line: KidBuilders
Age group: 5-12

Global defaults

KB Accent Color	FOREST GREEN
KB CLAMP	FOREST GREEN
KB Slide/Float Stone Clr	BEIGE
KB Vinyl color	Brown
KB/Jeep Ground Cover	Buried
Kid Builder Post Color	FOREST GREEN
Laminated Panel	BEIGE-FOREST GREEN-BEIGE
Laminated Solid Panel	

Components

Part Number	Description	Qty	Weight	Volume	Unit Price	Total
100001134	Deck-to-deck, 205 mm (8") (brown or blue vinyl)	1	16.00	0.22	216.00	216.00
200200530	KIT MAINTENANCE KB W/PAINT W/O LIST	1	10.00	0.00	0.00	0.00
200202483	KB Deck Square Large Hole 11GA	1	116.00	9.86	1,379.00	1,379.00
200203331	Spiral Slide, 1625 mm (64") with 2014 Hood, Large Hole Deck	1	380.00	190.00	7,528.00	7,528.00
200203760	NU-Edge Birch Climber F/KB 72"	1	180.00	12.00	2,739.00	2,739.00
910572BR	STEPLADDER UNIV. 1830 MM	1	108.00	7.05	1,165.00	1,165.00
989076BR W	3 1/2" POST CAP CAST ALUM X 11GA TUBE	1	0.60	0.10	40.00	40.00
HW7790-1	HRDW PKG 60D STPLDDRS L1/1	1	2.03	0.10	54.00	54.00

RiskSign_Included

Product line: Park Service

Age group:

Global defaults

RISK MGNT SIGN CLR	FOREST GREEN
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Components

Part Number	Description	Qty	Weight	Volume	Unit Price	Total
787Z	RISK MANAGEMENT SIGN - ENGLISH	1	0.00	10.00	0.00	0.00

PlayArea_Q1

Product line: PlayBuilders

Age group: 2-5

Global defaults

PB Vinyl Clr	Brown
Play Builder Accent Color	FOREST GREEN
Play Builder Post Color	BROWN

Components

Part Number	Description	Qty	Weight	Volume	Unit Price	Total
200001859	CAP SCRW HEX HD M10 X1.50X75MM FULL THRD	2	0.01	0.10	4.68	9.36
200001945	M10 Nylok Nut	4	0.00	0.00	1.77	7.08
200002018	M10 x 1.5 x 25mm Buttonhead Bolt	2	0.00	0.00	2.10	4.20
200002079	WASHER FLAT M11 23 X 12 X 1.6MM	16	0.04	0.10	0.57	9.12
200002079	WASHER FLAT M11 23 X 12 X 1.6MM	8	0.04	0.10	0.57	4.56
200002133	BOLT M8 X 1.25 MALE 27.5 MM	8	0.44	0.10	1.54	12.32
200002145	BOLT M8 X 1.25 FEMALE 10.3 X 30 MM	8	0.44	0.10	5.57	44.56
200058372	GASKET F/PB TABS (SMALL)	2	0.02	0.10	5.50	11.00
200080377	HDWR BAG F/PB BELOW DECK TUNNEL PANELS	1	1.00	0.01	87.00	87.00
200200531	KIT MAINTENANCE PB W/O LIST PRICE	1	0.00	0.00	0.00	0.00
300002750	Screw T-27 Round Washer Head (PB Screw)	20	0.00	0.00	2.10	42.00
908118BR	DECK EXT. F/PB DBL.WD.SLIDE(2004)	1	10.00	0.20	270.00	270.00
908361BR	BRACKET F/PB VILLAGE PANELS	8	0.30	0.01	27.00	216.00
909900FRG	TAB PANEL F/PB	4	0.24	0.10	7.38	29.52
909900FRG	TAB PANEL F/PB	8	0.24	0.10	7.38	59.04
910917FRG	CAP HARDWARE COVER	8	0.01	0.10	2.71	21.68
910918FRG	CAP HARDWARE BASE	8	0.02	0.10	2.69	21.52
989076BR W	3 1/2" POST CAP CAST ALUM X 11GA TUBE	5	0.60	0.10	40.00	200.00
HW64109-1	HRDW PKG ABV DK SQ HL PAN S1/2	1	0.23	0.10	9.36	9.36
HW64109-2	HRDW PKG ABV DK SQ HL PAN 2/2	1	0.47	0.10	30.00	30.00

Additional Items

Part Number	Description	Qty	Weight	Volume	Unit Price	Total
105295	BAG ZIPLOCK 12" X 14"	1	0.00	0.00	0.00	0.00
200111492	Label, Identification stamped w/rivets	1	0.00	0.00	0.00	0.00
200305597	14' LARGE CRATE (ASSY DOMESTIC)	1	385.00	0.00	0.00	0.00
925603	LABEL P/C (5 TO 12 YRS) PPLT	1	1.00	0.00	7.90	7.90
925960	THUMB DRIVE 2GB - PPLT	1	0.00	0.00	0.00	0.00

INSTALL BOOK	INSTALL BOOK FOR PP ORDERS	1	0.00	0.00	0.00	0.00
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Parts By Other

Part Number	Description	Qty	Weight	Volume	Unit Price	Total
Dumpster Rental	Dumpster Rental and Disposal Charges	1	0.00	0.00	1,000.00	1,000.00

Totals:

Equipment Weight:	1,226.85 lbs
Equipment Volume:	237.52 ft ³
Equipment List:	\$14,209.32
Discount Amount:	-\$0.00
Products Subtotal:	\$14,209.32
Products by Other:	\$1,000.00
Installation:	\$6,000.00
Freight:	\$2,037.80 Code: Needed
Estimated Sales Tax*:	\$0.00
Grand Total:	\$23,247.12

Make Purchase Orders Out To:		Make Checks Payable To:
PlayPower LT Farmington, Inc.		PlayPower LT Farmington, Inc.
Remit Purchase Orders To:		Remit Checks To:
PlayPower LT Farmington, Inc. Attention: Sales Administration 878 E US Hwy 60 Monett, Missouri, USA 65708 1-800-325-8828		PlayPower LT Farmington PO Box 734155 Dallas, TX 75373-4155

NOTE:

* Applicable sales taxes will be confirmed once order and any tax certificates are received

† Denotes drop ship item.

Unloading, storage, installation, surfacing and site work are not included unless specifically noted on quotation.

Not responsible for filter cloth, irrigation rerouting, grass damage, or checking for underground utilities.

If installation is quoted, it is assumed that the site has been prepared and that any grade slope in any direction does not exceed 2%. In the event that unexpected soil conditions, such as subsurface rock, are encountered during installation, additional costs to the customer will be applicable.

The acceptance signature below serves as authorization to order the items quoted and indicates acceptance of the prices listed. All terms are subject to credit approval.

COMMENTS:

This Quote shall not become a binding contract until signed and delivered by both Customer and PlayPower LT Farmington Inc ("PPLT"). Sales Representative is not authorized to sign this Quote on behalf of PPLT or Customer, and signed Quotes cannot be accepted from Sales Representative. To submit this offer, please sign below and forward a complete signed copy of this Quote directly to "PPLT Sales Administration" via fax (417)354-2273 or email outdoordes@LTCPS.com. Upon acceptance, PPLT will return a fully-signed copy of the Quote to Customer (with copy to Sales Representative) via fax or e mail.

THIS QUOTE IS LIMITED TO AND GOVERNED BY THE TERMS CONTAINED HEREIN. PPLT objects to any other terms proposed by Customer, in writing or otherwise, as material alterations, and all such proposed terms shall be void. Customer authorizes PPLT to ship the Equipment and agrees to pay PPLT the total amount specified. Shipping terms are FOB the place of shipment via common carrier designated by PPLT. Payment terms are Net-30 days from invoice date with approved credit and all charges are due and payable in full at PO Box 734155, Dallas, TX 75373-4155, unless

notified otherwise by PPLT in writing. Customer agrees to pay all additional service charges for past due invoices. Customer must provide proper tax exemption certificates to PPLT, and shall promptly pay and discharge all otherwise applicable taxes, license fees, levies and other impositions on the Equipment at its own expense.

CUSTOMER hereby submits its offer to purchase the Equipment ACCORDING TO THE terms stated in this quote AND subject to final approval BY PPLT.

Submitted By	Printed Name and Title	Date
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The foregoing Quote and OFFER ARE hereby approved and accepted by PLAYPOWER LT FARMINGTON INC.

By: _____ Date: _____

ADDITIONAL TERMS & CONDITIONS OF SALE

1. Use & Maintenance. Customer agrees to regularly inspect and maintain the Equipment, and to provide, inspect and maintain appropriate safety surfacing under and around the Equipment, in accordance with PPLT's product literature and the most current Consumer Product Safety Commission Handbook for Public Playground Safety.

2. Default, Remedies & Delinquency Charges. Customer's failure to pay any invoice when due, or its failure to otherwise comply with the terms of this Quote, shall constitute a default under all unsatisfied invoices ("Event of Default"). Upon an Event of Default, PPLT shall have all remedies available to it at law or equity, including, without limitation, all remedies afforded a secured creditor under the Uniform Commercial Code. Customer agrees to assist and cooperate with PPLT to accomplish its filing and enforcement of mechanic's or other liens with respect to the Equipment or its location or its repossession of the Equipment, and Customer expressly waives all rights to possess the Equipment after an Event of Default. All remedies are cumulative and not alternative, and no exercise by PPLT of a remedy will prohibit or waive the exercise of any other remedy. Customer shall pay all reasonable attorneys' fees plus any costs of collection incurred by PPLT in enforcing its rights hereunder. Subject to any limitations under law, Customer shall pay to PPLT as liquidated damages, and not as a penalty, an amount equal to 1.5% per month of any payment that is delinquent in such month and is not received by PPLT within ten (10) days after the date on which due.

3. Limitation of Warranty/ Indemnity. PPLT MAKES NO EQUIPMENT WARRANTIES EXCEPT FOR THOSE STANDARD WARRANTIES ISSUED WITH THE EQUIPMENT, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE. PPLT SPECIFICALLY DISCLAIMS ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE AND ANY LIABILITY FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES. CUSTOMER AGREES TO DEFEND, INDEMNIFY AND SAVE PPLT HARMLESS FROM ALL CLAIMS OF ANY KIND FOR DAMAGES OF ANY KIND ARISING OUT OF CUSTOMER'S ALTERATION OF THE EQUIPMENT, ITS FAILURE TO MAINTAIN THE EQUIPMENT, ITS FAILURE TO PROPERLY SUPERVISE EQUIPMENT USE, OR ITS FAILURE TO PROVIDE AND MAINTAIN APPROPRIATE TYPES AND DEPTHS OF SAFETY SURFACING BENEATH AND AROUND THE EQUIPMENT IN ACCORDANCE WITH PPLT'S INSTALLATION AND OWNER'S MANUALS AND THE MOST CURRENT CONSUMER PRODUCT SAFETY COMMISSION HANDBOOK FOR PUBLIC PLAYGROUND SAFETY.

4. Restrictions. Until all amounts due hereunder are paid in full, Customer shall not: (i) permit the Equipment to be levied upon or attached under any legal process; (ii) transfer title to the Equipment or any of Customer's rights therein; or (iii) remove or permit the removal of the Equipment to any location not specified in this Quote.

5. Purchase Money Security Interest. Customer hereby grants, pledges and assigns to PPLT, and PPLT hereby reserves a purchase money security interest in, the Equipment in order to secure the payment and performance in full of all of Customer's obligations hereunder. Customer agrees that PPLT may file one or more financing statements, in order to allow it to perfect, acquire and maintain a superior security interest in the Equipment.

6. Choice of Law and Jurisdiction. All agreements between Customer and PPLT shall be interpreted, and the parties' obligations shall be governed, by the laws of the State of Missouri without reference to its choice of law provisions. Customer hereby consents to the personal jurisdiction of the state and federal courts located in the city and county of St. Louis, Missouri.

7. Title; Risk of Loss; Insurance. PPLT Retains full title to all Equipment until full payment is received by PPLT. Customer assumes all risk of loss or destruction of or damage to the Equipment by reason of theft, fire, water, or any other cause, and the occurrence of any such casualty shall not relieve the Customer from its obligations hereunder and under any invoices. Until all amounts due hereunder are paid in full, Customer shall insure the Equipment against all such losses and casualties.

8. Waiver; Invalidity. PPLT may waive a default hereunder, or under any invoice or other agreement between Customer and PPLT, or cure such a default at Customer's expense, but shall have no obligation to do either. No waiver shall be deemed to have taken place unless it is in writing, signed by PPLT. Any one waiver shall not constitute a waiver of other defaults or the same kind of default at another time, or a forfeiture of any rights provided to PPLT hereunder or under any invoice. The invalidity of any portion of this Quote shall not affect the force and effect of the remaining valid portions hereof.

9. Entire Agreement; Amendment; Binding Nature. This fully-executed Quote, as supplemented by Change Orders

and invoices containing exact amounts of estimates provided herein, constitutes the complete and exclusive agreement between the parties. A Change Order is a written instrument signed by the Customer and PPLT stating their agreement as to any amendment in the terms of this Quote. Customer acknowledges that Change Orders may result in delays and additional costs. The parties agree that all Change Orders shall include appropriate adjustments in price and time frames relating to any requested amendments. Upon full execution, this Quote shall be binding upon and inure to the benefit of the parties and their successors and assigns.

10. Counterparts; Electronic Transmission. This Quote, any invoice, and any other agreement between the parties, may be executed in counterparts, each of which shall constitute an original. The facsimile or other electronic transmission of any signed original document, and retransmission of any signed facsimile or other electronic transmission, shall be the same as the transmission of an original. At the request of either party, the parties will confirm facsimile or other electronically transmitted signatures by signing an original document.

Cory Lakes

Community Development District

EXHIBIT

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AGENDA

PLAYWORX **INTSTALL** REQUEST FORM

Please fill in where Applicable

FM #:

Project Name: Corey Lakes HOA

Date: 1.6.2025

Project Location: _____

Rep: KF

Customer/Company Name: _____

Contact Name: _____

Contact Email: _____

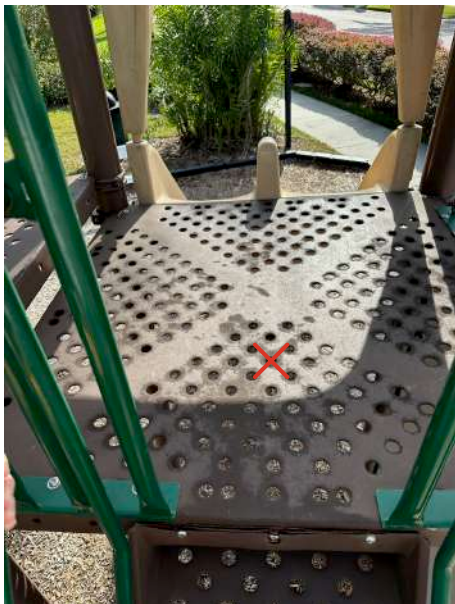
Contact Phone #: _____

Playground 1

- Replace Deck Stairs
- Replace Square Deck
- Replace Climbing Wall. New Climbing Wall will have concrete footings.
- Replace Spiral Slide
- Replace Post Cap

PLAYWORX **INSTALL** REQUEST FORM

Please fill in where Applicable





Playground 2 -

- Replace Brackets/hardware on Seat Panel
- Replace Brackets/hardware on Counter Panel
- Replace hardware on Safety Panel
- Replace hardware on Window Panel
- Replace 5 Post Caps
- Replace Deck to Deck Extension on Playbuilder Slide







Cory Lakes

Community Development District

EXHIBIT

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AGENDA



Proposal

Proposal No.: 348420

Proposed Date: 06/20/25

PROPERTY:	FOR:
Cory Lakes CDD Philip Cusumano 10441 Cory Lake Drive Tampa, FL 33647	Cory lakes Well #2

Accurate Drilling Solutions Found the following issues with Well #2

Item	Description	Quantity
5 HP Deluxe 230v 1PH	5 HP Grundfos Deluxe Control Box 230v 1PH	1
Installation	Installation	1
Misc Fee	Misc Fittings	1
Square D - 40/60 HD Pr Switch	Square D - 40/60 HD Pressure Switch	1

ITEM	QTY	UOM	TOTAL
Irrigation Renovation			
Control Components			\$1,476.79
5 HP Grundfos Control Box 230v 1Ph	1.00	EA	
Square D - 40/60 HD Pressure Switch	1.00	EA	
Installation	1.00	EA	
Misc Fittings	1.00	EA	
Total:			\$1,476.79

LMP Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Lagrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE


Signature (Owner/Property Manager)

6/23/25
Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

Cory Lakes

Community Development District

EXHIBIT

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AGENDA

CIO Technology Solutions, Inc
4030 Henderson Blvd #307
Tampa, FL 33629
(813) 649-7765



Bill To: Cory Lake Community Development District Attn: Joe O'Reilly 10441 Cory Lake Dr. Tampa, FL 33647 United States
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Date 06/30/2025	Invoice 35770
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PO Number	Reference
Due Upon Receipt	

Services	Work Type	Hours	Rate	Amount
Agreement Billable Time: Recurring: Cory Lake				
Service Technician Lvl 2	Onsite: Help Desk	8.25	125.00	\$1,031.25
Service Technician Lvl 2	Travel	3.25	85.00	\$276.25
Total Services:				\$1,307.50

Accepted Payment Methods: Bank Transfer (Wire/ACH): Valley National Bank Account #: 2026060 Routing #: 021201383 Checks: Payable to CIO Technology Solutions, Inc., mailed to: 4030 Henderson Blvd, # 307 Tampa, FL 33629-4940 Credit/Debit Card: We accept Visa, MasterCard, and AmEx	Invoice Subtotal:	\$1,307.50
	Sales Tax:	\$0.00
	Invoice Total:	\$1,307.50
	Payments:	\$0.00
	Credits:	\$0.00
Balance Due:		\$1,307.50

Approved:

Dane Engle

Invoice Time Detail

Invoice Number: 35770
Company: Cory Lake Community Development District

Location: Main Charge To: Cory Lake Community Development District / Michael Sakellarides- onsite request

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
06/20/2025	Landrum, Seth	Service Ticket:2272264 Summary:Michael Sakellarides- onsite request Travelling to site	Y	1.00	85.00	\$85.00 USD
06/20/2025	Landrum, Seth	Service Ticket:2272264 Summary:Michael Sakellarides- onsite request Located office, reviewing current config On site resource indicated that he doesn't know how it is all supposed to go and he's been there for only a couple weeks and won't be staying at the site either for long Two Netgear switches, unmanaged 4 RJ45 ports on the wall, 1 RJ11 port on the wall above that 4 devices need ethernet, 2 desktop PCs, 1 phone, 1 printer Identified the correct port that provides internet, connected switch to it then connected all devices We have an extra ethernet cable but on site contact doesn't know what it would go to, looked around for all devices and nothing required the connection Noticed the power port on the blue netgear switch was corroded or damaged After getting everything set back up, we noticed the security desktop was not connecting. When discussing time frames, it had stopped working prior to everything getting unplugged. He had security company on site after I got there and they troubleshot the system Assisted with troubleshooting for a little bit in case it was related to the network issue but it appears remote devices aren't connecting but are communicating on a different subnet. On site resource did not have any information about this and the vendor was unable to get support from his company. They scheduled the revisit for Monday Leaving	Y	3.25	125.00	\$406.25 USD
06/20/2025	Landrum, Seth	Service Ticket:2272264 Summary:Michael Sakellarides- onsite request Leaving to head back to office Called Darby to inform him of completed work Recognized the time and that by the time I got back to the office, I'd be off. Requested to clock out for	Y	0.50	85.00	\$42.50 USD

		lunch and head home directly instead. Approved				
06/27/2025	Landrum, Seth	Service Ticket:2272264 Summary:Michael Sakellarides-onsite request travel to site	Y	0.75	85.00	\$63.75 USD
06/27/2025	Landrum, Seth	Service Ticket:2272264 Summary:Michael Sakellarides-onsite request Connected into vendor switch, port 5 working with my laptop connected PC Enrollment back to port 5 then went inside to setup connection Working with my laptop Connect to Guard PC, not working Go back to my laptop and it works setup a switch in the office and connected guard pc to vendor switch, get APIPA Troubleshooting this doesn't seem to go anywhere Waiting on vendor to show up, never did We call and get with Envera's MSP's IT They believe it to be wiring, which we agreed and declared earlier this week We don't manage the wiring of the building nor the guard PC Internet is working Don't have toner tool or punchdown tool I open the 4 port wall plate and confirm no charred or burnt out pieces Looking at the keystone I have, I need an extra tool Vendor requesting we run 200ft line from the network closet to guard PC Client declined Vendor requesting we connect the guard PC to wifi It doesn't have antennas on it and the Enerva security rep told their IT the PC can't do wifi Recommending we provide a contact that can perform the work as we've guaranteed that all CIO managed equipment or services are working Vendor still not on site and doesn't appear to be coming onsite anytime soon Leaving	Y	5.00	125.00	\$625.00 USD
06/27/2025	Landrum, Seth	Service Ticket:2272264 Summary:Michael Sakellarides-onsite request Travel back to CIO	Y	1.00	85.00	\$85.00 USD

Subtotal: \$1,307.50 USD

Invoice Time Total:

Billable Hours:

11.50

Cory Lakes

Community Development District

EXHIBIT

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AGENDA

BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION:		
<i>Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647</i>		
DATE	MEETING TYPE	TIME
October 17, 2024	Regular Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/83731431918?pwd=clMzOTNheDErWDFaQU9QUFFXSjRZdz09		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456
November 21, 2024	Regular Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/83731431918?pwd=clMzOTNheDErWDFaQU9QUFFXSjRZdz09		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456
December 19, 2024	Regular Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/3900480969?pwd=HjZFOhZKMt7G0awKuNuVy06jeqasuC.1&omn=87588041607		
Dial In: 1-305-224-1968	Meeting ID: 390 048 0969	Passcode: 54321
January 16, 2025	Regular Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/3900480969?pwd=HjZFOhZKMt7G0awKuNuVy06jeqasuC.1&omn=87064764825		
Dial In: 1-305-224-1968	Meeting ID: 390 048 0969	Passcode: 54321
January 28, 2025	Joint CDD/POA Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/3900480969?pwd=HjZFOhZKMt7G0awKuNuVy06jeqasuC.1&omn=88209573470		
Dial In: 1-305-224-1968	Meeting ID: 390 048 0969	Passcode: 54321
February 20, 2025	Regular Meeting and Closed Session	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/3900480969		
Dial In: 1-305-224-1968	Meeting ID: 390 048 0969	Passcode: 54321
February 24, 2025	Continued Regular Meeting and Closed Session	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/3900480969		
Dial In: 1-305-224-1968	Meeting ID: 390 048 0969	Passcode: 54321
March 20, 2025	Regular Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/3900480969		
Dial In: 1-305-224-1968	Meeting ID: 390 048 0969	Passcode: 54321

April 17, 2025	Regular Meeting and Closed Session	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/3900480969		
Dial In: 1-305-224-1968	Meeting ID: 390 048 0969	Passcode: 54321
April 22, 2025	Budget Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/3900480969		
Dial In: 1-305-224-1968	Meeting ID: 390 048 0969	Passcode: 54321
May 15, 2025	Regular Meeting and Closed Session	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/3900480969		
Dial In: 1-305-224-1968	Meeting ID: 390 048 0969	Passcode: 54321
June 24, 2025	Regular Meeting and Closed Session	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/3900480969		
Dial In: 1-305-224-1968	Meeting ID: 390 048 0969	Passcode: 54321
July 2, 2025	Continued Regular Meeting and Closed Session	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/3900480969		
Dial In: 1-305-224-1968	Meeting ID: 390 048 0969	Passcode: 54321
July 17, 2025	Regular Meeting and Closed Session	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/3900480969		
Dial In: 1-305-224-1968	Meeting ID: 390 048 0969	Passcode: 54321
August 21, 2025	Regular Meeting, Public Hearing, and Closed Session	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/3900480969		
Dial In: 1-305-224-1968	Meeting ID: 390 048 0969	Passcode: 54321
September 18, 2025	Regular Meeting and Closed Session	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/3900480969		
Dial In: 1-305-224-1968	Meeting ID: 390 048 0969	Passcode: 54321