

***CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package
Regular Meeting, Public Hearing, and Closed Session***

***Date/Time:
Thursday, August 21, 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, August 21, 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, August 21, 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

Regular Meeting, Public Hearing, and Closed Session

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. Vendor Updates

A. District Engineer: Johnson Engineering, Inc.

1. Update: 17923 Cachet Isle

B. Envera

C. JCS Investigations

D. Juniper

E. Steadfast – Waterway Inspection Report conducted on 08/12/25

Exhibit 1

1. Consideration/Approval of Updated Aquatic Maintenance Contract - \$4,965.00/month

Exhibit 2

VI. POA Reports

VII. Financial Items

A. Consideration/Acceptance of the Audited Financial Statements for the year ended September 30, 2024

Exhibit 3

B. Consideration/Acceptance of July 2025 Unaudited Financial Statements

Exhibit 4

1. Variance Report

VIII. Business Items

- A. FY 2025-2026 Budget Public Hearing
 - 1. Open Public Hearing
 - 2. Presentation of the FY 2025-2026 Budget **Exhibit 5**
 - a. Affidavits of Publication: July 25 & August 1, 2025 **Exhibit 6**
 - 3. Public Comments
 - 4. Close Public Hearing
- B. Consideration/Adoption of Resolution 2025-08, Adopting the FY 2025-2026 Budget **Exhibit 7**
 - 1. Exhibit A: FY 2025-2026 Adopted Budget
- C. FY 2025-2026 Levying O&M Assessments Public Hearing
 - 1. Open Public Hearing
 - 2. Public Comments
 - 3. Close Public Hearing
- D. Consideration/Adoption of Resolution 2025-09, Imposing and Levying the O&M Assessments on the FY 2025-2026 Budget **Exhibit 8**
 - 1. Exhibit A: FY 2025-2026 Budget
- E. Consideration/Adoption of Resolution 2025-10, Adopting the FY 2025-2026 Meeting Schedule **Exhibit 9**
 - 1. Exhibit A: FY 2025-2026 Meeting Schedule
- F. Discussion: Crosswalks
- G. Discussion Rules of Procedures **Exhibit 10**
- H. Update: Road Pavers
- I. Discussion: 2025 Reserve Study – *This item was brought back from the last meeting.* **Exhibit 11**
- J. Discussion: Emergency Action Plan – Hurricane Emergency Response and Recovery **Exhibit 12**

IX. Approval of Minutes

- A. Regular Meeting & Closed Session: July 17, 2025
 - 1. Summary of Motions **Exhibit 13**
 - 2. Meeting Minutes **Exhibit 14**
- B. Continued Regular Meeting & Closed Session: August 5, 2025
 - 1. Summary of Motions **Exhibit 15**
 - 2. Meeting Minutes **Exhibit 16**

3. Action Item List as of August 14, 2025

[Exhibit 17](#)

4. Contract List as of August 14, 2025

[Exhibit 18](#)

X. Staff Reports

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

1. Consideration/Approval of CDD Revised Policies as of July 2025

[Exhibit 19](#)

B. Facility Manager

1. July 2025 Report

[Exhibit 20](#)

2. Consideration/Approval of Proposals:

a. Timber Framing/Repair – Timber Intentions - \$23,040.00

[Exhibit 21](#)

b. Paver Replacement – Elite Pavers - \$145,278.66

[Exhibit 22](#)

c. Protection for 4 Water Fountains – Don Harrison - \$17,900.00

[Exhibit 23](#)

d. Amenity Services – JCS - \$194,469.60

[Exhibit 24](#)

3. Ratification of Invoices – *This item was brought back from the last meeting.*

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

[Exhibit 25](#)

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

[Exhibit 26](#)

C. District Manager: Kai

1. FY 2024-2025 Meeting Schedule

[Exhibit 27](#)

2. Quorum Check for Regular Meeting and Closed Session – 09/18/2025 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 Lake Isles CDD Aquatics

Inspection Date:

8/12/2025 12:09 PM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 4

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



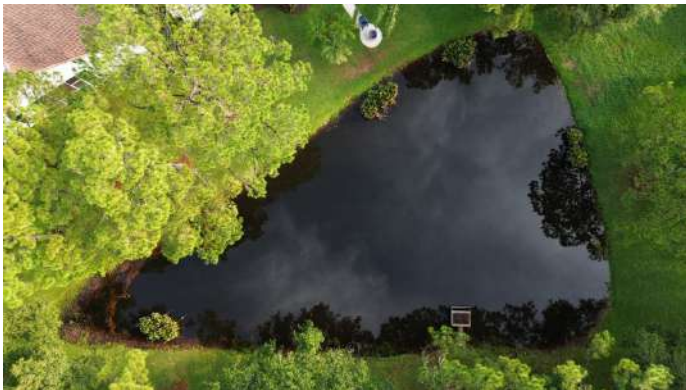
Comments:

Very mild shoreline grasses. These will be addressed during the next maintenance event.
No algae growth observed.
Tree debris in pond and on outflow structure.

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

SITE: 5

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Very mild shoreline grasses. These will be addressed during the next maintenance event.
No algae growth observed.
Tree debris in pond.

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

Inspection Report

SITE: 6

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



Comments:

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

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

SITE: 7

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



Comments:

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

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

Inspection Report

SITE: 8.3

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Mild nuisance grass growth around residential docks. Extra care is taken when spraying these areas.
No algae growth observed.
Lilies are being treated as they appear.

<u>WATER:</u>	☒ Clear	Turbid	Tannic
<u>ALGAE:</u>	☒ N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	☒ Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Chara
		Other:	Alligator weed, smartweed, water lilies

SITE: 8.4

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Mild nuisance grass growth around residential docks. Extra care is taken when spraying these areas.
No algae growth observed.

<u>WATER:</u>	☒ Clear	Turbid	Tannic
<u>ALGAE:</u>	☒ N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	☒ Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Chara
		Other:	Alligator weed, smartweed

Inspection Report

SITE: 8.5

Condition: ☒Excellent Great Good Poor Mixed Condition Improving



Comments:

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

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

SITE: 8.7

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Mild nuisance grass growth around residential docks. Extra care is taken when spraying these areas.
No algae growth observed.

<u>WATER:</u>	☒ Clear	Turbid	Tannic
<u>ALGAE:</u>	☒ N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	☒ Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other: Alligator weed, smartweed

Inspection Report

SITE: 10

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Small patches of submerged algae present around the perimeter. A quick algaecide treatment during the next maintenance event will begin to clear this. Water lilies can be addressed if requested. No other nuisance grass growth observed.

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

SITE: 11

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Minimal shoreline grasses. These will be addressed during the next maintenance event. No algae growth observed. Hydrilla has been cleared after two rounds of herbicide treatments.

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

MANAGEMENT SUMMARY



With the passing of the summer solstice, we are currently in the longest, hottest days of the year, the height of Summer. As such, algae and vegetation is growing as rapidly as possible. At this time of year, it will be a cyclical battle against these forces until more frequent rainfall or cooler temperatures bring relief with the onset of Fall. It should be noted that more frequent rainfall is likely in the coming weeks. Should this be the case, the pond's appearance will improve dramatically as algae is pelted down after treatment and fill ponds, and circulate water, resetting the pond's biology.

During today's visit, most ponds were in great or better condition. Shoreline gasses will continue to be the main target, as algal blooms are infrequent in the ponds. Should any occur, technicians will respond promptly.

Routine treatments will continue to maintain the appearance & health of the ponds as we make our way through the height of the growing season.

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.

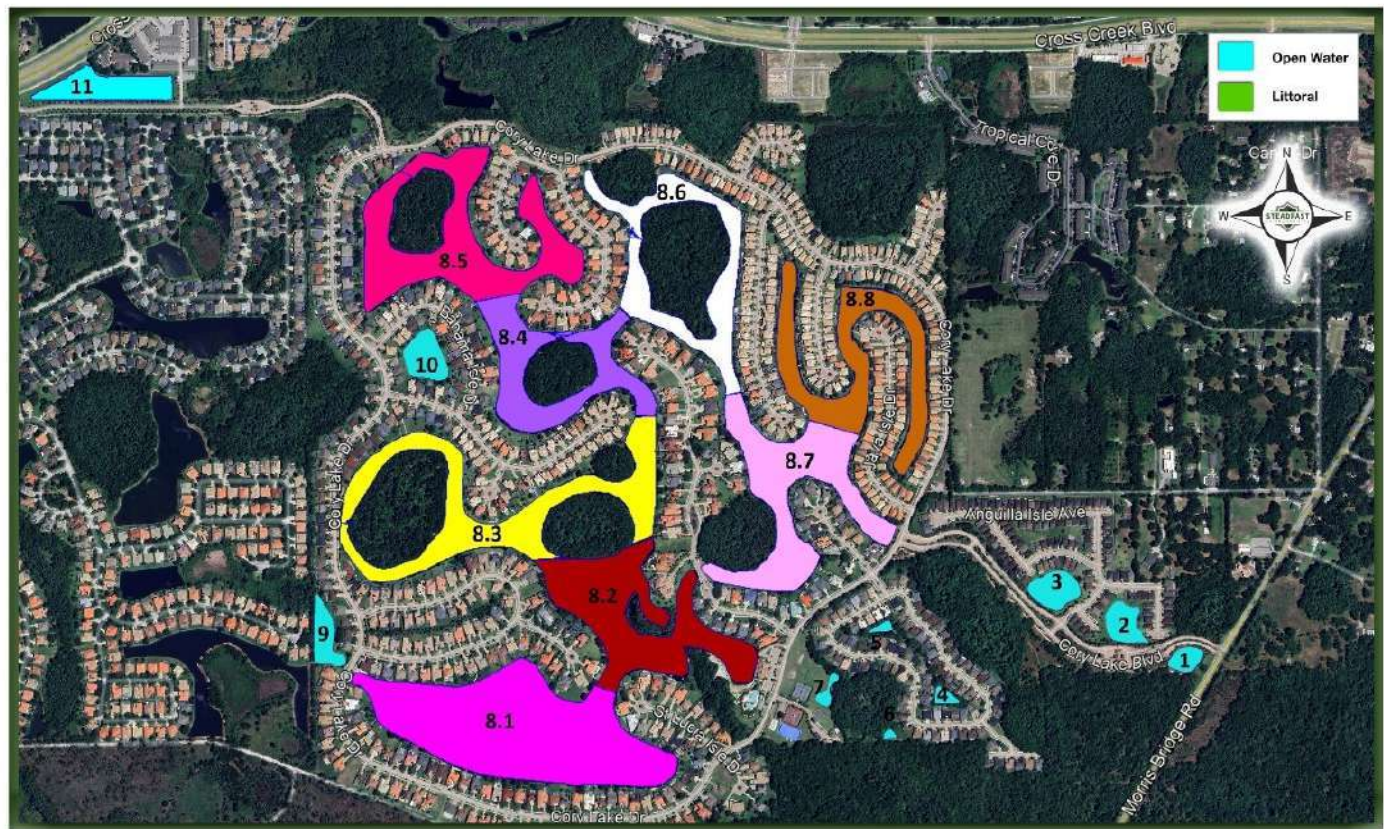
Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



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

Gate Code:



Cory Lakes

Community Development District

EXHIBIT

2

AGENDA

2025

STEADFAST

ENVIRONMENTAL



KAI

Proposal for Pond Maintenance:

Cory Lake Isles

Cory Lake Dr, Tampa, FL 33647

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8/13/2025

KAI

2502 N. Rocky Point Drive Suite 1000, Tampa, FL, 33607

Attn: Larry Krause

We greatly appreciate the opportunity to bid on this project for you.

Attached is the agreement for waterway services at Cory Lake

Isles CDD.

Program to consist of areas #1-11 as indicated on attached map.

Area to be serviced measures 67,998 LF & 152.11 AC.

Occurrence: 4 events/month

Annual Cost: \$59,580.00

(\$4965.00 per month)

Special services can also be provided outside of the routine monthly maintenance at the Board's request.

These will be proposed on separate estimates outside of the monthly maintenance service agreement.

We pride ourselves on providing the highest level of service in the industry and look forward to the opportunity of exceeding your expectations!

Respectfully yours,



Steadfast Environmental, LLC.
Joseph C. Hamilton, Owner/Operator



Maintenance Contract

Aquatic Maintenance Program

1. **Algaecide Application:** John Deere Gators, equipped with dual spray-tank systems and outfitted with extendable hose reel will be utilized to carry out topical & subsurface applications of algaecide approved for controlling filamentous, planktonic, & cyanobacterial algae growth in accordance with regulations defined by the Florida Department of Agriculture and Consumer Services. Technicians will utilize easements to access CDD owned property around the pond bank. Applications cover surface waters 7 feet from the shoreline and 2 feet below the surface; up to the high-water mark/edge. Treatment events will occur as listed per month, spaced evenly (pending weather) with additional services available on request.¹
2. **Herbicide Application:** Utilization of EPA approved herbicides to target invasive/emergent nuisance grasses/brush (vegetation) as defined by Florida Exotic Pest Plant Council; including category 1 & 2 species. Carried out in accordance to regulations defined by Florida Department of Agriculture and Consumer Services. Applications will cover surface waters 5 feet from the shoreline and include vegetation above the water's surface. Along shoreline areas & littoral zones; up to the high-water mark/edge. Treatment events to occur with the same frequency of algaecide applications.²
3. **Submersed Vegetation Control:** Submersed Vegetation Control: Treatments with EPA approved herbicides for the removal of submersed vegetation & otherwise undesired aquatic weeds, as defined by Florida Exotic Pest Plant Council. Including, but not limited to both non-native & nuisance species such as Tapegrass, Dwarf Babytears, Chara, etc. Applications to cover entirety of ponds equal to or lesser than 1 surface acre. In ponds greater than 1 surface acre, applications to cover waters 10 feet from shoreline areas & littoral zones, with additional treatment to be provided as a separate proposal at an additional cost.
4. **Debris Collection:** Collection of "litter" items along the shoreline, within reach or up to 1 ft below the surface, during routine maintenance visitations. Individual items to be removed are limited to non-natural materials, such as plastics, Styrofoam, paper, aluminum. Oversized items such as household appliances or large construction debris items are not included in this service; but will instead be logged and brought to the attention of the CDD board. An estimate can be provided to remove these large items on a case-by-case basis. The collection of significant/sudden or profuse influx of debris items may be subject to a mobilization fee.
5. **Pond Dye Application:** Available on request. If so desired, applications of pond dye can be done to enhance aesthetics. Offered in black and hues of blue.
6. **Outflow Inspections:** Water Outflow / Drainage System Inspection: At the commencement of the contract, the Steadfast Environmental will require notification of known drainage issues. Throughout the contract, outflow structures will be inspected regularly to insure proper drainage/functionality.*³

Enhancement Services: Not included as part of the routine maintenance scope. These services can be provided as a separate proposal at an additional cost if desired

1. **Physical & Mechanical Removals of Invasive/Exotic Vegetation.** – Utilization of crews with handheld cutting equipment to flush cut, remove and dispose of vegetation off-site. Alternative method of heavy machinery to mulch in-place vegetation within the conservation buffer zones. Buffer zones lie in between the wetland jurisdiction line and the sod of resident properties and common area.
2. **Planting of Native & Desirable, Low-lying Aquatic Vegetation** – Installation of Florida-native flora to improve aesthetics & assist in the control of aquatic algae. Bare root installation as well as container grown plants are available.
3. **Aquatic Fountain & Aeration Installation** – Installation of aquatic fountains to improve the aesthetics of ponds. Installation of bottom diffused aeration to circulate water and to increase its oxygen content to reduce algal growth, while also improving the health of a pond's fish, allowing for better insect control.
4. **Native Fish Stocking** – Stocking of Florida-native species such as Bluegill, Redear Sunfish/Shell Crackers, Gambusia will greatly impact the populations of mosquito and midge fly larvae in your waterway. Seasonal availability will affect pricing for stocking different varieties of fish.
5. **Triploid Grass Carp Stocking** – Introduction of sterile Grass Carp as a biological control of submersed aquatic plant/weed species.
6. **Excess Trash/Oversize Object Collection Visits** – Proposals to remove excess debris from heavy construction, bizarre & oversize items that may make their way into your lakes and ponds.
7. **Seasonal Midge Fly Treatments** – Applications of larvicide for the control of Midge Fly larvae. This is done twice a year to control and maintain Midge Fly populations. Most effective in summer (April-June) and fall (September-October).

*These services to be performed at Steadfast Environmental's discretion, and for the success of the aquatic maintenance program. ¹ There may be light regrowth following a treatment event. ² Herbicide applications may be reduced during the rainy season/in anticipation of significant rain/wind events to avoid damaging submerged stabilizing grasses, and to prevent leaving a ring of dead grasses on the upper bank. ³ Identification of improper drainage or damaged outflow structures does not imply responsibility for repairs. Responsibility for repairs is not included in the scope of work.



Service Area



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

Gate Code:



Agreement

The contract will run for one year starting _____. If upon expiration of this agreement, both parties have not signed a new contract, this contract shall automatically be renewed for a one-year term. Changes to contract prices shall be in writing and agreed upon by both parties.

The goal of this contract is that upon completion of each visit to the client, the aquatic appearance shall be maintained to the highest reasonable standard possible given the nature of the property and its individual condition.

Steadfast Contractors Alliance, LLC. / Steadfast Environmental, here after referred to contractor, agrees to furnish all supervision, labor, materials, supplies, and equipment to perform the work hereinabove. Proof of insurance and necessary licensees will be provided if requested by client. Contractor will also provide workman's compensation and proof thereof on employees if requested by client.

The contract does not attempt to address damage caused by vandalism, floods, hurricanes, poor drainage, or other incidents beyond the control of the contractor. The contractor will endeavor to address such contingencies upon client's request by separate agreement.



Compensation

Contractor shall be paid monthly. On the first (1st) day of the month, the Contractor shall tender to the Customer and bill or invoices for those services rendered during the current month which shall be paid by the Customer by the first day of the following month.

Conditions:

This contract is for a period of (12) twelve months. This agreement shall remain in force for a period of 1 year. If, upon expiration of this agreement, a new agreement has not been executed by both parties, this agreement shall automatically be renewed for a period of 1 year from the date of expiration of the previous term at the annual fees stated with the addition of a 3.5% cost of living increase. Either party may cancel this contract, with or without cause, with a thirty (30) day written notice by certified mail.

No Finance Charge will be imposed if the total of such purchases is paid in full within 30 days of invoice date. If not paid in full within 30 days, then a FINANCE CHARGE will be imposed from the invoice date on the balance of purchases at a periodic rate of 1 1/2 % per month (18% Annual) until paid and Steadfast Contractors Alliance, LLC. / HC Property Maintenance, LLC, DBA Steadfast, shall have the right to elect to stop work under this Contract until all outstanding amounts, including Finance Charges, are paid in full. Payments will be applied to the previously billed Finance Charges, and thereafter, in order, to the previous invoices and finally to the New Invoices. In the event, any or all the amounts due under this Agreement are collected by or through an attorney, the Purchaser/Owner agrees to pay all reasonable attorneys' fees.

Utilities Usage: The Client shall allow the Contractor usage of utilities if needed.

Fuel Surcharge: For purposes of this agreement, the standard price for (1) gallon of regular unleaded fuel shall be specified as the Florida average price per the Florida Attorney General's office. In the event that the average price is escalated over that of \$4.00 per gallon, a 3% fuel surcharge shall be added to each invoice. The 3% fuel surcharge will be suspended from all future invoices when the average gallon price drops below that of \$4.00 per gallon, however, the charge may again be implemented in the future invoices should the average gallon price again escalates over the established \$4.00 base price.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases the Contractor's costs associated with providing the services under this Agreement, the Contractor reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Contractor must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.

This contract is withdrawn unless executed within ninety (90) days of the date of this document.

Thank you for the opportunity to submit this contract. We look forward to becoming part of your team.

By signing this Agreement in the space provided below, the undersigned Client signatory hereby represents and confirms that it has full power and authority to enter this Agreement on its own behalf and on behalf of the record owner of the service area, and that this Agreement is a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this _____ day of _____, 2025.

Matt Goldrick

Steadfast Representative

Account Manager

Title

Signature of Owner or Agent

Title



Aquatic Maintenance Contract

The Contractor's performance under this Agreement shall be excused without penalty to the extent the Contractor is unable to perform due to circumstances beyond its commercially reasonable control, including but not limited to:

- Accidents, acts of God, or extreme weather conditions
- Inability to secure labor and/or materials
- Fire, earthquake, or other natural disasters
- Rules, regulations, or restrictions imposed by any governmental authority
- National or regional emergencies, epidemics, pandemics, or other health-related outbreaks not caused by either party
- Other delays or failures resulting from causes beyond the Contractor's reasonable control

For the purposes of this Agreement, the parties specifically agree that water conservation regulations or guidelines are included within the aforementioned governmental restrictions. The Contractor shall not be held liable for any failure to perform as a direct or indirect result of compliance with, or good faith efforts to comply with, state or local water regulations or mandates.

This contract shall be deemed withdrawn unless executed within ninety (90) days of the date of this document.
We appreciate the opportunity to submit this agreement and look forward to the possibility of becoming part of your team, working together to achieve exceptional results.

By signing this agreement in the space provided below, the undersigned Client signatory represents and warrants that they have full authority to enter into this agreement on their own behalf and on behalf of the record owner of the service area. The Client further acknowledges that this agreement constitutes a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this _____ day of _____, _____.

Client

Steadfast_____

Signature of Representative

Signature of Owner or Agent

Title

Title

Billing Information

Client Business Name:		Client Contact Name:	
Client Contract Number:		Client Contact Email:	
Billing Business Name:		Billing Contact Name:	
Billing Contact Phone:		Billing Contact Address:	

Any special billing requirements or notes:

Cory Lakes

Community Development District

EXHIBIT

3

AGENDA

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS

September 30, 2024

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
September 30, 2024

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INDEPENDENT AUDITORS' REPORT

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

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Cory Lakes Community Development District, Hillsborough County, Florida ("District") as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions.

Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

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

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

Required Supplementary Information

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

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated July 29, 2025, on our consideration of the Cory Lakes Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated July 29, 2025 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
July 29, 2025

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

Our discussion and analysis of Cory Lakes Community Development District, Hillsborough County, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$8,375,467.
- The change in the District's total net position in comparison with the prior fiscal year was (\$495,496), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$1,399,595. A portion of fund balance is restricted for debt service and future capital repairs and replacement, nonspendable deposits and prepaid items, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

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

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

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

Fund Financial Statements

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

Governmental Funds

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

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two individual governmental funds for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund. Both funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

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

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

GOVERNMENT WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

Key components of net position were as follows:

Statement of Net Position

	2024	2023
Current assets	\$ 1,501,743	\$ 1,221,461
Capital assets	8,377,302	9,205,943
Total assets	9,879,045	10,427,404
Current liabilities	303,578	336,441
Long-term liabilities	1,200,000	1,220,000
Total liabilities	1,503,578	1,556,441
Net position		
Net invested in capital assets	7,007,302	7,815,943
Restricted for debt service	144,384	173,649
Unrestricted	1,223,781	881,371
Total net position	\$ 8,375,467	\$ 8,870,963

The District's net position decreased during the most recent fiscal year. The majority of the change represents the degree to which ongoing cost of operations exceeded program revenues.

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

Change in Net Position

	2024	2023
Program revenues	\$ 2,563,389	\$ 2,786,958
General revenues	(10,741)	57,835
Total revenues	2,552,648	2,844,793
Expenses		
General government	358,431	390,644
Physical environment	2,586,844	2,816,425
Interest on long-term debt	102,869	92,634
Cost of issuance	-	1,154
Total expenses	3,048,144	3,300,857
Change in net position	(495,496)	(456,064)
Net position - beginning of year	8,870,963	9,327,027
Net position - end of year	\$ 8,375,467	\$ 8,870,963

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$3,048,144, which consisted of interest on long-term debt and costs associated with constructed and maintaining certain capital improvements. The costs of the District's activities were funded by special assessments.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year. The general fund experienced a deficit in the current fiscal year, funded with prior year surpluses.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$8,377,302 invested in capital assets for its governmental activities. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had \$1,370,000 in Notes payable and Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

For the fiscal year 2025, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Cory Lakes Community Development District's Finance Department at 2502 N Rocky Point Drive, Suite 1000, Tampa, Florida 33607.

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**STATEMENT OF NET POSITION**

September 30, 2024

	<u>GOVERNMENTAL ACTIVITIES</u>
ASSETS	
Cash and cash equivalents	\$ 1,279,213
Accounts receivable	4,510
Assessments receivable	19,968
Deposits	23,154
Prepaid items	8,011
Restricted assets:	
Investments	166,048
Assessments receivable	839
Capital assets:	
Non-depreciable	1,811,228
Depreciable	6,566,074
TOTAL ASSETS	<u>\$ 9,879,045</u>
LIABILITIES	
Accounts payable and accrued expenses	\$ 102,148
Accrued interest payable	31,430
Bonds payable, due within one year	170,000
Bonds payable, due in more than one year	1,200,000
TOTAL LIABILITIES	<u>1,503,578</u>
NET POSITION	
Net investment in capital assets	7,007,302
Restricted for:	
Debt service	144,384
Unrestricted	1,223,781
TOTAL NET POSITION	<u>\$ 8,375,467</u>

The accompanying notes are an integral part of this financial statement

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF ACTIVITIES Year Ended September 30, 2024

Functions/Programs	Expenses	Program Revenues		Net (Expense)
		Charges for Services	Operating Contributions	Revenues and Changes in Net Position
				Governmental Activities
Governmental activities				
General government	\$ 358,431	\$ 358,431	\$ -	\$ -
Physical environment	2,586,844	2,101,653	-	(485,191)
Interest on long-term debt	102,869	103,305	-	436
Total governmental activities	<u>\$ 3,048,144</u>	<u>\$ 2,563,389</u>	<u>\$ -</u>	<u>(484,755)</u>
General revenues:				
Investment earnings				74,025
Miscellaneous income				60,234
Reinstatement of bond redemption				(145,000)
Total general revenues				<u>(10,741)</u>
Change in net position				(495,496)
Net position - October 1, 2023				<u>8,870,963</u>
Net position - September 30, 2024				<u>\$ 8,375,467</u>

The accompanying notes are an integral part of this financial statement

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**BALANCE SHEET – GOVERNMENTAL FUNDS**

September 30, 2024

	<u>MAJOR FUNDS</u>		<u>TOTAL</u>
	<u>GENERAL</u>	<u>DEBT SERVICE</u>	<u>GOVERNMENTAL</u>
			<u>FUNDS</u>
<u>ASSETS</u>			
Cash and cash equivalents	\$ 1,279,213	\$ -	\$ 1,279,213
Accounts receivable	4,510	-	4,510
Assessments receivable	19,968	-	19,968
Due from other funds	-	8,927	8,927
Deposits	23,154	-	23,154
Prepaid items	8,011	-	8,011
Restricted assets:			
Investments	-	166,048	166,048
Assessments receivable	-	839	839
TOTAL ASSETS	<u>\$ 1,334,856</u>	<u>\$ 175,814</u>	<u>\$ 1,510,670</u>
<u>LIABILITIES AND FUND BALANCES</u>			
<u>LIABILITIES</u>			
Accounts payable and accrued expenses	\$ 102,148	\$ -	\$ 102,148
Due to other funds	8,927	-	8,927
TOTAL LIABILITIES	<u>111,075</u>	<u>-</u>	<u>111,075</u>
<u>FUND BALANCES</u>			
Nonspendable:			
Deposits and prepaid items	31,165	-	31,165
Assigned to:			
WEIR Project	360,000	-	360,000
Operating capital	569,245	-	569,245
Restricted for:			
Debt service	-	175,814	175,814
Unassigned	263,371	-	263,371
TOTAL FUND BALANCES	<u>1,223,781</u>	<u>175,814</u>	<u>1,399,595</u>
TOTAL LIABILITIES AND			
FUND BALANCES	<u>\$ 1,334,856</u>	<u>\$ 175,814</u>	<u>\$ 1,510,670</u>

The accompanying notes are an integral part of this financial statement

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2024

Total Governmental Fund Balances in the Balance Sheet	\$ 1,399,595
Amount reported for governmental activities in the Statement of Net Assets are different because:	
Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:	
Governmental capital assets	26,102,074
Less accumulated depreciation	(17,724,772)
Certain liabilities are not due and payable in the current period and therefore are not reported in the funds:	
Accrued interest payable	(31,430)
Governmental bonds payable	(1,370,000)
Net Position of Governmental Activities	<u>\$ 8,375,467</u>

The accompanying notes are an integral part of this financial statement

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
Year Ended September 30, 2024

	MAJOR FUNDS		TOTAL
	GENERAL	DEBT SERVICE	GOVERNMENTAL FUNDS
REVENUES			
Special assessments	\$2,460,084	\$ 103,305	\$ 2,563,389
Miscellaneous revenue	60,234	-	60,234
Investment earnings	65,866	8,159	74,025
TOTAL REVENUES	<u>2,586,184</u>	<u>111,464</u>	<u>2,697,648</u>
EXPENDITURES			
General government	358,431	-	358,431
Physical environment	1,717,355	-	1,717,355
Capital outlay	40,848		40,848
Debt			
Principal	140,000	25,000	165,000
Interest expense	15,706	92,076	107,782
TOTAL EXPENDITURES	<u>2,272,340</u>	<u>117,076</u>	<u>2,389,416</u>
EXCESS REVENUES OVER (UNDER) EXPENDITURES	313,844	(5,612)	308,232
OTHER SOURCES (USES)			
Transfers in (out)	28,568	(28,568)	-
TOTAL OTHER SOURCES (USES)	<u>28,568</u>	<u>(28,568)</u>	<u>-</u>
EXCESS REVENUES OVER (UNDER) EXPENDITURES AND OTHER USES	342,412	(34,180)	308,232
FUND BALANCE			
Beginning of year	881,369	209,994	1,091,363
End of year	<u>\$1,223,781</u>	<u>\$ 175,814</u>	<u>\$ 1,399,595</u>

The accompanying notes are an integral part of this financial statement

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended September 30, 2024

Net Change in Fund Balances - Total Governmental Funds	\$ 308,232
Amount reported for governmental activities in the Statement of Activities are different because:	
Bond issuance redemption	(145,000)
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the costs of those assets are depreciated over their estimated useful lives:	
Capital outlay	40,848
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the Statement of Net Position and are eliminated in the Statement of Activities:	
Payments on long-term debt	165,000
Certain items reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported expenditures in the governmental funds:	
Current year provision for depreciation	(869,489)
Change in accrued interest payable	4,913
Change in Net Position of Governmental Activities	<u>\$ (495,496)</u>

The accompanying notes are an integral part of this financial statement

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

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

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

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

The Board has the responsibility for:

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

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

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (continued)

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

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

Governmental fund financial statements are reported using the economic financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures are recorded when a liability is incurred, as under accrual accounting.

Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations are billed and collected by the County Tax Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

The District reports the following major governmental fund:

General Fund

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

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

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest of long-term debt.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

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

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

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

Inventories and Prepaid Items

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

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

Capital Assets

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

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

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

<u>Assets</u>	<u>Years</u>
Improvements	17
Furniture and equipment	5-20
Infrastructure	10-30

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

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Unearned Revenue

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

Long-Term Obligations

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

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

Deferred Outflows/Inflows of Resources

The statement of net position reports, as applicable, a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. For example, the District would record deferred outflows of resources related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

The statement of net position reports, as applicable, a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until that time. For example, when an asset is recorded in the governmental fund financial statements, but the revenue is not available, the District reports a deferred inflow of resources until such times as the revenue becomes available.

Fund Equity/Net Position

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

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Fund Equity/Net Position (continued)

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

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

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

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

Other Disclosures

Use of Estimates

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

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE C - BUDGETARY INFORMATION

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

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

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

NOTE D – DEPOSITS AND INVESTMENTS

Deposits

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

Investments

The District's investments were held as follows at September 30, 2024:

Investment	Fair Value	Credit Risk	Maturities
Money Market Mutual Funds - First American Government Obligation	\$ 166,048	S&P AAAm	Weighted average of the fund portfolio: 31 days
Total Investments	<u>\$ 166,048</u>		

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

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

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

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

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

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

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

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

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE E – INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS

Interfund receivables and payables for the fiscal year ended September 30, 2024 were as follows:

<u>Fund</u>	<u>Receivable</u>	<u>Payable</u>
General	\$ -	\$ 8,927
Debt service	8,927	-
Total	<u>\$ 8,927</u>	<u>\$ 8,927</u>

The outstanding balances between funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. In the case of the District, the balances between the general fund and debt service fund relate amounts from the general fund not yet transferred to the debt service fund.

Interfund transfers for the fiscal year ended September 30, 2024 were as follows:

<u>Fund</u>	<u>Transfer In</u>	<u>Transfer Out</u>
General	\$ 28,568	\$ -
Debt service	-	28,568
Total	<u>\$ 28,568</u>	<u>\$ 28,568</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the general fund were made in accordance with Bond Indentures.

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE F - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Balance 10/01/2023	Increases	Decreases	Balance 09/30/2024
Governmental activities:				
Capital assets, not being depreciated:				
Land	\$ 1,811,228	\$ -	\$ -	\$ 1,811,228
Total capital assets, not being depreciated	1,811,228	-	-	1,811,228
Capital assets, being depreciated				
Improvements	\$ 1,835,797	\$ -	\$ -	\$ 1,835,797
Infrastructure	21,530,110	-	-	21,530,110
Furniture and equipment	884,091	40,848	-	924,939
Total capital assets, being depreciated	24,249,998	40,848	-	24,290,846
Less accumulated depreciation for:				
Improvements	1,208,746	106,940	-	1,315,686
Infrastructure	15,024,259	729,223	-	15,753,482
Furniture and equipment	622,278	33,326	-	655,604
Total accumulated depreciation	16,855,283	869,489	-	17,724,772
Total capital assets, being depreciated - net	7,394,715	(828,641)	-	6,566,074
Governmental activities capital assets - net	\$ 9,205,943	\$ (828,641)	\$ -	\$ 8,377,302

Depreciation expense of was charged to physical environment function.

NOTE G – LONG-TERM LIABILITIES

\$1,425,000 Special Assessment Revenue Bonds, Series 2013 – On April 2, 2013, the District issued \$1,425,000 in Special Assessment Revenue Bonds, Series 2013. The Bonds were issued to acquire certain assessable improvements (the “Phase 7 Project”), and pay certain costs associated with the issuance of the Bonds. The Bonds are payable in annual principal installments through May 2043. The Bonds bear interest ranging from 5.0% to 6.125% payable semi-annually on the first day of each May and November. Principal is due serially each November 1, commencing November 2014.

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

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE G – LONG-TERM LIABILITIES (CONTINUED)

The Series 2015 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2015 Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The requirements have been met for the fiscal year ended September 30, 2024.

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2024:

	Balance 10/01/2023	Additions	Deletions	Balance 09/30/2024	Due Within One Year
Special Assessment					
Revenue Bonds, Series					
2013	\$ 970,000	\$ 145,000	\$ 25,000	\$ 1,090,000	\$ 30,000
2022 Special Assessment					
Note	420,000	-	140,000	280,000	140,000
	<u>\$ 1,390,000</u>	<u>\$ 145,000</u>	<u>\$ 165,000</u>	<u>\$ 1,370,000</u>	<u>\$ 170,000</u>

The additions of \$145,000 to the Special Assessment Revenue Bonds, Series 2013 is the result of a prior year bond redemption that has been restated. This amount has been recorded in the statement of activities as a reduction of revenues.

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

September 30,	Principal	Interest	Total
2025	\$ 170,000	\$ 74,665	\$ 244,665
2026	170,000	67,654	237,654
2027	30,000	60,644	90,644
2028	35,000	58,816	93,816
2029	35,000	56,847	91,847
2030-2034	220,000	249,781	469,781
2035-2039	305,000	173,184	478,184
2040-2044	405,000	64,466	469,466
	<u>\$ 1,370,000</u>	<u>\$ 806,057</u>	<u>\$ 2,176,057</u>

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE H - MANAGEMENT COMPANY

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

NOTE I - RISK MANAGEMENT

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

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL – GENERAL FUND
Year Ended September 30, 2024

	ORIGINAL BUDGET	FINAL BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES				
Special assessments	\$ 2,478,590	\$ 2,478,590	\$ 2,460,084	\$ (18,506)
Miscellaneous revenue	30,000	43,712	60,234	16,522
Investment earnings	-	-	65,866	65,866
TOTAL REVENUES	<u>2,508,590</u>	<u>2,522,302</u>	<u>2,586,184</u>	<u>63,882</u>
EXPENDITURES				
Current				
General government	277,125	287,125	358,431	(71,306)
Physical environment	2,231,465	2,142,422	1,717,355	425,067
Debt	-	-		
Principal	-	-	140,000	(140,000)
Interest	-	-	15,706	(15,706)
Capital outlay	-	-	40,848	(40,848)
TOTAL EXPENDITURES	<u>2,508,590</u>	<u>2,429,547</u>	<u>2,272,340</u>	<u>157,207</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>-</u>	<u>92,755</u>	<u>313,844</u>	<u>221,089</u>
OTHER FINANCING SOURCES (USES)				
Transfers in (out)	-	28,556	28,568	12
Increase in reserves	-	(121,311)	-	121,311
TOTAL OTHER FINANCING SOURCES (USES)	<u>-</u>	<u>(92,755)</u>	<u>28,568</u>	<u>121,323</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES AND OTHER SOURCES (USES)	<u>\$ -</u>	<u>\$ -</u>	<u>342,412</u>	<u>\$ 342,412</u>
FUND BALANCES				
Beginning of year			<u>881,369</u>	
End of year			<u>\$ 1,223,781</u>	

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

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

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

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

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

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Cory Lakes Community Development District, as of September 30, 2024 and for the year ended September 30, 2024, which collectively comprise Cory Lakes Community Development District's basic financial statements and have issued our report thereon dated July 29, 2025.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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



DiBartolomeo, McBee, Hartley & Barnes, P.A.

Fort Pierce, Florida

July 29, 2025

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

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

We have examined Cory Lakes Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

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

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

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

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee Hartley & Barnes, P.A.
Fort Pierce, Florida
July 29, 2025

Management Letter

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

Report on the Financial Statements

We have audited the financial statements of the Cory Lakes Community Development District ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated July 29, 2025.

Auditors' Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those report, which are dated July 29, 2025, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no findings or recommendations made in the preceding annual audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, the District did not authorize a PACE program pursuant to Section 163.081 or Section 163.082, Florida Statutes, did not operate within the District's geographical boundaries during the fiscal year under audit.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Cory Lakes Community Development District reported:

- a. The total number of district employees compensated in the last pay period of the District's fiscal year as 8.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as N/A.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$165,298.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as N/A.
- e. The District does not have any construction projects with a total cost of at least \$65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.
- f. The District amended its final adopted budget under Section 189.016(6), Florida Statutes as included on page 27.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Cory Lakes Community Development District reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the District range from \$2,684 to \$5,368 per residential unit.
- b. The total amount of special assessments collected by or on behalf of the District as \$2,563,389.
- c. The total amount of outstanding bonds issued by the District as \$1,370,000.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

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

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
July 29, 2025

Communication with Those Charged with Governance

Cory Lakes Community Development District

We have audited the financial statements of Cory Lakes Community Development District, for the year ended September 30, 2024, and have issued our report thereon dated July 29, 2025. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and, and *Government Auditing Standards* as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our meeting about planning matters. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Cory Lakes Community Development District are described in Note A to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2024. We noted no transactions entered into by the governmental unit during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the Cory Lakes Community Development District's financial statements were:

Management's estimate of depreciation is based on accounting practices of the District.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the financial statements were:

The disclosure of debt.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Management has corrected all material misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated July 29, 2025.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the governmental unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

This information is intended solely for the use of those charged with financial oversight and management of Cory Lakes Community Development District and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,



DiBartolomeo, McBee, Hartley and Barnes, P.A.
Fort Pierce, Florida
July 29, 2025

Cory Lakes

Community Development District

EXHIBIT

4

AGENDA

**Cory Lakes
Community Development District**

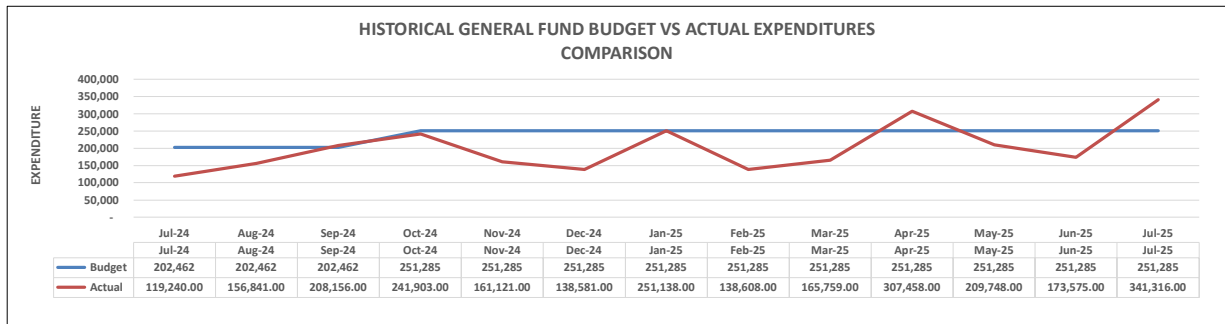
**Financial Statements
(Unaudited)**

July 31, 2025

CORY LAKES CDD
Financial Report Summary - General Fund - DRAFT PROJECTIONS
7/31/2025

	GENERAL FUND	DEBT SERVICE	
	7/31/2025	2013	
	7/31/2025	7/31/2025	
1 For The Period Ending :			
2 CASH BALANCE (MM AND OP ACCOUNTS)	\$ 912,422	\$ 183,445	
3 CASH RESERVED FOR WEIR PROJECT	367,800	-	
4 CASH RESERVED FOR OPERATING RESERVE	455,755	-	
5 RESTRICTED CASH FOR DEBT SERVICE	5,890	-	
6 PLUS: ACCOUNTS RECEIVABLE - ON ROLL	-	-	
7 DUE FROM OTHER	-	-	
8 DUE FROM OTHER FUNDS	-	5,890	
9 PLUS: ACCOUNTS RECEIVABLE - OTHER	536	-	
10 LESS: ACCOUNTS PAYABLE	(81,666)	-	
11 LESS: DEFERRED REVENUES	-	-	
12 LESS: DUE TO DEBT SERVICE	(5,890)	-	
13 NET CASH BALANCE	\$ 1,654,848	\$ 189,335	
14 Budgeted Fund Balance Analysis:(Based on 100% of the Budget to be Expended)			
15 NON SPENDABLE FOR PREPAIDS AND DEPOSITS	\$ 27,087		
16 TWO MONTH OPERATING RESERVE	\$ 435,903.00		
17 INCREASE IN FUND BALANCE FROM INTEREST REVENUES	\$ (64,483.07)		
18 INCREASE IN FUND BALANCE FROM MISCELLANEOUS REVENUES	\$ (26,375.67)		
19 REMAINING BUDGET NEEDED FOR FY 25 FISCAL YEAR	\$ 1,033,942.99		
20 Total Cash Required	\$ 1,406,074.30		
21 DIFFERENCE BETWEEN NET CASH BALANCE AND CASH REQUIRED	\$ 248,773.77		
22 ASSESSMENTS RECEIVABLE TO BE COLLECTED	\$ -		
Net Cash Surplus (Deficit) Projected at EOY	\$ 248,773.77		
23 ACTUAL GENERAL FUND REVENUE AND EXPENDITURES:(AFTER BUDGET COST SAVING MEASURES)	7/31/2025	7/31/2025	FAVORABLE
	ACTUAL	BUDGET	(UNFAVORABLE)
	YEAR-TO-DATE	YEAR-TO-DATE	VARIANCE
24 REVENUE (YTD) COLLECTED	\$ 2,717,686	\$ 2,642,617	\$ 75,069
25 EXPENDITURES (YTD)	(2,281,474)	(2,560,393)	278,919
26 NET OPERATING CHANGE	\$ 436,212	\$ 82,224	\$ 353,988
27 AVERAGE MONTHLY EXPENDITURES	\$ 228,147	\$ 256,039	\$ 27,892
28 PROJECTED EXPENDITURES EOY BASED ON AVERAGE	\$ 2,737,769	\$ 2,560,393	\$ (177,376)
29 GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:	7/31/2025	7/31/2025	FAVORABLE
	ACTUAL	BUDGET	(UNFAVORABLE)
	YEAR-TO-DATE	YEAR-TO-DATE	VARIANCE
30 REVENUE:	\$ 2,594,627	\$ 2,585,417	\$ 9,210
31 ASSESSMENTS ON-ROLL (NET)	-	-	-
32 ASSESSMENTS OFF-ROLL	-	-	-
33 INTEREST	64,483	25,000	39,483
34 MISCELLANEOUS REVENUE	26,376	-	26,376
35 TRANSFER	32,200	32,200	-
36 DECREASE IN RESERVES	-	-	-
37 TOTAL REVENUE	2,717,686	2,642,617	75,069
38 EXPENDITURES:			
39 ADMINISTRATIVE EXPENDITURES	185,878	183,724	(2,155)
40 UTILITIES	351,593	352,766	1,173
41 SECURITY OPERATIONS	363,089	432,693	69,604
42 FIELD OFFICE ADMINISTRATION	299,411	377,398	77,987
43 LANDSCAPE MAINTENANCE	456,422	445,667	(10,756)
44 FACILITIES MAINTENANCE	525,970	686,417	160,446
45 FACILITIES MAINTENANCE (POOL)	49,110	31,729	(17,381)
46 CONTINGENCY	50,000	50,000	-
47 TOTAL EXPENDITURES	\$ 2,281,474	\$ 2,560,393	\$ 278,919

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
JULY 31, 2025**

	GENERAL FUND	DEBT SERVICE 2013	TOTAL GOVERNMENTAL FUNDS
1 ASSETS			
2 Operating account			
3 Bank United - operating account	\$ 87,587	\$ -	\$ 87,587
4 Bank United - debit card	217	-	217
5 Suntrust - Operating	-	-	-
6 MMK account 4004 -Weir Assigned	367,800	-	367,800
7 MMK account 4004 -two months operating	455,755	-	455,755
8 MMK account 5435	824,619	-	824,619
9 MMK account 5435-restricted cash	5,890	-	5,890
10 Investments			
11 Revenue	-	133,542	133,542
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	-	5,890	5,890
19 Retainer	-	-	-
20 Accounts receivable-On Roll Assessments	-	-	-
21 Due from Debt service fund - series 2013	-	-	-
21 Accounts receivable	536	-	536
22 Prepaids	3,933	-	3,933
23 Deposits	23,154	-	23,154
24 Total assets	<u>\$ 1,769,491</u>	<u>\$ 189,335</u>	<u>\$ 1,958,826</u>
25 LIABILITIES AND FUND BALANCE			
26 Liabilities:			
27 Accounts payable	\$ 81,666	\$ -	\$ 81,666
28 Accrued expenses payable	4,142	-	4,142
29 Due to other funds	-	-	-
30 Deferred revenue-On roll assessments	-	-	-
31 Due to debt service fund - series 2013	5,890	-	5,890
32 Other payables	-	-	-
33 Rental deposits	-	-	-
34 JSAPP deposit	-	-	-
35 Total liabilities	<u>91,698</u>	<u>-</u>	<u>91,698</u>
36 FUND BALANCES			
37 Nonspendable	27,087	-	27,087
38 Restricted for Debt Service	-	189,335	189,335
39 Assigned for Two Month Operating Reserve	435,903	-	435,903
40 Assigned for Weir Project Reserve	367,800	-	367,800
41 Assigned for Pool Heater	24,300	-	24,300
42 Assigned for Volleyball Court	29,800	-	29,800
43 Unassigned	792,903	-	792,903
44 Total fund balances	<u>1,677,793</u>	<u>189,335</u>	<u>1,867,128</u>
45 Total liabilities and fund balances	<u>\$ 1,769,491</u>	<u>\$ 189,335</u>	<u>\$ 1,958,826</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 JULY 31, 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	\$ 2,592,068	\$ 9,201	100.36%
3 Assessment levy: Cachet	2,550	2,550	2,559	9	100.37%
4 Interest Revenue-Investments	30,000	25,000	64,483	39,483	214.94%
5 Miscellaneous Revenue				-	
6 Rental Income	-	-	18,112	18,112	0.00%
7 Bar Code Access	-	-	6,060	6,060	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>2,642,617</u>	<u>2,717,686</u>	<u>75,069</u>	<u>81.97%</u>
14 EXPENDITURES					
15 Professional & admin					
16 District Engineer	15,000	12,500	4,883	7,618	32.55%
17 Insurance- General Liability & Public Officials	68,188	68,188	67,115	1,073	98.43%
18 Postage	2,000	1,667	613	1,054	30.65%
19 Supervisors Fees	12,000	10,000	11,200	(1,200)	93.33%
20 Payroll taxes	1,225	1,021	651	370	53.12%
21 Payroll service fee	600	500	3,112	(2,612)	518.64%
22 District Management	70,000	58,333	61,378	(3,045)	87.68%
23 Trustee fees	3,558	2,965	2,963	2	83.28%
24 Bank fees	1,500	1,250	914	336	60.94%
25 Dues & licenses	175	175	175		100.00%
26 Legal advertising and Sunshine Board	1,500	1,250	979	271	65.30%
27 Insurance: worker's compensation	5,500	5,500	475	5,025	8.64%
28 Legal - general counsel	15,000	12,500	26,672	(14,172)	177.81%
29 Assessment roll preparation	-	-	-	-	0.00%
30 Bond amortization schedule fee	-	-	-	-	0.00%
31 Audit	4,750	3,958	-	3,958	0.00%
32 Arbitrage rebate calculation	2,500	2,083	-	2,083	0.00%
33 Credit card discount	200	167	-	167	0.00%
34 Contingencies	2,000	1,667	4,749	(3,082)	237.45%
35 Total professional & admin	<u>205,696</u>	<u>183,724</u>	<u>185,878</u>	<u>(2,155)</u>	<u>90.37%</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 JULY 31, 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	209,600	206,028	3,572	81.91%
40 Electricity	95,280	79,400	64,957	14,443	68.17%
41 Water, sewer & irrigation	24,975	20,813	42,285	(21,472)	169.31%
42 Solid waste removal	9,439	7,866	8,422	(556)	89.22%
43 Sewer lift stations	5,000	4,167	1,530	2,637	30.60%
44 Communication	35,748	29,790	27,261	2,529	76.26%
45 Website	705	588	900	(312)	127.66%
46 Propane	400	333	-	333	0.00%
47 Total utilities	<u>423,277</u>	<u>352,766</u>	<u>351,593</u>	<u>1,173</u>	<u>83.06%</u>
48 Security operations				-	
49 Summer time pool guard	24,480	20,400	-	20,400	0.00%
50 Security staffing contract services	411,840	343,200	328,600	14,600	79.79%
51 Contractual virtual guard and Access cards	66,912	55,760	34,489	21,271	51.54%
52 Off-duty policing	16,000	13,333	-	13,333	0.00%
53 Total security operations	<u>519,232</u>	<u>432,693</u>	<u>363,089</u>	<u>69,604</u>	<u>69.93%</u>
54 Field office administration					
55 Field Manager	79,000	65,833	54,849	10,984	69.43%
56 Assistant Field Manager	18,500	15,417	11,982	3,435	64.77%
57 Office administrator	68,237	56,864	61,552	(4,688)	90.20%
58 Payroll taxes	15,000	12,500	5,083	7,417	33.89%
59 Pool & beach club attendants	26,000	21,667	18,187	3,480	69.95%
60 Guard office supplies	1,500	1,250	171	1,079	11.43%
61 Seasonal decorations	60,000	60,000	58,950	1,050	98.25%
62 Beach club office equipment	4,500	3,750	3,702	48	82.27%
63 Beach club office supplies	4,500	3,750	2,380	1,370	52.90%
64 Beach club gym supplies	19,000	15,833	18,634	(2,800)	98.07%
65 Community events supplies	18,000	15,000	13,652	1,348	75.84%
66 Guard office equipment	1,000	833	-	833	0.00%
67 Miscellaneous field expense	87,000	72,500	18,068	54,432	20.77%
68 Weir project	350,000	32,200	32,200	-	9.20%
69 Total Field office administration	<u>752,237</u>	<u>377,398</u>	<u>299,411</u>	<u>77,987</u>	<u>39.80%</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 JULY 31, 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	48,000	48,000	-	83.33%
72 Well maintenance - irrigation	3,000	2,500	5,148	(2,648)	171.59%
73 Landscape review contract	-	-	-	-	0.00%
74 Landscape maintenance	348,000	290,000	287,001	2,999	82.47%
75 Plant replacement	25,000	20,833	8,283	12,550	33.13%
76 Annuals & seasonal plant installation	7,500	6,250	3,500	2,750	46.67%
77 Tree removal, replacement and maintenance	24,000	20,000	27,242	(7,242)	113.51%
78 Irrigation - maintenance	7,500	6,250	11,387	(5,137)	151.82%
79 Mulch	50,000	41,667	60,446	(18,779)	120.89%
80 Beach sand	6,000	6,000	-	6,000	0.00%
81 Sod replacement	5,000	4,167	5,416	(1,249)	108.32%
82 Total Landscape maintenance	<u>533,600</u>	<u>445,667</u>	<u>456,422</u>	<u>(10,756)</u>	<u>85.54%</u>
83 Facilities maintenance					
84 Recreation equipment maintenance & repair	15,000	12,500	8,200	4,300	54.67%
85 Building equipment maintenance & repair	10,000	8,333	15,551	(7,218)	155.51%
86 Fountains	5,000	4,167	4,829	(663)	96.59%
87 Monuments & signs	4,000	3,333	10,407	(7,074)	260.18%
88 Outside maintenance	50,000	41,667	5,327	36,339	10.65%
89 Cleaning	27,560	22,967	32,868	(9,901)	119.26%
90 Pest control	1,950	1,625	1,230	395	63.10%
91 Car and cart repairs and maintenance	9,000	7,500	623	6,877	6.93%
92 Security gate maintenance & repair	5,000	4,167	14,181	(10,014)	283.62%
93 Security gate maintenance & repair - Cachet	2,550	2,125	-	2,125	0.00%
94 Storm water drainage	30,000	25,000	1,753	23,248	5.84%
95 Facilities maintenance contingency	248,000	206,667	178,517	28,150	71.98%
96 Contingency for end of year	90,000	75,000	55,483	19,517	61.65%
97 Paver, streets and sidewalk repairs, cleaning	125,000	104,167	28,474	75,692	22.78%
98 Pressure washing	7,500	6,250	10,202	(3,952)	136.02%
99 Rentals and leases	10,740	8,950	5,010	3,940	46.65%
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>686,417</u>	<u>525,970</u>	<u>160,446</u>	<u>66.30%</u>
102 Facilities maintenance (pool)					
103 Pool maintenance	25,500	21,250	29,650	(8,400)	116.27%
104 Pool repairs	7,000	5,833	18,672	(12,839)	266.74%
105 Pool heater utilities	5,000	4,167	788	3,378	15.77%
106 Pool permit	575	479	-	479	0.00%
107 Total Facilities maintenance (pool)	<u>38,075</u>	<u>31,729</u>	<u>49,110</u>	<u>(17,381)</u>	<u>128.98%</u>
108 Total Field operations	<u>3,059,721</u>	<u>2,326,669</u>	<u>2,045,596</u>	<u>281,074</u>	<u>66.86%</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>2,560,393</u>	<u>2,281,474</u>	<u>278,919</u>	<u>68.81%</u>
113 Excess/(deficiency) of revenues over/(under)	<u>-</u>	<u>82,224</u>	<u>436,212</u>	<u>(203,850)</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>\$ 1,677,793</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 JULY 31, 2025**

	FY 2025 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
1 REVENUES				
2 Assessment levy	\$ 101,930	\$ 40,772	\$ 102,205	\$ 61,433
3 Interest	-	-	5,336	5,336
4 Bond close out transfer in	-	-	-	-
5 Total revenues	<u>101,930</u>	<u>40,772</u>	<u>107,541</u>	<u>66,769</u>
6 EXPENDITURES				
7 Debt Service				
8 Assessment Collection Fee 2%	2,124	-	-	-
9 Principal prepayment	-	-	-	-
10 Principal:				
11 November 2024	30,000	30,000	30,000	-
12 Interest:				
13 November 2024	31,588	31,588	32,431	
14 May 2025	31,588	31,588	31,588	
15 Total debt service expenditures	<u>95,299</u>	<u>93,175</u>	<u>94,019</u>	<u>-</u>
16 Excess/(deficiency) of revenues	<u>6,631</u>	<u>(52,403)</u>	<u>13,522</u>	<u>66,769</u>
17 Fund balance - beginning (unaudited)			<u>175,813</u>	
18 Fund balance - ending			<u><u>\$ 189,335</u></u>	

Cory Lakes
Operating Account - Bank Reconciliation
July 31, 2025

	<u>Operating Acct (BU)</u>
<i>Balance Per Bank Statements</i>	\$ 142,406.86
Plus: Deposits In Transit	-
Less: Outstanding Checks	(54,820.03)
Less: Restricted cash in operating account	
<i>Adjusted Bank Balance</i>	<u><u>\$ 87,586.83</u></u>

<i>Beginning Balance Per Books</i>	\$ 16,415.82
Cash Deposits & Credits	382,396.75
Cash Disbursements & Transfers	(311,225.74)
<i>Balance Per Books</i>	<u><u>\$ 87,586.83</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	Kai 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.)			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		184.70		229,832.15
1/24/2025	012425ACH	ADP	BOS MTG	461.20		229,370.95
1/24/2025	100444	City of Tampa Utilities	Invoice: 9598-01/25 (Reference: Water Services-Jan 2025.)	156.13		229,214.82
1/27/2025	100445	Olin Plumbing Inc.	Invoice: I-40235-3 (Reference: Wilkins Backflow Replacement.)	5,340.00		223,874.82
1/27/2025	100446	Hecker Construction Company,Inc.	Invoice: 7256 (Reference: Demo and removal of Seawall Weir systems.)	32,200.00		191,674.82
1/28/2025	012825ACH1	Frontier Communications	Reference: Frontier-Communication.	190.98		191,483.84
1/28/2025	012825ACH2	Frontier Communications	Reference: Frontier-Communication.	135.98		191,347.86
1/28/2025	012825ACH3	Frontier Communications	Reference: Frontier-Communication.	190.98		191,156.88
1/28/2025	012825ACH	Frontier Communications	Reference: Frontier-Communication.	270.98		190,885.90
1/29/2025	012925ACH2	ADP	2 PR ADP BOS Fees	117.60		190,768.30
1/29/2025	012925ACH	Charter Communications	Reference: 10441 Cory lake Dr 01/14/25- 02/13/25	918.74		189,849.56
1/29/2025	100447	HD Supply Facilities Maintenance, LTI	Invoice: 9233165607 (Reference: Swivel Anchor Hook 6.5-US.) Invoice: 9232926962 (Reference	347.05		189,502.51
1/30/2025	100448	Steadfast Environmental, LLC	Invoice: SE-26142 (Reference: Linear Feet of Field Fence installation at dam. Environmental Crew	3,770.00		185,732.51
1/31/2025			Deposit		566.17	186,298.68
1/31/2025	013125ACH3	ADP	01-31-25 pr	6,990.29		179,308.39
1/31/2025	013125ACH3	ADP	ADP Pr Fees-BOS	61.87		179,246.52
1/31/2025	013125ACH5	ADP	BOS MTG 12-1924	1,107.10		178,139.42
1/31/2025	1128	Cynthia McIntyre	bos mtg	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: 165112	2,750.57		140,615.07
2/4/2025	100453	HD Supply Facilities Maintenance, LTD	Invoice: 9233227197 (Reference: Sanitizing wipes 2300 sht rolls.) Invoice: 9233227196 (Referenc	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 ex	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(F	4,026.00		120,746.78
2/10/2025	100459	Boring Inc	Reference: Konica/ C258-01/25. https://clientname(FILLIN).payableslockbox.com/DocView/Invoic	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: V	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, LTD	Invoice: 9233627698/CR3588575 () Invoice: 8233510362 (Reference: 10.In Autmid touchis papr tc	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 ex	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 (Reference:	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 superv	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/Invo	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(FILL	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 McIntyre	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 area	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 Cord	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 (Ref	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, LTD	Invoice: 9234309410 (Reference: Jumbo 2-Ply recycled toilet paper.) Invoice: 9234821547 (Refer	2,655.70		30,602.79
3/28/2025	100501	HD Supply Facilities Maintenance, LTD	Invoice: 9234985504 (Reference: cover in use 1gang 2-7/8 clr wasp guard-TW.) Invoice: 9234985	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				160,482.44	152,530.93	30,312.74
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 (Referen	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	154,383.77
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, LTD	Invoice: 9235267897 (Reference: Jumbo 2-Ply recycled toilet paper.) Invoice: 9235180154 (Refer	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, LTD	Invoice: 9233047964 (Reference: Klein 9" High-leverage Side-cut Pliers-US,Noncontact Voltage Tes	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 c	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: V	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: V	80.41		65,960.07
4/22/2025	100525	Star Environmental, Inc	Invoice: 77983 (Reference: Monthly lift station 1 Mar31,2025.) Invoice: 77952 (Reference: Montl	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		3,250.00	-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		557.27	-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 up	2,350.00		-90,956.20
4/23/2025	100531	HD Supply Facilities Maintenance, LTD	Invoice: 1804582011 (Reference: PAYMENT DISCREPANCY-UNKNOWN.) Invoice: 9235597942 (R	628.17		-91,584.37
4/23/2025	100532	Servicore Window Cleaning	Invoice: 20173076 (Reference: Window Cleaning-Quarterly Cleaning of Exterior 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 McIntrye		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, LTD	Invoice: 9235758930 (Reference: Innadura 3-hole poly slash jacket.) Invoice: 9235758929 (Referer	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 treate	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 Access E	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, LTD	Invoice: 9235820800 (Reference: 42 Gal 2.5 Mil Trash Bag 50/Pkg-US,55-60 Gal 6.0 Mil Trash Bag 2	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				311,272.60	354,981.75	74,021.89
5/1/2025	05012ach	ADP	BOS MTG	676.50		73,345.39
5/1/2025	100547	HD Supply Facilities Maintenance, LTD	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 McIntrye	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, LTD	Invoice: 9236054719 (Reference: 42 Gal 2.5 Mil Trash Bag 50/Pkg-US.) Invoice: 9236054720 (Refi	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, LTD	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).pdf	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 equ	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, LTD	Invoice: 9236299444 (Reference: Sloan 1.6 GPF Closet General Repair Kit-US.) Invoice: 92364016	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 of	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, LTD	Invoice: 9236714635 (Reference: Caution Sign 7h X 10" w Blk On Ylw-MX.) Invoice: 9236780423 (I	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 1	350.00		72,148.09
5/29/2025	100579	Star Environmental, Inc	Invoice: 78828 (Reference: Monthly lift station 1 May31,2025.) Invoice: 78797 (Reference: Montl	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	Deposite 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				173,159.68	157,400.75	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 91183	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 ex	350.00		6,107.36
6/6/2025	100586	Access Central Inc	Invoice: 83903 (Reference: DELIVER 300 BARCODES FC8 STARTING AT 18001 AT BEACH CLUB OFFI	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 Lakel	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 i	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: W	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: W	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 Lakel	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 sys	57.44		23,511.02
6/20/2025	100606	HD Supply Facilities Maintenance, LTD	Invoice: 9237684560 (Reference: 1200 MI Gojo Soap Foam Refill 2/Cs-US,13 Gal .9 Mil Trash Bag 2l	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 g	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 ex	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				256,026.45	200,629.46	2,865.97
7/1/2025	100614	Bandu LLC	Invoice: INV0500 (Reference: July pool service.)	3,250.00		-384.03
7/3/2025	100615	Gate Tech Inc.	Invoice: 167052 (Reference: Service call Area-3.)	185.00		-569.03
7/4/2025	070425ach2	ADP	ADP Pr Fees	67.32		-636.35
7/7/2025		Wrathell, Hunt, & Associates LLC Customer			4,172.95	3,536.60
7/7/2025	1135	Cynthia McIntrye	bos mtg 6-24-25	184.70		3,351.90
7/7/2025	070725ach	ADP	BOS MTG 06-24-25	891.80		2,460.10
7/8/2025			Funds Transfer		225,000.00	227,460.10
7/9/2025	100616	Kai Connected, LLC	Invoice: 4612 (Reference: Professional Management Services-Jul 2025.)	5,833.33		221,626.77
7/10/2025	071025ACH	Charter Communications	Reference: 10441 Cory lake Dr 06/14/25 - 07/13/25	930.25		220,696.52
7/14/2025	071425ACH1	Tampa Electric	Reference: Summary Bill account.	27,318.89		193,377.63
7/14/2025	071425ACH	Tampa Electric	VOID: Reference: Summary Bill account.			193,377.63
7/14/2025	100617	Don Harrison Enterprises	Invoice: 3158 (Reference: Well pump tripping circiut.)	1,059.00		192,318.63
7/14/2025	100618	SOLAR/TEK Window Tinting, Inc	Invoice: 7870-C (Reference: SUPPLY AND INSTALL SAFETY AND SECURITY FILM TO 2 LARGE PANES	1,150.00		191,168.63
7/14/2025	100619	CIO Technology Solutions, inc	Invoice: 35802-MSP (Reference: Agreement Recurring: Cory Lake.) Invoice: 35770 (Reference: Ag	1,864.77		189,303.86
7/14/2025	100620	HD Supply Facilities Maintenance, LTD	Invoice: 9238468657 (Reference: Fido Baggies Pet Waste Liners 50/Pkg-CN.)	608.04		188,695.82
7/14/2025	100621	Steadfast Alliance, LLC	Invoice: SA-13562 (Reference: Diagnosed and repaired fountain #2. Reset 60 am breaker that was i	614.09		188,081.73
7/14/2025	100622	Hughes Exterminators Inc	Invoice: 61684057 (Reference: Treat around four structures two guard houses, pool house, pool ar	685.36		187,396.37
7/14/2025	100623	Sunshine Cleaning Crew LLC	Invoice: 1014 (Reference: Clubhouse thorough clean after construction.) Invoice: 1015 (Referenc	3,000.00		184,396.37
7/14/2025	100624	JCS Investigations	Invoice: 109 (Reference: CDD Facilities and Administration-July.) Invoice: 12 (Reference: Secur	52,399.20		131,997.17
7/15/2025	071525ACH	Frontier Communications	Reference: Frontier-Communication.	197.07		131,800.10
7/15/2025	100625	City of Tampa Utilities	Invoice: 070925-0808 (Reference: Water Services-Jul 2025.) Invoice: 070925-0809 (Reference: W	6,019.38		125,780.72
7/15/2025	100626	City of Tampa Utilities	Invoice: 070925-0805 (Reference: Water Services-Jul 2025.) Invoice: 070925-0806 (Reference: W	1,350.97		124,429.75

7/15/2025	100627	Strange Zone, Inc	Invoice: 2024-0190 (Reference: Website maintenance + Hosting (Yearly Contract).)	899.99		123,529.76
7/15/2025	100628	Navitas Credit Corp	Invoice: 070425-4119 (Reference: Contract payment.)	705.74		122,824.02
7/15/2025	100629	HD Supply Facilities Maintenance, LTD	Invoice: 9238290033 (Reference: 42 Gal 2.5 Mil Trash Bag 50/Pkg-US.) Invoice: 9238328715 (Refi	912.48		121,911.54
7/16/2025	100630	WM Corp Services, Inc	Invoice: 0163053-2206-3 (Reference: Waste Management Services-Jun.)	783.79		121,127.75
7/17/2025			Deposit		998.98	122,126.73
7/17/2025	071725ACH1	Tampa Electric	Reference: 11589 Cory Lake BL June 10, 2025 - July 09, 2025	276.61		121,850.12
7/17/2025	071725ACH	Tampa Electric	Reference: 12027 Cory Lake Blvd June 10, 2025 - July 09, 2025	477.78		121,372.34
7/17/2025	100631	JC Baldwin, LLC - Floor Coverings Int	Reference: 50% remainder due flooring installation. https://clientname(FILLIN).payableslockbox.c	17,998.63		103,373.71
7/17/2025	100632	Lawson Courts	Job Description: South courts - RES 1 DTC with pb lines and tot membrane North courts - RES 1 DT	52,800.00		50,573.71
7/17/2025	100633	Ashe Glass & Mirror, Inc.	Reference: 1/4" Clear Tempered Glass replacement. https://clientname(FILLIN).payableslockbox.c	2,237.50		48,336.21
7/17/2025	100634	Florida Patio Furniture, Inc	Chaises, Large Table, Bar Stools, U75-MB, U-85C, End Table	24,873.00		23,463.21
7/21/2025	100635	Servicore Window Cleaning	Invoice: 20173119 (Reference: Window Cleaning-Quarterly Cleaning of Exterior Windows.)	1,254.00		22,209.21
7/21/2025	100636	Star Environmental, Inc	Invoice: 79189 (Reference: Monthly lift station 1 Jun 30, 2025.) Invoice: 79220 (Reference: Mont	170.00		22,039.21
7/21/2025	100637	Landscape Maintenance Professionals,	Invoice: 344008 (Reference: #340364 - Enhancement - Replace declining sod in selective areas.)	3,726.79		18,312.42
7/22/2025	100638	Johnson Engineering, Inc	Invoice: 6194 (Reference: Professional Engineering Services.)	595.00		17,717.42
7/22/2025	100639	Gate Tech Inc.	Invoice: 167273 (Reference: DKS Cellular Monthly Charge Monthly charge for Doorking cellular sys	57.44		17,659.98
7/23/2025	5305113536	Cory Lakes CDD	to close account		1,356.14	19,016.12
7/24/2025	100640	Steadfast Alliance, LLC	Invoice: SA-13404 (Reference: Routine Aquatic Maintenance (Pond Spraying) for the month dated	4,800.00		14,216.12
7/24/2025	100641	New Tampa Fence Inc	Invoice: 4420 (Reference: chain link post 2.5x14 sch40 black.)	2,500.00		11,716.12
7/25/2025	100642	A Party To Remember LLC	Invoice: 1637 (Reference: 19ft Dual Lane Tropical Drop, Speed Zone, Hire An Attendant, DJ.)	1,499.23		10,216.89
7/28/2025			Funds Transfer		150,000.00	160,216.89
7/29/2025	072925ACH1	Frontier Communications	Reference: Frontier-Communication.	195.98		160,020.91
7/29/2025	072925ACH2	Frontier Communications	Reference: Frontier-Communication.	135.98		159,884.93
7/29/2025	072925ACH3	Frontier Communications	Reference: Frontier-Communication.	195.98		159,688.95
7/29/2025	072925ACH	Frontier Communications	Reference: Frontier-Communication.	275.98		159,412.97
7/29/2025	100643	Landscape Maintenance Professionals,	Invoice: 344122 (Reference: Cory Lake Isles CDD- Landscape Maintenance Agreement -2024 Lakel	29,257.08		130,155.89
7/29/2025	100644	HD Supply Facilities Maintenance, LTD	Invoice: 9238706146 (Reference: Sanitizing Wipes 2300 Sht Rolls 2/Cs-US.) Invoice: 9238738734	541.36		129,614.53
7/29/2025	100645	Steadfast Alliance, LLC	Invoice: SA-13561 (Reference: Installation of a new 80mfd run capacitor and breaker. Found the br	5,524.76		124,089.77
7/29/2025	100646	Florida Patio Furniture, Inc	Invoice: 79722A (Reference: Shipping charges - (PICK UP HALF AT A TIME).)	300.00		123,789.77
7/29/2025	100647	JCS Investigations	Invoice: 111 (Reference: CDD Facilities and Administration-July.)	7,479.60		116,310.17
7/29/2025	100648	CIO Technology Solutions, inc	Invoice: 35239-MSP (Reference: Agreement Recurring: Cory Lake.)	557.27		115,752.90
7/29/2025	100649	Gate Tech Inc.	Reference: Additional Troubleshooting/Service time. . https://clientname(FILLIN).payableslockbo	100.00		115,652.90
7/30/2025	100650	Business Observer	Invoice: 25-02197H (Reference: notice of board meeting and closed session of the board of superv	201.25		115,451.65
7/30/2025	100651	Hughes Exterminators Inc	Invoice: 62909234 (Reference: pest control service on two guard houses, community center, arou	195.00		115,256.65
7/30/2025	100652	Fitness Services of Florida, Inc.	Invoice: 30130 (Reference: Monthly Preventative Maintenance service of all cardio and strength ex	350.00		114,906.65
7/30/2025	100653	Bandu LLC	Invoice: INV0535 (Reference: August pool service, invoice is due upon receipt..)	3,250.00		111,656.65
7/31/2025			Deposit		868.68	112,525.33
7/31/2025		Illuminations Holiday Lighting	QuickBooks generated zero amount transaction for bill payment stub			112,525.33
7/31/2025	100654	Straley Robin Vericker	Invoice: 26855 (Reference: For Professional Services Rendered Through June 30, 2025.)	729.50		111,795.83
7/31/2025	100655	Roadway Concepts	Invoice: 21-1469 (Reference: Project / Jobsite: Cory Lakes CDD ADA Installation.)	24,150.00		87,645.83
7/31/2025	614	Constant Contacts	approved by Joe Gibson-normally paid by debit card	59.00		87,586.83
7/31/2025				297,675.89	382,396.75	87,586.83

Cory Lakes Community Development District
Budget Variance Report
7/31/2025

	ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)	Notes
Supervisors Fees	12,000	10,000	11,200	(1,200)	Workshop meetings
Payroll service fee	600	500	3,112	(2,612)	ADP charges than \$50/mo. Investigated all charges and determined all fees remaining are district charges. Wrathell returned all fees charged in error.
District Management	70,000	58,333	61,378	(3,045)	December meeting over 3 hours
Legal - general counsel	15,000	12,500	26,672	(14,172)	Direct amount billed to Straley Robin Vericker
Water, sewer & irrigation	24,975	20,813	42,285	(21,472)	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 amount budgeted
Solid waste removal	9,439	7,866	8,422	(556)	Direct amount billed from WM Corp Services - timing difference two bills entered for Oct
Office administrator	68,237	56,864	61,552	(4,688)	Admin services changed to JCS Investigations. Bills exceed prior employee's monthly gross pay and 100% March bill was billed to admin (Subsequent bills were broken out per labor code).
Beach club gym supplies	19,000	15,833	18,634	(2,800)	100% HD Supply bills - numerous small bills
Tree removal, replacement and maintenance	24,000	20,000	27,242	(7,242)	Multiple invoices from Landscape Maintenance Professionals for clean up of trees off of property, stump grinding, and palm tree removals at clubhouse and guard shack
Irrigation - maintenance	7,500	6,250	11,387	(5,137)	Hawkins Service Superflo VSP \$2786; well pump controller \$2255
Mulch	50,000	41,667	60,446	(18,779)	Landscape Maintenance Professionals remove and replace mulch-including Capri Isle
Monuments & signs	4,000	3,333	10,407	(7,074)	6 Stop signs \$3030; 3 signs \$1807; repair signs from Hurricane Milton \$1411; refurbish and install monument sign \$1500
Cleaning	27,560	22,967	32,868	(9,901)	Average bill \$2650 per month for cleaning to Sunshine cleaning which exceeds budget plus window cleaning
Security gate maintenance & repair	5,000	4,167	14,181	(10,014)	Replacement motor pulley for mega arm \$882; \$2028 LED lighted folding arm; \$1662 gear box for mega arm; \$1087 installation of 15' lighted arm; gearbox for mega arm \$2189 and multiple other smaller invoices to Gate
Pool maintenance	25,500	21,250	29,650	(8,400)	Monthly pool service increased from \$1725 with Suncoast to \$3250 with Bandu
Capital reinvestment note 2022 repayment	152,000	152,000	153,315	(1,315)	Interest
Pool repairs	7,000	5,833	18,672	(12,839)	Pool motor wiring, black algae removal, drain installation; pool ADA lift
Well maintenance - irrigation	3,000	2,500	5,148	(2,648)	Well pump controller \$2254; Well # 2 repairs \$1477; well pump circuit tripping \$1059
Sod replacement	5,000	4,167	5,416	(1,249)	Replace zoysia \$2246 and replaced declining sod in select areas \$2250; replace sod behind pool area \$700
Fountains	5,000	4,167	4,829	(663)	Replaced pump for small entry fountain \$2151
Building equipment maintenance & repair	10,000	8,333	13,814	(5,481)	\$5340 backflow valve replacement

Cory Lakes

Community Development District

EXHIBIT

5

AGENDA



CORY LAKES
Community Development District

FY 2026 PROPOSED BUDGET

**STATEMENT 1
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET**

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	FY 2025	ACTUAL THRU 07.31.2025	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	\$ 2,592,068	\$ 2,794,048	\$ 211,181
ASSESSMENTS LEVY: CACHET		-	2,591	2,643	2,550	2,559	2,550	0
ALLOWABLE DISCOUNTS (4%)		-	-	(96,628)	-	-	-	-
ASSESSMENTS LEVY - NET	1,992,645	-	2,408,142	2,440,115	2,585,417	2,594,627	2,796,598	211,181
ON-ROLL EXCESS FEES				19,968				-
INTEREST AND MISCELLANEOUS	283,204	24,974	44,438	65,865	30,000	64,483	30,000	-
PRIOR YEAR UNASSIGNED FUND BALANCE CARRYFORWARD							54,100	54,100
INTERFUND TRANSFER INCOME				28,568	300,000		-	(300,000)
RENTAL INCOME				24,521		18,112		
BAR CODE ACCESS				7,389		6,060		
MISCELLANEOUS REVENUE				28,324		2,203		
TRANSFER FROM WEIR PROJECT BANK ACCOUNT		700,000	-		400,000	32,200	-	(400,000)
TOTAL REVENUE	2,275,849	724,974	2,452,580	2,614,750	3,315,417	2,717,685	2,880,698	(223,538)
EXPENDITURES								
ADMINISTRATIVE EXPENSES								
SUPERVISORS FEES	12,200	11,400	10,554	16,128	12,000	11,200	14,000	2,000
PAYROLL SERVICE FEE	793	751	745	4,279	600	3,112	-	(600)
PAYROLL TAXES	933	872	842	1,418	1,225	651	1,071	(154)
DISTRICT MANAGEMENT	55,000	55,000	59,449	70,600	70,000	61,378	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	26,672	20,000	5,000
DISTRICT ENGINEER	4,505	21,984	12,503	2,460	15,000	4,883	15,000	-
INSURANCE- GENERAL LIABILITY & PUBLIC OFFICIALS	33,153	34,837	39,057	54,687	68,188	67,115	80,000	11,812
INSURANCE - WORKERS COMPENSATION	3,792	4,356	4,026	9,424	5,500	475	-	(5,500)
LEGAL ADVERTISING	6,051	3,908	3,921	7,937	1,500	979	1,500	-
BANK FEES	-	-	1,804	1,308	1,500	914	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	613	2,500	500
OFFICE SUPPLIES	631	345	2,362		-	-	-	-
TAX COLLECTOR FEES	39,852	27,793	47,747		-	-	-	-
WEBSITE	1,056	1,056	-		705	900	1,000	295
ADA WEBSITE COMPLIANCE	-	420	210	210	210	210	210	-
CONTINGENCIES	1,844	1,432	4,505	699	2,000	4,749	2,000	-
TOTAL ADMINISTRATIVE EXPENDITURES	179,536	192,146	218,402	194,216	200,553	184,025	214,056	13,503
DEBT SERVICE								
BOND AMORTIZATION SCHEDULE FEE	-	-	-		-	-	-	-

**STATEMENT 1
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET**

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	FY 2025	ACTUAL THRU 07.31.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
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	2,963	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	156,278	151,381	(6,677)
UTILITIES								
COMMUNICATION	32,482	34,231	39,908	33,027	35,748	27,261	38,000	2,252
STREETLIGHTS	168,061	213,884	241,846	233,777	251,520	206,028	255,000	3,480
ELECTRICITY	63,288	69,694	82,593	74,180	95,280	64,957	95,280	-
PROPANE	-	-	-		400	-	-	(400)
WATER, SEWER UTILITY SERVICES	26,553	26,507	24,975	34,027	24,975	42,285	40,000	15,025
SOLID WASTE REMOVAL	7,656	7,345	9,439	8,553	9,439	8,422	12,000	2,561
SEWER LIFT STATION	20,497	2,390	5,031	11,405	5,000	1,530	5,000	-
TOTAL UTILITIES	318,537	354,051	403,792	394,970	422,362	350,483	445,280	22,918
SECURITY OPERATIONS								
SECURITY STAFFING CONTRACT SERVICES	302,398	393,605	429,411	371,298	411,840	328,600	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	34,489	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	539,069	519,232	363,089	506,392	(12,840)
CONTRACTED PERSONNEL								
CONTRACTED PERSONNEL	-	-	-		-	-	200,000	200,000
FIELD MANAGER	63,365	63,200	65,768	53,010	79,000	54,849	-	(79,000)
ASSISTANT FIELD MANAGER	6,847	152	-	2,306	18,500	11,982	-	(18,500)
OFFICE ADMINISTRATOR	48,044	47,204	54,234	65,305	68,237	61,552	-	(68,237)
POOL & BEACH CLUB ATTENDANTS	35,049	32,475	23,785	28,548	26,000	18,187	-	(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	160,870	206,737	151,653	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	3,702	4,500	-
BEACH CLUB OFFICE SUPPLIES	5,178	3,492	4,250	4,675	4,500	2,380	4,500	-
BEACH CLUB GYM SUPPLIES	20,495	18,237	4,911	9,682	19,000	18,634	19,000	-
GUARD OFFICE EQUIPMENT	-	230	-		1,000	-	1,000	-

**STATEMENT 1
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET**

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	FY 2025	ACTUAL THRU 07.31.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
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	13,652	18,000	-
MISCELLANEOUS FIELD EXPENSE - FURNITURE AND COURT RESURFACE	-	-	9,450	3,312	87,000	18,068	-	(87,000)
TOTAL AMENITY AND FIELD OPERATIONS	80,108	104,683	96,966	98,181	195,500	115,557	103,500	(92,000)
LANDSCAPE MAINTENANCE								
LANDSCAPE MAINTENANCE	462,585	473,801	490,148	345,051	348,000	287,001	350,000	2,000
MULCH	-	3,150	-	19,245	50,000	60,446	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	8,283	25,000	-
SOD REPLACEMENT	3,387	480	-	-	5,000	5,416	5,000	-
WELL MAINTENANCE - IRRIGATION	614	240	5,659	2,200	3,000	5,148	3,000	-
IRRIGATION - MAINTENANCE	7,074	15,414	20,311	12,794	7,500	11,387	15,000	7,500
TREE REMOVAL, REPLACEMENT & MAINTENANCE	14,613	38,222	47,543	22,850	24,000	27,242	24,000	-
LAKE & POND MAINTENANCE	45,750	47,165	49,291	59,441	57,600	48,000	60,000	2,400
TOTAL LANDSCAPE MAINTENANCE	574,752	610,649	640,079	495,748	533,600	456,423	545,500	11,900
FACILITIES MAINTENANCE								
OUTSIDE FACILITIES MAINTENANCE	20,887	60,722	108,514	15,977	50,000	5,327	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	5,010	10,824	84
CLEANING	15,062	18,443	18,590	19,117	27,560	32,868	35,000	7,440
PEST CONTROL	1,529	1,800	2,000	1,300	1,950	1,230	2,340	390
SECURITY GATE MAINTENANCE & REPAIR	11,376	14,077	9,855	6,033	5,000	14,181	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	10,407	6,000	2,000
FOUNTAINS	810	12,045	1,200	4,294	5,000	4,829	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	8,200	15,000	-
BUILDING EQUIPMENT MAINTENANCE & REPAIR	8,178	14,939	8,727	42,865	10,000	15,551	10,000	-
PRESSURE WASHING	685	1,250	1,500	875	7,500	10,202	7,500	-
FACILITIES MAINTENANCE CONTINGENCY					248,000	178,517	258,300	10,300
CONTINGENCY FOR END OF YEAR				(2,477)	90,000	55,483	53,500	(36,500)
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	198,864	991,300	404,856	608,014	(383,286)

**STATEMENT 1
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET**

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	FY 2025	ACTUAL THRU 06.30.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
FACILITIES MAINTENANCE (POOL)								
POOL MAINTENANCE	21,417	23,395	22,969	19,650	25,500	29,650	39,000	13,500
POOL REPAIRS	2,386	7,204	1,583	10,308	7,000	18,672	12,000	5,000
POOL HEATER UTILITIES	11,955	7,873	2,253	927	5,000	788	5,000	-
POOL PERMIT	275	273	275	275	575		575	-
TOTAL FACILITIES MAINTENANCE (POOL)	36,033	38,745	27,081	31,160	38,075	49,110	56,575	18,500
RESERVE								
RESERVE STUDY							-	
TOTAL RESERVE	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES BEFORE FINANCING SOURCES/USES	1,989,061	2,331,879	2,490,535	2,272,339	3,265,417	2,231,473	2,830,698	(434,719)
OTHER FINANCING SOURCES/USES								
INCREASE IN FUND BALANCE - WEIR PROJECT	3,538	-	-		-	-	-	-
INCREASE IN FUND BALANCE - OPERATING RESERVE					50,000	50,000	50,000	-
TOTAL OTHER FINANCING USES	3,538	-	-	-	50,000	50,000	50,000	-
TOTAL EXPENDITURES	1,992,599	2,331,877	2,490,535	2,272,339	3,315,417	2,281,473	2,880,698	(434,719)
FUND BALANCE								
NET CHANGE IN FUND BALANCE	290,326	(1,606,903)	(37,955)	342,411	-	436,212	-	
FUND BALANCE - BEGINNING	252,368	542,694	919,325	881,370	1,223,781	1,223,781	1,273,781	
FUND BALANCE ADJUSTMENT								
INCREASE IN FUND BALANCE				-	50,000	50,000	50,000	
LESS WEIR PROJECT FUND BALANCE FORWARD						(32,200)	-	
FUND BALANCE ENDING	542,694	(1,064,209)	881,370	1,223,781	1,273,781	1,677,794	1,323,781	-
FUND BALANCE USES:								
NO SPENDABLE - PREPAIDS & DEPOSITS (AMTS IN FY 2022 ARE FROM THE AUDIT)	106,368	101,092	23,154	31,165	31,165	27,087	27,087	
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	-	360,000	-	569,245	435,903	435,903	480,116	
ASSIGNED FOR WEIR			-	360,000	400,000	367,800	-	
BALANCE CARRIED FORWARD								
POOL HEATERS FB FORWARD						24,300		
VOLLEYBALL COURT FB FORWARD						29,800		
UNASSIGNED FUND BALANCE	436,326	458,233	88,831	263,371	356,713	792,904	766,578	
TOTAL FUND BALANCE USE	\$ 542,694	\$ 919,325	\$ 881,370	\$ 1,223,781	\$ 1,273,781	\$ 1,677,794	\$ 1,323,781	\$ -

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	
12 Gym equipment replacement (2 treadmills and elliptical)	\$ 30,000.00
13 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

Budget Line

Facilities Maintenance
Contingency

\$ 258,300.00

Remaining

Balance Project Lists

\$ 258,300.00	\$ 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 Project Lists

\$ 50,000.00	\$ 50,000.00	
\$ (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	\$0.00	\$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	\$0.00	\$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 2026 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.	\$14,000.00
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).	\$0.00
PAYROLL TAXES		1511115	FICA - tax is currently 7.65% of Payroll.	\$1,071.00
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.	\$70,000.00
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.	\$4,900.00
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.	\$0.00
LEGAL SERVICES - GENERAL	Straley, Robin, Vericker	1514010	Straley, Robin, P.A., 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.	\$20,000.00
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.	\$15,000.00
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).	\$80,000.00
INSURANCE - WORKERS COMPENSATION	EGIS	1513110	The District's worker's compensation for the District employees.	\$0.00
LEGAL ADVERTISING		1513055	The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	\$1,500.00
BANK FEES	Truist Bank	1513035	Bank charges incurred during the year.	\$1,500.00
CREDIT CARD DISCOUNT		1513034		\$200.00
DUES & LICENSES	DEO	1510300	Annual fee paid to the Florida Department of Economic Opportunity.	\$175.00
POSTAGE	Cross Creek Pack & Ship	1510301	For mailing out agenda packages and debt service payments.	\$2,500.00
OFFICE SUPPLIES				\$0.00

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

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL AMOUNT
TAX COLLECTOR FEES			The tax collector's fee is 2% of assessments collected.	\$0.00
WEBSITE	Strange Zone	1513014	Intended to cover the cost associated with annual registration and maintenance of the District's website.	\$1,000.00
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.	\$210.00
CONTINGENCIES		1513036	Automated AP routing and miscellaneous items.	\$2,000.00
DEBT SERVICE				
BOND AMORTIZATION SCHEDULE FEE	US Bank	1513029	The bond amortization schedule fee covers the cost of preparing detailed schedules for bond amortization.	\$0.00
ARBITRAGE REBATE CALCULATION		1513028	To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	\$2,500.00
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.	\$0.00
TRUSTEES FEES	US Bank	1513030	Annual fees paid to U.S. Bank for acting as trustee, paying agent and registrar.	\$3,558.00
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.	\$145,322.91
COI				\$0.00
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).	\$38,000.00
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.	\$255,000.00
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.	\$95,280.00
PROPANE		1531040	Intended to cover the cost of propane for the District's facilities.	\$0.00
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.	\$40,000.00
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.	\$12,000.00
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.	\$5,000.00
SECURITY OPERATIONS				

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

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL AMOUNT
SECURITY STAFFING CONTRACT SERVICES	JCS INVESTIGATIONS	1521010	The District contracts with JCS to provide guardhouse staffing, roving patrols, and pool monitoring services.	\$415,000.00
SUMMER TIME POOL GUARD			To allow for pool guard services from May 1 thru September 31 7 days per week.	\$24,480.00
ROVER SECURITY SERVICES		1521005	Provides funding for contracted security services through Rover Security Services, including community patrols and access control as applicable.	\$0.00
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.	\$66,912.00
OFF DUTY POLICING		1521030	Covers the costs of engaging off duty Police for periodic traffic law enforcement within the community.	\$0.00
SECURITY CONTINGENCY			Intended to cover miscellaneous security expenses incurred throughout the fiscal year.	\$0.00
CONTRACTED PERSONNEL				
CONTRACTED PERSONNEL				\$200,000.00
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.	\$0.00
ASSISTANT FIELD MANAGER		1513013	Assists field manager; Found contract that states. This position is contracted out through JCS and no longer applicable.	\$0.00
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.	\$0.00
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.	\$0.00
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.	\$0.00
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.	\$55,000.00
BEACH CLUB OFFICE EQUIPMENT		1541041	Intended to provide for the purchase and/or leasing of miscellaneous office equipment.	\$4,500.00
BEACH CLUB OFFICE SUPPLIES		1541092	Intended to provide for miscellaneous office supplies.	\$4,500.00
BEACH CLUB GYM SUPPLIES		1541094	Intended to provide for lease and maintenance of certain equipment as well as miscellaneous supplies.	\$19,000.00
GUARD OFFICE EQUIPMENT		1541020	Intended to provide for the purchase and/or leasing of miscellaneous office equipment.	\$1,000.00
GUARD OFFICE SUPPLIES		1541021	Intended to provide for miscellaneous office supplies.	\$1,500.00
COMMUNITY EVENT SUPPLIES		1541800	Intended to provide for the cost of supplies associated with periodic special events.	\$18,000.00

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

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL AMOUNT
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.	\$0.00
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.	\$350,000.00
MULCH	Landscape Maintenance Professionals, Inc.	1546059	Annual mulching.	\$50,000.00
BEACH SAND	Landscape Maintenance Professionals, Inc.	1546060	Intended to provide for the periodic replenishment of sand at the Beach Club beach.	\$6,000.00
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.	\$7,500.00
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.	\$25,000.00
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.	\$5,000.00
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.	\$3,000.00
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.	\$15,000.00
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.	\$24,000.00
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.	\$60,000.00
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.	\$50,000.00
WEIR PROJECT		2800001	Amount to be set aside for aside for Weir Project.	\$0.00
CAR & CART REPAIRS AND MAINTENANCE		1541097	Intended to provide for the routine repairs and maintenance associated with the Patrol vehicle and maintenance cart.	\$9,000.00
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.	\$10,824.00

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

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL AMOUNT
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.	\$35,000.00
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.	\$2,340.00
SECURITY GATE MAINTENANCE & REPAIR		1541061	Intended to provide for the costs of repairs and maintenance to the gatehouses.	\$10,000.00
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).	\$2,550.00
MONUMENTS AND SIGNS		1541015	Intended to provide for the repairs and maintenance of the entry monuments and roadway signage.	\$6,000.00
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.	\$8,000.00
STORM WATER DRAINAGE		1546063	Intended to provide for the periodic inspection and cleaning of the District's roadway drainage inlets and lake interconnecting pipes.	\$30,000.00
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.	\$15,000.00
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.	\$10,000.00
PRESSURE WASHING		1546096	Intended to provide for the periodic pressure washing of the District's facilities. Contract is for \$875 when needed.	\$7,500.00
FACILITIES MAINTENANCE CONTINGENCY			Line item for all additional projects with but not limited to the amenities, landscaping, and recreational facilities.	\$258,300.00
END OF THE YEAR CONTINGENCY				\$53,500.00
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.	\$100,000.00
FACILITIES MAINTENANCE (POOL)				
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.	\$39,000.00
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.	\$12,000.00
POOL HEATER UTILITIES	Tampa Electric	1546094	Intended to provide for the seasonal utility costs associated with operating the heaters at the District's pool.	\$5,000.00
POOL PERMIT		1541054	Intended to cover the cost of renewing the Health Department permit associated with operating the District's pool.	\$575.00
CONTINGENCY FOR EOY RESERVE		1541057	Contingency.	\$50,000.00

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

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL AMOUNT
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.	\$0.00
TOTAL EXPENDITURES				\$2,880,697.91

**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 - REINSTATED

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Par Outstanding
11/01/2024	30,000	5.63%	32,431	62,431	62,431	1,060,000
05/01/2025		5.63%	31,588	31,588		1,060,000
11/01/2025	30,000	5.63%	31,588	61,588	93,175	1,030,000
05/01/2026		5.63%	30,744	30,744		1,030,000
11/01/2026	30,000	5.63%	30,744	60,744	91,488	1,000,000
05/01/2027		5.63%	29,900	29,900		1,000,000
11/01/2027	35,000	5.63%	29,900	64,900	94,800	965,000
05/01/2028		5.63%	28,916	28,916		965,000
11/01/2028	35,000	5.63%	28,916	63,916	92,831	930,000
05/01/2029		5.63%	27,931	27,931		930,000
11/01/2029	40,000	5.63%	27,931	67,931	95,863	890,000
05/01/2030		5.63%	26,806	26,806		890,000
11/01/2030	40,000	5.63%	26,806	66,806	93,613	850,000
05/01/2031		5.63%	25,681	25,681		850,000
11/01/2031	45,000	5.63%	25,681	70,681	96,363	805,000
05/01/2032		5.63%	24,416	24,416		805,000
11/01/2032	45,000	5.63%	24,416	69,416	93,831	760,000
05/01/2033		5.63%	23,150	23,150		760,000
11/01/2033	50,000	5.63%	23,150	73,150	96,300	710,000
05/01/2034		6.13%	21,744	21,744		710,000
11/01/2034	55,000	6.13%	21,744	76,744	98,488	655,000
05/01/2035		6.13%	20,059	20,059		655,000
11/01/2035	55,000	6.13%	20,059	75,059	95,119	600,000
05/01/2036		6.13%	18,375	18,375		600,000
11/01/2036	60,000	6.13%	18,375	78,375	96,750	540,000
05/01/2037		6.13%	16,538	16,538		540,000
11/01/2037	65,000	6.13%	16,538	81,538	98,075	475,000
05/01/2038		6.13%	14,547	14,547		475,000
11/01/2038	70,000	6.13%	14,547	84,547	99,094	405,000
05/01/2039		6.13%	12,403	12,403		405,000
11/01/2039	75,000	6.13%	12,403	87,403	99,806	330,000
05/01/2040		6.13%	10,106	10,106		330,000
11/01/2040	75,000	6.13%	10,106	85,106	95,213	255,000
05/01/2041		6.13%	7,809	7,809		255,000
11/01/2041	80,000	6.13%	7,809	87,809	95,619	175,000
05/01/2042		6.13%	5,359	5,359		175,000
11/01/2042	85,000	6.13%	5,359	90,359	95,719	90,000
05/01/2043		6.13%	2,756	2,756		90,000
11/01/2043	90,000	6.13%	2,756	92,756	95,513	0
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.

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

CDD Land Use/Phase	Number of Units	O&M	CACHET ISLFS	SERIES 2013 DS	TOTAL	FY 2025 TOTAL	\$ VARIANCE
O&M CI	1	\$3,093.02	\$48.27	\$0.00	\$3,141.29	\$2,907.51	\$233.78
O&M 1.2 CI	1	\$3,093.02	\$57.93	\$0.00	\$3,150.95	\$2,917.17	\$233.78
O&M	55	\$3,093.02	\$0.00	\$0.00	\$3,093.02	\$2,859.24	\$233.78
1.1, 1.4 and 1.5	113	\$3,093.02	\$0.00	\$0.00	\$3,093.02	\$2,859.24	\$233.78
1.1 CI	5	\$3,093.02	\$48.27	\$0.00	\$3,141.29	\$2,907.51	\$233.78
1.11 and 1.51	2	\$6,186.04	\$0.00	\$0.00	\$6,186.04	\$5,718.48	\$467.56
1.2 CI	35	\$3,093.02	\$57.93	\$0.00	\$3,150.95	\$2,917.17	\$233.78
1.3 CI	7	\$3,093.02	\$48.27	\$0.00	\$3,141.29	\$2,907.51	\$233.78
2	121	\$3,093.02	\$0.00	\$0.00	\$3,093.02	\$2,859.24	\$233.78
2.0 96B	1	\$3,093.02	\$0.00	\$0.00	\$3,093.02	\$2,859.24	\$233.78
2.0 96AB	10	\$3,093.02	\$0.00	\$0.00	\$3,093.02	\$2,859.24	\$233.78
2.1 96B	1	\$6,186.04	\$0.00	\$0.00	\$6,186.04	\$5,718.48	\$467.56
3	91	\$3,093.02	\$0.00	\$0.00	\$3,093.02	\$2,859.24	\$233.78
4	74	\$3,093.02	\$0.00	\$0.00	\$3,093.02	\$2,859.24	\$233.78
5	234	\$3,093.02	\$0.00	\$0.00	\$3,093.02	\$2,859.24	\$233.78
6	92	\$3,093.02	\$0.00	\$0.00	\$3,093.02	\$2,859.24	\$233.78
7	115	\$3,093.02	\$0.00	\$942.11	\$4,035.13	\$3,801.35	\$233.78
TOTAL	958						

Cory Lakes

Community Development District

EXHIBIT

6

AGENDA

Serial Number
25-02197H

Business Observer

Page 100/341

Published Weekly
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

STATE OF FLORIDA

Before the undersigned authority personally appeared Kelly Martin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Tampa, Hillsborough County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing and Board of Supervisors Meeting

in the matter of Corv Lakes CDD Fiscal Year 2025-2026 Proposed Budget Board of Supervisors Meeting on 8/21/25 @ 6:00 PM

in the Court, was published in said newspaper by print in the

issues of 7/25/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

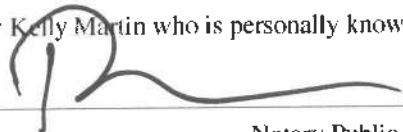
*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Kelly Martin

Sworn to and subscribed, and personally appeared by physical presence before me,

25th day of July, 2025 A.D.

by Kelly Martin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Pamela A Nelson
Comm.: HH 277515
Expires: Aug. 23, 2026
Notary Public - State of Florida

1 of 2

**Notice of Public Hearing and Board of Supervisors Meeting of the
Cory Lakes Community Development District**

The Board of Supervisors (the "Board") of the Cory Lakes Community Development District (the "District") will hold a public hearing and a meeting on Thursday, August 21, 2025, at 6:00 p.m. at Cory Lake Beach Club located at 10441 Cory Lake Drive, Tampa, Florida 33647.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at www.corylakesdd.net at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at larry@hikai.com or via phone at (813) 565-4663.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

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	-	\$3,348.36	\$-	\$3,348.36
1 O&M 1 C.I.	13	13	13.00	\$3,348.36	\$48.27	\$3,396.63
1 O&M 1.2 C.I.	36	36	43.20	\$3,348.36	\$57.93	\$3,406.29
2 O&M 0 C.I.	4	8	-	\$6,696.72	\$-	\$6,696.72
TOTAL	957	961	56.20			

*C.I. -Cachet Isles

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2025 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-

8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the 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.



Larry Krause, District Manager
July 25, 2025

25-02197H

Serial Number
25-02246H

Business Observer

Published Weekly
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Tampa, Hillsborough County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing and Board of Supervisors Meeting

in the matter of Cory Lakes CDD Board of Supervisors Meeting on 8/21/25 @ 6:00 PM for Fiscal Year 2025-2026 Proposed Budget et al

in the Court, was published in said newspaper by print in the

issues of 8/1/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

Notice of Public Hearing and Board of Supervisors Meeting of the Cory Lakes Community Development District

The Board of Supervisors (the "Board") of the Cory Lakes Community Development District (the "District") will hold a public hearing and a meeting on Thursday, August 21, 2025, at 6:00 p.m. at the Cory Lake Beach Club located at 10441 Cory Lake Drive, Tampa, Florida 33647.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at www.corylakescdd.net at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at larry@hikai.com or via phone at (813) 565-4663.

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Larry Krause, District Manager
August 1, 2025

25-02246H

Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

1st day of August, 2025 A.D.

by Holly Botkin who is personally known to me.

Notary Public, State of Florida
(SEAL)

Cory Lakes CDD Breeze DNR 3.5.25
1540 International Pkwy, Suite 2000
Lake Mary, FL 32746

FILE COPY

Serial Number
25-02246H

Business Observer

Published Weekly
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

STATE OF FLORIDA

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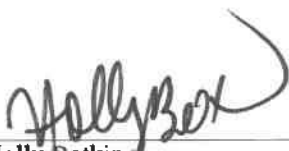
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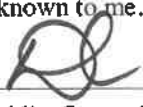
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Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

1st day of August, 2025 A.D.

by Holly Botkin who is personally known to me.


Notary Public, State of Florida
(SEAL)



Donna Condon
Comm.: HH 534210
Expires: Jun. 29, 2028
Notary Public - State of Florida

Notice of Public Hearing and Board of Supervisors Meeting of the Cory Lakes Community Development District

The Board of Supervisors (the "Board") of the Cory Lakes Community Development District (the "District") will hold a public hearing and a meeting on Thursday, August 21, 2025, at 6:00 p.m. at the Cory Lake Beach Club located at 10441 Co Lake Drive, Tampa, Florida 33647.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at www.corylakescdd.net at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at larry@hikal.com or via phone at (813) 565-4663.

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Larry Krause, District Manager
August 1, 2025

25-02246H

Cory Lakes

Community Development District

EXHIBIT

7

AGENDA

RESOLUTION 2025-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORY LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Cory Lakes Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Cory Lakes Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
Total Reserve Fund [if Applicable]	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 21, 2025.

Attested By:

**Cory Lakes Community
Development District**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

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

Exhibit A: FY 2025-2026 Adopted Budget



CORY LAKES
Community Development District

FY 2026 PROPOSED BUDGET

**STATEMENT 1
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET**

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	FY 2025	ACTUAL THRU 07.31.2025	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	\$ 2,592,068	\$ 2,794,048	\$ 211,181
ASSESSMENTS LEVY: CACHET		-	2,591	2,643	2,550	2,559	2,550	0
ALLOWABLE DISCOUNTS (4%)		-	-	(96,628)	-	-	-	-
ASSESSMENTS LEVY - NET	1,992,645	-	2,408,142	2,440,115	2,585,417	2,594,627	2,796,598	211,181
ON-ROLL EXCESS FEES				19,968				-
INTEREST AND MISCELLANEOUS	283,204	24,974	44,438	65,865	30,000	64,483	30,000	-
PRIOR YEAR UNASSIGNED FUND BALANCE CARRYFORWARD							54,100	54,100
INTERFUND TRANSFER INCOME				28,568	300,000		-	(300,000)
RENTAL INCOME				24,521		18,112		
BAR CODE ACCESS				7,389		6,060		
MISCELLANEOUS REVENUE				28,324		2,203		
TRANSFER FROM WEIR PROJECT BANK ACCOUNT		700,000	-		400,000	32,200	-	(400,000)
TOTAL REVENUE	2,275,849	724,974	2,452,580	2,614,750	3,315,417	2,717,685	2,880,698	(223,538)
EXPENDITURES								
ADMINISTRATIVE EXPENSES								
SUPERVISORS FEES	12,200	11,400	10,554	16,128	12,000	11,200	14,000	2,000
PAYROLL SERVICE FEE	793	751	745	4,279	600	3,112	-	(600)
PAYROLL TAXES	933	872	842	1,418	1,225	651	1,071	(154)
DISTRICT MANAGEMENT	55,000	55,000	59,449	70,600	70,000	61,378	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	26,672	20,000	5,000
DISTRICT ENGINEER	4,505	21,984	12,503	2,460	15,000	4,883	15,000	-
INSURANCE- GENERAL LIABILITY & PUBLIC OFFICIALS	33,153	34,837	39,057	54,687	68,188	67,115	80,000	11,812
INSURANCE - WORKERS COMPENSATION	3,792	4,356	4,026	9,424	5,500	475	-	(5,500)
LEGAL ADVERTISING	6,051	3,908	3,921	7,937	1,500	979	1,500	-
BANK FEES	-	-	1,804	1,308	1,500	914	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	613	2,500	500
OFFICE SUPPLIES	631	345	2,362		-	-	-	-
TAX COLLECTOR FEES	39,852	27,793	47,747		-	-	-	-
WEBSITE	1,056	1,056	-		705	900	1,000	295
ADA WEBSITE COMPLIANCE	-	420	210	210	210	210	210	-
CONTINGENCIES	1,844	1,432	4,505	699	2,000	4,749	2,000	-
TOTAL ADMINISTRATIVE EXPENDITURES	179,536	192,146	218,402	194,216	200,553	184,025	214,056	13,503
DEBT SERVICE								
BOND AMORTIZATION SCHEDULE FEE	-	-	-		-	-	-	-

**STATEMENT 1
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET**

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	FY 2025	ACTUAL THRU 07.31.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
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	2,963	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	156,278	151,381	(6,677)
UTILITIES								
COMMUNICATION	32,482	34,231	39,908	33,027	35,748	27,261	38,000	2,252
STREETLIGHTS	168,061	213,884	241,846	233,777	251,520	206,028	255,000	3,480
ELECTRICITY	63,288	69,694	82,593	74,180	95,280	64,957	95,280	-
PROPANE	-	-	-		400	-	-	(400)
WATER, SEWER UTILITY SERVICES	26,553	26,507	24,975	34,027	24,975	42,285	40,000	15,025
SOLID WASTE REMOVAL	7,656	7,345	9,439	8,553	9,439	8,422	12,000	2,561
SEWER LIFT STATION	20,497	2,390	5,031	11,405	5,000	1,530	5,000	-
TOTAL UTILITIES	318,537	354,051	403,792	394,970	422,362	350,483	445,280	22,918
SECURITY OPERATIONS								
SECURITY STAFFING CONTRACT SERVICES	302,398	393,605	429,411	371,298	411,840	328,600	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	34,489	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	539,069	519,232	363,089	506,392	(12,840)
CONTRACTED PERSONNEL								
CONTRACTED PERSONNEL	-	-	-		-	-	200,000	200,000
FIELD MANAGER	63,365	63,200	65,768	53,010	79,000	54,849	-	(79,000)
ASSISTANT FIELD MANAGER	6,847	152	-	2,306	18,500	11,982	-	(18,500)
OFFICE ADMINISTRATOR	48,044	47,204	54,234	65,305	68,237	61,552	-	(68,237)
POOL & BEACH CLUB ATTENDANTS	35,049	32,475	23,785	28,548	26,000	18,187	-	(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	160,870	206,737	151,653	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	3,702	4,500	-
BEACH CLUB OFFICE SUPPLIES	5,178	3,492	4,250	4,675	4,500	2,380	4,500	-
BEACH CLUB GYM SUPPLIES	20,495	18,237	4,911	9,682	19,000	18,634	19,000	-
GUARD OFFICE EQUIPMENT	-	230	-		1,000	-	1,000	-

**STATEMENT 1
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET**

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	FY 2025	ACTUAL THRU 07.31.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
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	13,652	18,000	-
MISCELLANEOUS FIELD EXPENSE - FURNITURE AND COURT RESURFACE	-	-	9,450	3,312	87,000	18,068	-	(87,000)
TOTAL AMENITY AND FIELD OPERATIONS	80,108	104,683	96,966	98,181	195,500	115,557	103,500	(92,000)
LANDSCAPE MAINTENANCE								
LANDSCAPE MAINTENANCE	462,585	473,801	490,148	345,051	348,000	287,001	350,000	2,000
MULCH	-	3,150	-	19,245	50,000	60,446	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	8,283	25,000	-
SOD REPLACEMENT	3,387	480	-	-	5,000	5,416	5,000	-
WELL MAINTENANCE - IRRIGATION	614	240	5,659	2,200	3,000	5,148	3,000	-
IRRIGATION - MAINTENANCE	7,074	15,414	20,311	12,794	7,500	11,387	15,000	7,500
TREE REMOVAL, REPLACEMENT & MAINTENANCE	14,613	38,222	47,543	22,850	24,000	27,242	24,000	-
LAKE & POND MAINTENANCE	45,750	47,165	49,291	59,441	57,600	48,000	60,000	2,400
TOTAL LANDSCAPE MAINTENANCE	574,752	610,649	640,079	495,748	533,600	456,423	545,500	11,900
FACILITIES MAINTENANCE								
OUTSIDE FACILITIES MAINTENANCE	20,887	60,722	108,514	15,977	50,000	5,327	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	5,010	10,824	84
CLEANING	15,062	18,443	18,590	19,117	27,560	32,868	35,000	7,440
PEST CONTROL	1,529	1,800	2,000	1,300	1,950	1,230	2,340	390
SECURITY GATE MAINTENANCE & REPAIR	11,376	14,077	9,855	6,033	5,000	14,181	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	10,407	6,000	2,000
FOUNTAINS	810	12,045	1,200	4,294	5,000	4,829	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	8,200	15,000	-
BUILDING EQUIPMENT MAINTENANCE & REPAIR	8,178	14,939	8,727	42,865	10,000	15,551	10,000	-
PRESSURE WASHING	685	1,250	1,500	875	7,500	10,202	7,500	-
FACILITIES MAINTENANCE CONTINGENCY					248,000	178,517	258,300	10,300
CONTINGENCY FOR END OF YEAR				(2,477)	90,000	55,483	53,500	(36,500)
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	198,864	991,300	404,856	608,014	(383,286)

**STATEMENT 1
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET**

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	FY 2025	ACTUAL THRU 06.30.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
FACILITIES MAINTENANCE (POOL)								
POOL MAINTENANCE	21,417	23,395	22,969	19,650	25,500	29,650	39,000	13,500
POOL REPAIRS	2,386	7,204	1,583	10,308	7,000	18,672	12,000	5,000
POOL HEATER UTILITIES	11,955	7,873	2,253	927	5,000	788	5,000	-
POOL PERMIT	275	273	275	275	575		575	-
TOTAL FACILITIES MAINTENANCE (POOL)	36,033	38,745	27,081	31,160	38,075	49,110	56,575	18,500
RESERVE								
RESERVE STUDY							-	
TOTAL RESERVE	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES BEFORE FINANCING SOURCES/USES	1,989,061	2,331,879	2,490,535	2,272,339	3,265,417	2,231,473	2,830,698	(434,719)
OTHER FINANCING SOURCES/USES								
INCREASE IN FUND BALANCE - WEIR PROJECT	3,538	-	-		-	-	-	-
INCREASE IN FUND BALANCE - OPERATING RESERVE					50,000	50,000	50,000	-
TOTAL OTHER FINANCING USES	3,538	-	-	-	50,000	50,000	50,000	-
TOTAL EXPENDITURES	1,992,599	2,331,877	2,490,535	2,272,339	3,315,417	2,281,473	2,880,698	(434,719)
FUND BALANCE								
NET CHANGE IN FUND BALANCE	290,326	(1,606,903)	(37,955)	342,411	-	436,212	-	
FUND BALANCE - BEGINNING	252,368	542,694	919,325	881,370	1,223,781	1,223,781	1,273,781	
FUND BALANCE ADJUSTMENT								
INCREASE IN FUND BALANCE				-	50,000	50,000	50,000	
LESS WEIR PROJECT FUND BALANCE FORWARD						(32,200)	-	
FUND BALANCE ENDING	542,694	(1,064,209)	881,370	1,223,781	1,273,781	1,677,794	1,323,781	-
FUND BALANCE USES:								
NO SPENDABLE - PREPAIDS & DEPOSITS (AMTS IN FY 2022 ARE FROM THE AUDIT)	106,368	101,092	23,154	31,165	31,165	27,087	27,087	
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	-	360,000	-	569,245	435,903	435,903	480,116	
ASSIGNED FOR WEIR			-	360,000	400,000	367,800	-	
BALANCE CARRIED FORWARD								
POOL HEATERS FB FORWARD						24,300		
VOLLEYBALL COURT FB FORWARD						29,800		
UNASSIGNED FUND BALANCE	436,326	458,233	88,831	263,371	356,713	792,904	766,578	
TOTAL FUND BALANCE USE	\$ 542,694	\$ 919,325	\$ 881,370	\$ 1,223,781	\$ 1,273,781	\$ 1,677,794	\$ 1,323,781	\$ -

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	
12	Gym equipment replacement (2 treadmills and elliptical)	\$ 30,000.00
13	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

Budget Line

Facilities Maintenance
Contingency

\$ 258,300.00

Remaining

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 Project Lists

\$ 50,000.00	
\$ (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	\$0.00	\$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	\$0.00	\$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 2026 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.	\$14,000.00
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).	\$0.00
PAYROLL TAXES		1511115	FICA - tax is currently 7.65% of Payroll.	\$1,071.00
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.	\$70,000.00
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.	\$4,900.00
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.	\$0.00
LEGAL SERVICES - GENERAL	Straley, Robin, Vericker	1514010	Straley, Robin, P.A., 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.	\$20,000.00
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.	\$15,000.00
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).	\$80,000.00
INSURANCE - WORKERS COMPENSATION	EGIS	1513110	The District's worker's compensation for the District employees.	\$0.00
LEGAL ADVERTISING		1513055	The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	\$1,500.00
BANK FEES	Truist Bank	1513035	Bank charges incurred during the year.	\$1,500.00
CREDIT CARD DISCOUNT		1513034		\$200.00
DUES & LICENSES	DEO	1510300	Annual fee paid to the Florida Department of Economic Opportunity.	\$175.00
POSTAGE	Cross Creek Pack & Ship	1510301	For mailing out agenda packages and debt service payments.	\$2,500.00
OFFICE SUPPLIES				\$0.00

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

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL AMOUNT
TAX COLLECTOR FEES			The tax collector's fee is 2% of assessments collected.	\$0.00
WEBSITE	Strange Zone	1513014	Intended to cover the cost associated with annual registration and maintenance of the District's website.	\$1,000.00
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.	\$210.00
CONTINGENCIES		1513036	Automated AP routing and miscellaneous items.	\$2,000.00
DEBT SERVICE				
BOND AMORTIZATION SCHEDULE FEE	US Bank	1513029	The bond amortization schedule fee covers the cost of preparing detailed schedules for bond amortization.	\$0.00
ARBITRAGE REBATE CALCULATION		1513028	To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	\$2,500.00
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.	\$0.00
TRUSTEES FEES	US Bank	1513030	Annual fees paid to U.S. Bank for acting as trustee, paying agent and registrar.	\$3,558.00
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.	\$145,322.91
COI				\$0.00
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).	\$38,000.00
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.	\$255,000.00
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.	\$95,280.00
PROPANE		1531040	Intended to cover the cost of propane for the District's facilities.	\$0.00
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.	\$40,000.00
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.	\$12,000.00
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.	\$5,000.00
SECURITY OPERATIONS				

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

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL AMOUNT
SECURITY STAFFING CONTRACT SERVICES	JCS INVESTIGATIONS	1521010	The District contracts with JCS to provide guardhouse staffing, roving patrols, and pool monitoring services.	\$415,000.00
SUMMER TIME POOL GUARD			To allow for pool guard services from May 1 thru September 31 7 days per week.	\$24,480.00
ROVER SECURITY SERVICES		1521005	Provides funding for contracted security services through Rover Security Services, including community patrols and access control as applicable.	\$0.00
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.	\$66,912.00
OFF DUTY POLICING		1521030	Covers the costs of engaging off duty Police for periodic traffic law enforcement within the community.	\$0.00
SECURITY CONTINGENCY			Intended to cover miscellaneous security expenses incurred throughout the fiscal year.	\$0.00
CONTRACTED PERSONNEL				
CONTRACTED PERSONNEL				\$200,000.00
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.	\$0.00
ASSISTANT FIELD MANAGER		1513013	Assists field manager; Found contract that states. This position is contracted out through JCS and no longer applicable.	\$0.00
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.	\$0.00
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.	\$0.00
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.	\$0.00
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.	\$55,000.00
BEACH CLUB OFFICE EQUIPMENT		1541041	Intended to provide for the purchase and/or leasing of miscellaneous office equipment.	\$4,500.00
BEACH CLUB OFFICE SUPPLIES		1541092	Intended to provide for miscellaneous office supplies.	\$4,500.00
BEACH CLUB GYM SUPPLIES		1541094	Intended to provide for lease and maintenance of certain equipment as well as miscellaneous supplies.	\$19,000.00
GUARD OFFICE EQUIPMENT		1541020	Intended to provide for the purchase and/or leasing of miscellaneous office equipment.	\$1,000.00
GUARD OFFICE SUPPLIES		1541021	Intended to provide for miscellaneous office supplies.	\$1,500.00
COMMUNITY EVENT SUPPLIES		1541800	Intended to provide for the cost of supplies associated with periodic special events.	\$18,000.00

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

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL AMOUNT
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.	\$0.00
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.	\$350,000.00
MULCH	Landscape Maintenance Professionals, Inc.	1546059	Annual mulching.	\$50,000.00
BEACH SAND	Landscape Maintenance Professionals, Inc.	1546060	Intended to provide for the periodic replenishment of sand at the Beach Club beach.	\$6,000.00
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.	\$7,500.00
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.	\$25,000.00
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.	\$5,000.00
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.	\$3,000.00
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.	\$15,000.00
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.	\$24,000.00
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.	\$60,000.00
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.	\$50,000.00
WEIR PROJECT		2800001	Amount to be set aside for aside for Weir Project.	\$0.00
CAR & CART REPAIRS AND MAINTENANCE		1541097	Intended to provide for the routine repairs and maintenance associated with the Patrol vehicle and maintenance cart.	\$9,000.00
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.	\$10,824.00

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

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL AMOUNT
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.	\$35,000.00
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.	\$2,340.00
SECURITY GATE MAINTENANCE & REPAIR		1541061	Intended to provide for the costs of repairs and maintenance to the gatehouses.	\$10,000.00
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).	\$2,550.00
MONUMENTS AND SIGNS		1541015	Intended to provide for the repairs and maintenance of the entry monuments and roadway signage.	\$6,000.00
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.	\$8,000.00
STORM WATER DRAINAGE		1546063	Intended to provide for the periodic inspection and cleaning of the District's roadway drainage inlets and lake interconnecting pipes.	\$30,000.00
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.	\$15,000.00
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.	\$10,000.00
PRESSURE WASHING		1546096	Intended to provide for the periodic pressure washing of the District's facilities. Contract is for \$875 when needed.	\$7,500.00
FACILITIES MAINTENANCE CONTINGENCY			Line item for all additional projects with but not limited to the amenities, landscaping, and recreational facilities.	\$258,300.00
END OF THE YEAR CONTINGENCY				\$53,500.00
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.	\$100,000.00
FACILITIES MAINTENANCE (POOL)				
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.	\$39,000.00
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.	\$12,000.00
POOL HEATER UTILITIES	Tampa Electric	1546094	Intended to provide for the seasonal utility costs associated with operating the heaters at the District's pool.	\$5,000.00
POOL PERMIT		1541054	Intended to cover the cost of renewing the Health Department permit associated with operating the District's pool.	\$575.00
CONTINGENCY FOR EOY RESERVE		1541057	Contingency.	\$50,000.00

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

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL AMOUNT
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.	\$0.00
TOTAL EXPENDITURES				\$2,880,697.91

**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 - REINSTATED

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Par Outstanding
11/01/2024	30,000	5.63%	32,431	62,431	62,431	1,060,000
05/01/2025		5.63%	31,588	31,588		1,060,000
11/01/2025	30,000	5.63%	31,588	61,588	93,175	1,030,000
05/01/2026		5.63%	30,744	30,744		1,030,000
11/01/2026	30,000	5.63%	30,744	60,744	91,488	1,000,000
05/01/2027		5.63%	29,900	29,900		1,000,000
11/01/2027	35,000	5.63%	29,900	64,900	94,800	965,000
05/01/2028		5.63%	28,916	28,916		965,000
11/01/2028	35,000	5.63%	28,916	63,916	92,831	930,000
05/01/2029		5.63%	27,931	27,931		930,000
11/01/2029	40,000	5.63%	27,931	67,931	95,863	890,000
05/01/2030		5.63%	26,806	26,806		890,000
11/01/2030	40,000	5.63%	26,806	66,806	93,613	850,000
05/01/2031		5.63%	25,681	25,681		850,000
11/01/2031	45,000	5.63%	25,681	70,681	96,363	805,000
05/01/2032		5.63%	24,416	24,416		805,000
11/01/2032	45,000	5.63%	24,416	69,416	93,831	760,000
05/01/2033		5.63%	23,150	23,150		760,000
11/01/2033	50,000	5.63%	23,150	73,150	96,300	710,000
05/01/2034		6.13%	21,744	21,744		710,000
11/01/2034	55,000	6.13%	21,744	76,744	98,488	655,000
05/01/2035		6.13%	20,059	20,059		655,000
11/01/2035	55,000	6.13%	20,059	75,059	95,119	600,000
05/01/2036		6.13%	18,375	18,375		600,000
11/01/2036	60,000	6.13%	18,375	78,375	96,750	540,000
05/01/2037		6.13%	16,538	16,538		540,000
11/01/2037	65,000	6.13%	16,538	81,538	98,075	475,000
05/01/2038		6.13%	14,547	14,547		475,000
11/01/2038	70,000	6.13%	14,547	84,547	99,094	405,000
05/01/2039		6.13%	12,403	12,403		405,000
11/01/2039	75,000	6.13%	12,403	87,403	99,806	330,000
05/01/2040		6.13%	10,106	10,106		330,000
11/01/2040	75,000	6.13%	10,106	85,106	95,213	255,000
05/01/2041		6.13%	7,809	7,809		255,000
11/01/2041	80,000	6.13%	7,809	87,809	95,619	175,000
05/01/2042		6.13%	5,359	5,359		175,000
11/01/2042	85,000	6.13%	5,359	90,359	95,719	90,000
05/01/2043		6.13%	2,756	2,756		90,000
11/01/2043	90,000	6.13%	2,756	92,756	95,513	0
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.

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

CDD Land Use/Phase	Number of Units	O&M	CACHET ISLFS	SERIES 2013 DS	TOTAL	FY 2025 TOTAL	\$ VARIANCE
O&M CI	1	\$3,093.02	\$48.27	\$0.00	\$3,141.29	\$2,907.51	\$233.78
O&M 1.2 CI	1	\$3,093.02	\$57.93	\$0.00	\$3,150.95	\$2,917.17	\$233.78
O&M	55	\$3,093.02	\$0.00	\$0.00	\$3,093.02	\$2,859.24	\$233.78
1.1, 1.4 and 1.5	113	\$3,093.02	\$0.00	\$0.00	\$3,093.02	\$2,859.24	\$233.78
1.1 CI	5	\$3,093.02	\$48.27	\$0.00	\$3,141.29	\$2,907.51	\$233.78
1.11 and 1.51	2	\$6,186.04	\$0.00	\$0.00	\$6,186.04	\$5,718.48	\$467.56
1.2 CI	35	\$3,093.02	\$57.93	\$0.00	\$3,150.95	\$2,917.17	\$233.78
1.3 CI	7	\$3,093.02	\$48.27	\$0.00	\$3,141.29	\$2,907.51	\$233.78
2	121	\$3,093.02	\$0.00	\$0.00	\$3,093.02	\$2,859.24	\$233.78
2.0 96B	1	\$3,093.02	\$0.00	\$0.00	\$3,093.02	\$2,859.24	\$233.78
2.0 96AB	10	\$3,093.02	\$0.00	\$0.00	\$3,093.02	\$2,859.24	\$233.78
2.1 96B	1	\$6,186.04	\$0.00	\$0.00	\$6,186.04	\$5,718.48	\$467.56
3	91	\$3,093.02	\$0.00	\$0.00	\$3,093.02	\$2,859.24	\$233.78
4	74	\$3,093.02	\$0.00	\$0.00	\$3,093.02	\$2,859.24	\$233.78
5	234	\$3,093.02	\$0.00	\$0.00	\$3,093.02	\$2,859.24	\$233.78
6	92	\$3,093.02	\$0.00	\$0.00	\$3,093.02	\$2,859.24	\$233.78
7	115	\$3,093.02	\$0.00	\$942.11	\$4,035.13	\$3,801.35	\$233.78
TOTAL	958						

Cory Lakes

Community Development District

EXHIBIT

8

AGENDA

RESOLUTION 2025-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORY LAKES COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Cory Lakes Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A (“FY 2025-2026 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

WHEREAS, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2025-2026 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2025-2026 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 21, 2025.

Attested By:

**Cory Lakes Community
Development District**

Print Name:_____

☐Secretary/☐Assistant Secretary

Print Name:_____

☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Budget



CORY LAKES
Community Development District

FY 2026 PROPOSED BUDGET

**STATEMENT 1
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET**

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	FY 2025	ACTUAL THRU 07.31.2025	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	\$ 2,592,068	\$ 2,794,048	\$ 211,181
ASSESSMENTS LEVY: CACHET		-	2,591	2,643	2,550	2,559	2,550	0
ALLOWABLE DISCOUNTS (4%)		-	-	(96,628)	-	-	-	-
ASSESSMENTS LEVY - NET	1,992,645	-	2,408,142	2,440,115	2,585,417	2,594,627	2,796,598	211,181
ON-ROLL EXCESS FEES				19,968				-
INTEREST AND MISCELLANEOUS	283,204	24,974	44,438	65,865	30,000	64,483	30,000	-
PRIOR YEAR UNASSIGNED FUND BALANCE CARRYFORWARD							54,100	54,100
INTERFUND TRANSFER INCOME				28,568	300,000		-	(300,000)
RENTAL INCOME				24,521		18,112		
BAR CODE ACCESS				7,389		6,060		
MISCELLANEOUS REVENUE				28,324		2,203		
TRANSFER FROM WEIR PROJECT BANK ACCOUNT		700,000	-		400,000	32,200	-	(400,000)
TOTAL REVENUE	2,275,849	724,974	2,452,580	2,614,750	3,315,417	2,717,685	2,880,698	(223,538)
EXPENDITURES								
ADMINISTRATIVE EXPENSES								
SUPERVISORS FEES	12,200	11,400	10,554	16,128	12,000	11,200	14,000	2,000
PAYROLL SERVICE FEE	793	751	745	4,279	600	3,112	-	(600)
PAYROLL TAXES	933	872	842	1,418	1,225	651	1,071	(154)
DISTRICT MANAGEMENT	55,000	55,000	59,449	70,600	70,000	61,378	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	26,672	20,000	5,000
DISTRICT ENGINEER	4,505	21,984	12,503	2,460	15,000	4,883	15,000	-
INSURANCE- GENERAL LIABILITY & PUBLIC OFFICIALS	33,153	34,837	39,057	54,687	68,188	67,115	80,000	11,812
INSURANCE - WORKERS COMPENSATION	3,792	4,356	4,026	9,424	5,500	475	-	(5,500)
LEGAL ADVERTISING	6,051	3,908	3,921	7,937	1,500	979	1,500	-
BANK FEES	-	-	1,804	1,308	1,500	914	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	613	2,500	500
OFFICE SUPPLIES	631	345	2,362		-	-	-	-
TAX COLLECTOR FEES	39,852	27,793	47,747		-	-	-	-
WEBSITE	1,056	1,056	-		705	900	1,000	295
ADA WEBSITE COMPLIANCE	-	420	210	210	210	210	210	-
CONTINGENCIES	1,844	1,432	4,505	699	2,000	4,749	2,000	-
TOTAL ADMINISTRATIVE EXPENDITURES	179,536	192,146	218,402	194,216	200,553	184,025	214,056	13,503
DEBT SERVICE								
BOND AMORTIZATION SCHEDULE FEE	-	-	-		-	-	-	-

**STATEMENT 1
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET**

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	FY 2025	ACTUAL THRU 07.31.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
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	2,963	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	156,278	151,381	(6,677)
UTILITIES								
COMMUNICATION	32,482	34,231	39,908	33,027	35,748	27,261	38,000	2,252
STREETLIGHTS	168,061	213,884	241,846	233,777	251,520	206,028	255,000	3,480
ELECTRICITY	63,288	69,694	82,593	74,180	95,280	64,957	95,280	-
PROPANE	-	-	-		400	-	-	(400)
WATER, SEWER UTILITY SERVICES	26,553	26,507	24,975	34,027	24,975	42,285	40,000	15,025
SOLID WASTE REMOVAL	7,656	7,345	9,439	8,553	9,439	8,422	12,000	2,561
SEWER LIFT STATION	20,497	2,390	5,031	11,405	5,000	1,530	5,000	-
TOTAL UTILITIES	318,537	354,051	403,792	394,970	422,362	350,483	445,280	22,918
SECURITY OPERATIONS								
SECURITY STAFFING CONTRACT SERVICES	302,398	393,605	429,411	371,298	411,840	328,600	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	34,489	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	539,069	519,232	363,089	506,392	(12,840)
CONTRACTED PERSONNEL								
CONTRACTED PERSONNEL	-	-	-		-	-	200,000	200,000
FIELD MANAGER	63,365	63,200	65,768	53,010	79,000	54,849	-	(79,000)
ASSISTANT FIELD MANAGER	6,847	152	-	2,306	18,500	11,982	-	(18,500)
OFFICE ADMINISTRATOR	48,044	47,204	54,234	65,305	68,237	61,552	-	(68,237)
POOL & BEACH CLUB ATTENDANTS	35,049	32,475	23,785	28,548	26,000	18,187	-	(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	160,870	206,737	151,653	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	3,702	4,500	-
BEACH CLUB OFFICE SUPPLIES	5,178	3,492	4,250	4,675	4,500	2,380	4,500	-
BEACH CLUB GYM SUPPLIES	20,495	18,237	4,911	9,682	19,000	18,634	19,000	-
GUARD OFFICE EQUIPMENT	-	230	-		1,000	-	1,000	-

**STATEMENT 1
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET**

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	FY 2025	ACTUAL THRU 07.31.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
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	13,652	18,000	-
MISCELLANEOUS FIELD EXPENSE - FURNITURE AND COURT RESURFACE	-	-	9,450	3,312	87,000	18,068	-	(87,000)
TOTAL AMENITY AND FIELD OPERATIONS	80,108	104,683	96,966	98,181	195,500	115,557	103,500	(92,000)
LANDSCAPE MAINTENANCE								
LANDSCAPE MAINTENANCE	462,585	473,801	490,148	345,051	348,000	287,001	350,000	2,000
MULCH	-	3,150	-	19,245	50,000	60,446	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	8,283	25,000	-
SOD REPLACEMENT	3,387	480	-	-	5,000	5,416	5,000	-
WELL MAINTENANCE - IRRIGATION	614	240	5,659	2,200	3,000	5,148	3,000	-
IRRIGATION - MAINTENANCE	7,074	15,414	20,311	12,794	7,500	11,387	15,000	7,500
TREE REMOVAL, REPLACEMENT & MAINTENANCE	14,613	38,222	47,543	22,850	24,000	27,242	24,000	-
LAKE & POND MAINTENANCE	45,750	47,165	49,291	59,441	57,600	48,000	60,000	2,400
TOTAL LANDSCAPE MAINTENANCE	574,752	610,649	640,079	495,748	533,600	456,423	545,500	11,900
FACILITIES MAINTENANCE								
OUTSIDE FACILITIES MAINTENANCE	20,887	60,722	108,514	15,977	50,000	5,327	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	5,010	10,824	84
CLEANING	15,062	18,443	18,590	19,117	27,560	32,868	35,000	7,440
PEST CONTROL	1,529	1,800	2,000	1,300	1,950	1,230	2,340	390
SECURITY GATE MAINTENANCE & REPAIR	11,376	14,077	9,855	6,033	5,000	14,181	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	10,407	6,000	2,000
FOUNTAINS	810	12,045	1,200	4,294	5,000	4,829	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	8,200	15,000	-
BUILDING EQUIPMENT MAINTENANCE & REPAIR	8,178	14,939	8,727	42,865	10,000	15,551	10,000	-
PRESSURE WASHING	685	1,250	1,500	875	7,500	10,202	7,500	-
FACILITIES MAINTENANCE CONTINGENCY	-	-	-	-	248,000	178,517	258,300	10,300
CONTINGENCY FOR END OF YEAR	-	-	-	(2,477)	90,000	55,483	53,500	(36,500)
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	198,864	991,300	404,856	608,014	(383,286)

**STATEMENT 1
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET**

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	FY 2025	ACTUAL THRU 06.30.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
FACILITIES MAINTENANCE (POOL)								
POOL MAINTENANCE	21,417	23,395	22,969	19,650	25,500	29,650	39,000	13,500
POOL REPAIRS	2,386	7,204	1,583	10,308	7,000	18,672	12,000	5,000
POOL HEATER UTILITIES	11,955	7,873	2,253	927	5,000	788	5,000	-
POOL PERMIT	275	273	275	275	575		575	-
TOTAL FACILITIES MAINTENANCE (POOL)	36,033	38,745	27,081	31,160	38,075	49,110	56,575	18,500
RESERVE								
RESERVE STUDY							-	
TOTAL RESERVE	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES BEFORE FINANCING SOURCES/USES	1,989,061	2,331,879	2,490,535	2,272,339	3,265,417	2,231,473	2,830,698	(434,719)
OTHER FINANCING SOURCES/USES								
INCREASE IN FUND BALANCE - WEIR PROJECT	3,538	-	-		-	-	-	-
INCREASE IN FUND BALANCE - OPERATING RESERVE					50,000	50,000	50,000	-
TOTAL OTHER FINANCING USES	3,538	-	-	-	50,000	50,000	50,000	-
TOTAL EXPENDITURES	1,992,599	2,331,877	2,490,535	2,272,339	3,315,417	2,281,473	2,880,698	(434,719)
FUND BALANCE								
NET CHANGE IN FUND BALANCE	290,326	(1,606,903)	(37,955)	342,411	-	436,212	-	
FUND BALANCE - BEGINNING	252,368	542,694	919,325	881,370	1,223,781	1,223,781	1,273,781	
FUND BALANCE ADJUSTMENT								
INCREASE IN FUND BALANCE				-	50,000	50,000	50,000	
LESS WEIR PROJECT FUND BALANCE FORWARD						(32,200)	-	
FUND BALANCE ENDING	542,694	(1,064,209)	881,370	1,223,781	1,273,781	1,677,794	1,323,781	-
FUND BALANCE USES:								
NO SPENDABLE - PREPAIDS & DEPOSITS (AMTS IN FY 2022 ARE FROM THE AUDIT)	106,368	101,092	23,154	31,165	31,165	27,087	27,087	
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	-	360,000	-	569,245	435,903	435,903	480,116	
ASSIGNED FOR WEIR			-	360,000	400,000	367,800	-	
BALANCE CARRIED FORWARD								
POOL HEATERS FB FORWARD						24,300		
VOLLEYBALL COURT FB FORWARD						29,800		
UNASSIGNED FUND BALANCE	436,326	458,233	88,831	263,371	356,713	792,904	766,578	
TOTAL FUND BALANCE USE	\$ 542,694	\$ 919,325	\$ 881,370	\$ 1,223,781	\$ 1,273,781	\$ 1,677,794	\$ 1,323,781	\$ -

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	
12	Gym equipment replacement (2 treadmills and elliptical)	\$ 30,000.00
13	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

Budget Line

Facilities Maintenance
Contingency

\$ 258,300.00

Remaining

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 Project Lists

\$ 50,000.00	
\$ (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	\$0.00	\$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	\$0.00	\$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 2026 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.	\$14,000.00
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).	\$0.00
PAYROLL TAXES		1511115	FICA - tax is currently 7.65% of Payroll.	\$1,071.00
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.	\$70,000.00
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.	\$4,900.00
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.	\$0.00
LEGAL SERVICES - GENERAL	Straley, Robin, Vericker	1514010	Straley, Robin, P.A., 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.	\$20,000.00
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.	\$15,000.00
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).	\$80,000.00
INSURANCE - WORKERS COMPENSATION	EGIS	1513110	The District's worker's compensation for the District employees.	\$0.00
LEGAL ADVERTISING		1513055	The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	\$1,500.00
BANK FEES	Truist Bank	1513035	Bank charges incurred during the year.	\$1,500.00
CREDIT CARD DISCOUNT		1513034		\$200.00
DUES & LICENSES	DEO	1510300	Annual fee paid to the Florida Department of Economic Opportunity.	\$175.00
POSTAGE	Cross Creek Pack & Ship	1510301	For mailing out agenda packages and debt service payments.	\$2,500.00
OFFICE SUPPLIES				\$0.00

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

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL AMOUNT
TAX COLLECTOR FEES			The tax collector's fee is 2% of assessments collected.	\$0.00
WEBSITE	Strange Zone	1513014	Intended to cover the cost associated with annual registration and maintenance of the District's website.	\$1,000.00
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.	\$210.00
CONTINGENCIES		1513036	Automated AP routing and miscellaneous items.	\$2,000.00
DEBT SERVICE				
BOND AMORTIZATION SCHEDULE FEE	US Bank	1513029	The bond amortization schedule fee covers the cost of preparing detailed schedules for bond amortization.	\$0.00
ARBITRAGE REBATE CALCULATION		1513028	To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	\$2,500.00
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.	\$0.00
TRUSTEES FEES	US Bank	1513030	Annual fees paid to U.S. Bank for acting as trustee, paying agent and registrar.	\$3,558.00
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.	\$145,322.91
COI				\$0.00
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).	\$38,000.00
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.	\$255,000.00
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.	\$95,280.00
PROPANE		1531040	Intended to cover the cost of propane for the District's facilities.	\$0.00
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.	\$40,000.00
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.	\$12,000.00
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.	\$5,000.00
SECURITY OPERATIONS				

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

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL AMOUNT
SECURITY STAFFING CONTRACT SERVICES	JCS INVESTIGATIONS	1521010	The District contracts with JCS to provide guardhouse staffing, roving patrols, and pool monitoring services.	\$415,000.00
SUMMER TIME POOL GUARD			To allow for pool guard services from May 1 thru September 31 7 days per week.	\$24,480.00
ROVER SECURITY SERVICES		1521005	Provides funding for contracted security services through Rover Security Services, including community patrols and access control as applicable.	\$0.00
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.	\$66,912.00
OFF DUTY POLICING		1521030	Covers the costs of engaging off duty Police for periodic traffic law enforcement within the community.	\$0.00
SECURITY CONTINGENCY			Intended to cover miscellaneous security expenses incurred throughout the fiscal year.	\$0.00
CONTRACTED PERSONNEL				
CONTRACTED PERSONNEL				\$200,000.00
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.	\$0.00
ASSISTANT FIELD MANAGER		1513013	Assists field manager; Found contract that states. This position is contracted out through JCS and no longer applicable.	\$0.00
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.	\$0.00
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.	\$0.00
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.	\$0.00
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.	\$55,000.00
BEACH CLUB OFFICE EQUIPMENT		1541041	Intended to provide for the purchase and/or leasing of miscellaneous office equipment.	\$4,500.00
BEACH CLUB OFFICE SUPPLIES		1541092	Intended to provide for miscellaneous office supplies.	\$4,500.00
BEACH CLUB GYM SUPPLIES		1541094	Intended to provide for lease and maintenance of certain equipment as well as miscellaneous supplies.	\$19,000.00
GUARD OFFICE EQUIPMENT		1541020	Intended to provide for the purchase and/or leasing of miscellaneous office equipment.	\$1,000.00
GUARD OFFICE SUPPLIES		1541021	Intended to provide for miscellaneous office supplies.	\$1,500.00
COMMUNITY EVENT SUPPLIES		1541800	Intended to provide for the cost of supplies associated with periodic special events.	\$18,000.00

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

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL AMOUNT
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.	\$0.00
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.	\$350,000.00
MULCH	Landscape Maintenance Professionals, Inc.	1546059	Annual mulching.	\$50,000.00
BEACH SAND	Landscape Maintenance Professionals, Inc.	1546060	Intended to provide for the periodic replenishment of sand at the Beach Club beach.	\$6,000.00
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.	\$7,500.00
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.	\$25,000.00
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.	\$5,000.00
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.	\$3,000.00
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.	\$15,000.00
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.	\$24,000.00
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.	\$60,000.00
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.	\$50,000.00
WEIR PROJECT		2800001	Amount to be set aside for aside for Weir Project.	\$0.00
CAR & CART REPAIRS AND MAINTENANCE		1541097	Intended to provide for the routine repairs and maintenance associated with the Patrol vehicle and maintenance cart.	\$9,000.00
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.	\$10,824.00

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

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL AMOUNT
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.	\$35,000.00
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.	\$2,340.00
SECURITY GATE MAINTENANCE & REPAIR		1541061	Intended to provide for the costs of repairs and maintenance to the gatehouses.	\$10,000.00
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).	\$2,550.00
MONUMENTS AND SIGNS		1541015	Intended to provide for the repairs and maintenance of the entry monuments and roadway signage.	\$6,000.00
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.	\$8,000.00
STORM WATER DRAINAGE		1546063	Intended to provide for the periodic inspection and cleaning of the District's roadway drainage inlets and lake interconnecting pipes.	\$30,000.00
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.	\$15,000.00
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.	\$10,000.00
PRESSURE WASHING		1546096	Intended to provide for the periodic pressure washing of the District's facilities. Contract is for \$875 when needed.	\$7,500.00
FACILITIES MAINTENANCE CONTINGENCY			Line item for all additional projects with but not limited to the amenities, landscaping, and recreational facilities.	\$258,300.00
END OF THE YEAR CONTINGENCY				\$53,500.00
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.	\$100,000.00
FACILITIES MAINTENANCE (POOL)				
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.	\$39,000.00
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.	\$12,000.00
POOL HEATER UTILITIES	Tampa Electric	1546094	Intended to provide for the seasonal utility costs associated with operating the heaters at the District's pool.	\$5,000.00
POOL PERMIT		1541054	Intended to cover the cost of renewing the Health Department permit associated with operating the District's pool.	\$575.00
CONTINGENCY FOR EOY RESERVE		1541057	Contingency.	\$50,000.00

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

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL AMOUNT
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.	\$0.00
TOTAL EXPENDITURES				\$2,880,697.91

**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 - REINSTATED

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Par Outstanding
11/01/2024	30,000	5.63%	32,431	62,431	62,431	1,060,000
05/01/2025		5.63%	31,588	31,588		1,060,000
11/01/2025	30,000	5.63%	31,588	61,588	93,175	1,030,000
05/01/2026		5.63%	30,744	30,744		1,030,000
11/01/2026	30,000	5.63%	30,744	60,744	91,488	1,000,000
05/01/2027		5.63%	29,900	29,900		1,000,000
11/01/2027	35,000	5.63%	29,900	64,900	94,800	965,000
05/01/2028		5.63%	28,916	28,916		965,000
11/01/2028	35,000	5.63%	28,916	63,916	92,831	930,000
05/01/2029		5.63%	27,931	27,931		930,000
11/01/2029	40,000	5.63%	27,931	67,931	95,863	890,000
05/01/2030		5.63%	26,806	26,806		890,000
11/01/2030	40,000	5.63%	26,806	66,806	93,613	850,000
05/01/2031		5.63%	25,681	25,681		850,000
11/01/2031	45,000	5.63%	25,681	70,681	96,363	805,000
05/01/2032		5.63%	24,416	24,416		805,000
11/01/2032	45,000	5.63%	24,416	69,416	93,831	760,000
05/01/2033		5.63%	23,150	23,150		760,000
11/01/2033	50,000	5.63%	23,150	73,150	96,300	710,000
05/01/2034		6.13%	21,744	21,744		710,000
11/01/2034	55,000	6.13%	21,744	76,744	98,488	655,000
05/01/2035		6.13%	20,059	20,059		655,000
11/01/2035	55,000	6.13%	20,059	75,059	95,119	600,000
05/01/2036		6.13%	18,375	18,375		600,000
11/01/2036	60,000	6.13%	18,375	78,375	96,750	540,000
05/01/2037		6.13%	16,538	16,538		540,000
11/01/2037	65,000	6.13%	16,538	81,538	98,075	475,000
05/01/2038		6.13%	14,547	14,547		475,000
11/01/2038	70,000	6.13%	14,547	84,547	99,094	405,000
05/01/2039		6.13%	12,403	12,403		405,000
11/01/2039	75,000	6.13%	12,403	87,403	99,806	330,000
05/01/2040		6.13%	10,106	10,106		330,000
11/01/2040	75,000	6.13%	10,106	85,106	95,213	255,000
05/01/2041		6.13%	7,809	7,809		255,000
11/01/2041	80,000	6.13%	7,809	87,809	95,619	175,000
05/01/2042		6.13%	5,359	5,359		175,000
11/01/2042	85,000	6.13%	5,359	90,359	95,719	90,000
05/01/2043		6.13%	2,756	2,756		90,000
11/01/2043	90,000	6.13%	2,756	92,756	95,513	0
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.

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

CDD Land Use/Phase	Number of Units	O&M	CACHET ISLFS	SERIES 2013 DS	TOTAL	FY 2025 TOTAL	\$ VARIANCE
O&M CI	1	\$3,093.02	\$48.27	\$0.00	\$3,141.29	\$2,907.51	\$233.78
O&M 1.2 CI	1	\$3,093.02	\$57.93	\$0.00	\$3,150.95	\$2,917.17	\$233.78
O&M	55	\$3,093.02	\$0.00	\$0.00	\$3,093.02	\$2,859.24	\$233.78
1.1, 1.4 and 1.5	113	\$3,093.02	\$0.00	\$0.00	\$3,093.02	\$2,859.24	\$233.78
1.1 CI	5	\$3,093.02	\$48.27	\$0.00	\$3,141.29	\$2,907.51	\$233.78
1.11 and 1.51	2	\$6,186.04	\$0.00	\$0.00	\$6,186.04	\$5,718.48	\$467.56
1.2 CI	35	\$3,093.02	\$57.93	\$0.00	\$3,150.95	\$2,917.17	\$233.78
1.3 CI	7	\$3,093.02	\$48.27	\$0.00	\$3,141.29	\$2,907.51	\$233.78
2	121	\$3,093.02	\$0.00	\$0.00	\$3,093.02	\$2,859.24	\$233.78
2.0 96B	1	\$3,093.02	\$0.00	\$0.00	\$3,093.02	\$2,859.24	\$233.78
2.0 96AB	10	\$3,093.02	\$0.00	\$0.00	\$3,093.02	\$2,859.24	\$233.78
2.1 96B	1	\$6,186.04	\$0.00	\$0.00	\$6,186.04	\$5,718.48	\$467.56
3	91	\$3,093.02	\$0.00	\$0.00	\$3,093.02	\$2,859.24	\$233.78
4	74	\$3,093.02	\$0.00	\$0.00	\$3,093.02	\$2,859.24	\$233.78
5	234	\$3,093.02	\$0.00	\$0.00	\$3,093.02	\$2,859.24	\$233.78
6	92	\$3,093.02	\$0.00	\$0.00	\$3,093.02	\$2,859.24	\$233.78
7	115	\$3,093.02	\$0.00	\$942.11	\$4,035.13	\$3,801.35	\$233.78
TOTAL	958						

Cory Lakes

Community Development District

EXHIBIT

9

AGENDA

RESOLUTION 2025-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CORY LAKES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, 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 in the City of Tampa, Florida; and

WHEREAS, the District’s Board of Supervisors (the “**Board**”), is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Commerce, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF CORY LAKES COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The annual public meeting schedule of the Board of Supervisors for the Fiscal Year beginning October 1, 2025, and ending on September 30, 2026 (the “**FY 2025/2026**”) attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the FY 2025/2026 annual public meeting schedule to the City of Tampa and the Department of Commerce.

Section 3. This Resolution shall become effective immediately upon its adoption.

Passed and Adopted on August 21, 2025.

ATTEST:

**CORY LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

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

Exhibit A

Notice of Meetings and Closed Sessions Fiscal Year 2025/2026 Cory Lakes Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026 Regular Meetings and Closed Sessions of the Board of Supervisors of the Cory Lakes Community Development District shall be held at **6:00 p.m. at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647**. The meeting dates are as follows:

October 16, 2025
November 20, 2025
December 18, 2025
January 15, 2026
February 19, 2026
March 19, 2026
April 16, 2026
May 21, 2026
June 18, 2026
July 16, 2026
August 20, 2026
September 17, 2026

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Kai, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607 at (813) 565-4663, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

Based on sections 119.071(3)(a) and 286.0113(1), *Florida Statutes*, a portion of each of the meetings may be closed to the public, as they relate to details of the District's security system plan. The closed sessions may occur at any time during the meetings and are expected to last approximately thirty (30) minutes but may end earlier or extend longer.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Kai at (813) 565-4663. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the 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.

Kai, District Management

Publish: September __, 2025 (Business Observer – Hillsborough County)

Cory Lakes

Community Development District

EXHIBIT

10

AGENDA

RESOLUTION 2014-9

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORY LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING UNIFORM RULES OF PROCEDURE, IN KEEPING WITH CHAPTER 120.54(5), F.S.

WHEREAS, the Cory Lakes Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, F.S., being situated entirely within the City of Tampa, Florida; and

WHEREAS, the Board of Supervisors of the District (hereinafter the "Board") is authorized by Section 190.011(5) to adopt rules and orders pursuant to Chapter 120, F.S.; and

WHEREAS, in accordance with Section 120.54(5), the District must comply with the adoption of Uniform Rules of Procedure as established by the Florida Administration Commission; and

WHEREAS, the District shall adhere to the rule making process as outlined in Section 120.54, F.S.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORY LAKES COMMUNITY DEVELOPMENT DISTRICT:

Section 1: The Board of Supervisors hereby adopts the Rules of Procedure as attached hereto as Exhibit "A".

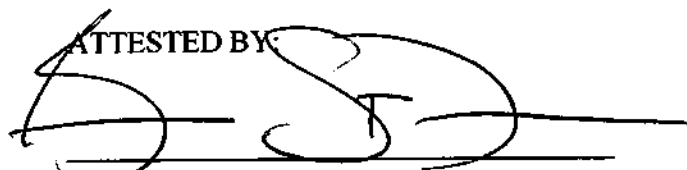
Section 2: This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 21st DAY OF May, 2014.

**CORY LAKES COMMUNITY
DEVELOPMENT DISTRICT**


Name: Vicki Castro
Title: Vice Chairman

ATTESTED BY:


SECRETARY

RULES OF PROCEDURE

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

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**RULES OF PROCEDURE
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**

1.0 Organization

- (1) Cory Lakes Community Development District (the "District") was created pursuant to the provisions of Chapter 190, Florida Statutes and was established to provide for ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction. The purpose of these rules (the "Rules") is to describe the general operations of the District.
- (2) Definitions located within any section of the Rules shall be applicable within all other sections, unless specifically stated to the contrary.

Specific Authority: s.s. 190.011(5), 120.53(1)(a), Fla. Stat.

Law Implemented: s.s. 190.011(5), 120.53(1)(a), Fla. Stat.

1.1 Board of Supervisors: Officers and Voting.

- (1) Board of Supervisors. The Board of Supervisors of the District (the "Board") shall consist of five (5) members. Members of the Board must be residents of the State of Florida and citizens of the United States of America. The Board shall exercise the powers granted to the District.
 - (a) Board members shall hold office for the term specified by Section 190.006, Florida Statutes. If, during the term of office, any Board Member(s) vacates their office, the remaining member(s) of the Board shall fill the vacancies by appointment for the remainder of the term(s).
 - (b) Three (3) members of the Board physically present at the meeting location shall constitute a quorum for the purposes of conducting business and exercising its powers and for all other purposes. However, if three (3) or more vacancies occur at the same time, a quorum is not necessary to fill the vacancies. Action taken by the Board shall be upon a majority vote of the members present, unless otherwise provided in the Rules or required by law.
- (2) Officers. At the first Board meeting held after each election or appointment where the newly elected members take office, the Board shall select a Chairman, Vice-Chairman, Secretary, Assistant Secretary, and Treasurer.
 - (a) The Chairman must be a member of the Board. If the Chairman resigns from that office or ceases to be a member of the Board, the Board shall select a Chairman, after filling the vacancy. The Chairman serves at the

pleasure of the Board. The Chairman or Vice-Chairman shall be authorized to sign checks and warrants for the District, countersigned by the Treasurer. The Chairman shall convene and conduct all meetings of the Board. In the event the Chairman is unable to attend a meeting, the Vice-Chairman shall convene and conduct the meeting. The Chairman or Vice-Chairman may request the District Manager or other district staff to convene and conduct any meeting of the Board.

- (b) The Vice-Chairman shall be a member of the Board and shall have such duties and responsibilities as specifically designated by the Board from time to time. If the Vice-Chairman resigns from office or ceases to be a member of the Board, the Board shall select a Vice-Chairman, after filling the Board vacancy. The Vice-Chairman serves at the pleasure of the Board.
 - (c) The Secretary of the Board serves at the pleasure of the Board and need not be a member of the Board. The Secretary shall be responsible for maintaining the minutes of Board meetings and may have other duties assigned by the Board from time to time. The District Manager may serve as Secretary.
 - (d) The Treasurer need not be a member of the Board but must be a resident of Florida. The Treasurer shall perform duties described in Section 190.007(2) and (3), Florida statutes, as well as those assigned by the Board from time to time. The Treasurer shall serve at the pleasure of the Board.
- (3) Committees. The Board may establish committees of the Board, either on a permanent or temporary basis, to perform specifically designated functions. Committees may include individuals who are not members of the Board. Such functions may include, but are not limited to, contract negotiations, personnel matters, and budget preparation.
 - (4) Record Book. The Board shall keep a permanent record book entitled "Record of Proceedings", in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates and corporate acts. The Records of Proceedings shall be located at the District Office and shall be available for inspection by the public.
 - (5) Meetings. The Board shall establish each fiscal year, an annual schedule of regular meetings, which shall be submitted to the county and the state of Florida. All meetings of the Board shall be open to the public in accord with the provisions of Chapter 286, Florida Statutes.
 - (6) Voting Conflict of Interest. The Board shall comply with Section 112.3143, Florida Statutes, so as to ensure the proper disclosure of conflicts of interest on matters coming before the Board for a vote. For the purposes of this section,

“voting conflict of interest” shall be governed by Chapters 112 and 190, Florida Statutes, as amended from time to time.

- (a) When a Board member knows the member has a conflict of interest on a matter coming before the Board, the member should notify the Board’s Secretary prior to participating in any discussion with the Board on the matter. The member shall publicly announce the conflict of interest at the meeting. This announcement shall appear in the minutes. The Board’s Secretary shall prepare a memorandum of voting conflict (Form 8B) which shall then be signed by the Board member, filed with the Board’s Secretary, and attached to the minutes of the meeting within fifteen (15) days of the meeting.
- (b) If a Board member inadvertently votes on a matter and later learns they have a conflict on the matter, the member shall immediately notify the Board’s Secretary. Within fifteen (15) days of the notification, the member shall file the appropriate memorandum of voting conflict, which will be attached to the minutes of the Board meeting during which the vote on the matter occurred. The memorandum shall immediately be provided to other Board members and shall read publicly at the next meeting held subsequent to the filing of the written memorandum.

Specific Authority: s.s. 190.001, 190.011(5), Fla. Stat.

Law Implemented: s.s. 190.006, 190.007, 112.3143, Fla. Stat.

1.2 Public Information and Inspection of Records.

- (1) Public Records. All District public records within the meaning of Chapter 119, Florida Statutes, and not otherwise restricted by law, including the “Records of Proceedings”, may be copied or inspected at the District Office during regular business hours.
- (2) Copies. Copies of public records shall be made available to the requesting person at the current rate authorized under Section 119.07(4), Florida Statutes. The requesting person may be required to pay for any charges in advance.

Specific Authority: s.s. 190.011(5), 120.53, Fla.Stat.

Law Implemented: s.s. 190.006, 119.07, 120.53, Fla. Stat.

1.3 Public Meetings, Hearings, and Workshops.

- (1) Notice. Except in emergencies, or as otherwise required by Statute or these Rules, at least seven (7) days public notice shall be given of any public meeting, hearing, or workshop of the Board. Public notice shall be given by publication in a newspaper of general circulation in the District and shall state:
 - (a) The date, time and place of the meeting or workshop;
 - (b) A brief description of the nature, subjects and purposes of the meeting, hearing or workshop;
 - (c) The District Office address for the submission of requests for copies of the agenda;
 - (d) Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager. If you are hearing or speech impaired, please contact Florida Relay Service at 1-800-955-8770, who can aid you in contacting the District Office.
 - (e) A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.
- (2) Agenda. The District Manager, under the guidance of the Chairman or those members of the Board calling for the meeting/hearing/workshop, shall prepare a notice and an agenda of the meeting/hearing/workshop. The notice and agenda shall be available to the public at least seven (7) days before the meeting/hearing/workshop except in an emergency. The agenda may be changed before or at the meeting/hearing/workshop by a vote of the Board.
 - (a) The District may, but is not required, to use the following format in preparing its agenda for its regular meetings:
 - Call to order
 - Roll call
 - Audience Questions and Comments on Agenda Items
 - Review of minutes
 - Specific items of old business
 - Specific items of new business

Staff reports

- (a) District Counsel
- (b) District Engineer
- (c) District Manager

Supervisor's requests and comments

Audience Questions and Comments

Adjournment

- (3) Minutes. The Secretary shall be responsible for keeping the minutes of each meeting of the Board. Minutes shall be corrected and approved by the Board at a subsequent meeting.
- (4) Receipt of Notice. Persons wishing to receive, by mail, notices or agendas of meetings, may so advise the District Manager or Secretary at the District Office. Such persons shall furnish a mailing address in writing and shall be required to pre-pay the cost of the copying and postage.
- (5) Emergency Meetings. The Chairman, or Vice-Chairman if the Chairman is unavailable, may convene an emergency meeting of the Board without first having complied with subsections (1), (2), (4), and (6) to act on emergency matters that may affect the public health, safety or welfare. Whenever possible, the Chairman shall make reasonable efforts to notify all Board members of an emergency meeting twenty-four (24) hours in advance. Reasonable efforts may include telephone notification. After an emergency meeting, the Board shall publish in a newspaper of general circulation in the District, the time, date, and place of the emergency meeting, the reasons why an emergency meeting was necessary, and a description of the action taken. Whenever an emergency meeting is called, the District Manager shall be responsible for notifying at least one major newspaper of general circulation in the District. Actions taken at an emergency meeting may be ratified by the Board at a regularly noticed meeting subsequently held.
- (6) Public Comment. The public shall be provided the opportunity to be heard on any proposition that will come before the Board at a meeting. The Board shall set aside a reasonable amount of time for public comment on agenda items, and the time for public comment shall be identified in the agenda. Persons wishing to address the Board should notify the Secretary of the Board prior to the "Audience Comment" section of the agenda. Each person wishing to address the Board will be given a reasonable amount of time for their comments, in the interest of time and fairness to other speakers.
- (7) Budget Hearing. Notice of hearing on the annual budget(s) shall be in accord with Section 190.008, Florida statutes. Once adopted in accord with Section 190.008, Florida Statutes, the annual budget(s) may be amended from time to time by action of the Board. Approval of invoices by the Board in excess of the

funds allocated to a particular budgeted line item shall serve to amend the budgeted line item.

- (8) Continuances. Any meeting of the Board or any item or matter included on the agenda for a meeting may be continued without re-notice or re-advertising provided that the continuance is to a specified date, time and location publicly announced at the meeting where the item or matter was included on the agenda.
- (9) Resident Committee Meetings. The Board may establish resident committees as needed. Such committee meetings shall be noticed to the public at least seven (7) days in advance. Notice shall be posted at the clubhouse and if available the District website.

Specific Authority: s.s. 190.005, 190.011(5), Fla. Stat.

Law Implemented: s.s. 190.007, 190.008, 120.53, 286.0105, 286.0114, 120.54, Fla. Stat.

2.0 Rulemaking Proceedings.

- (1) Commencement of Proceedings. Proceedings held for adoption, amendment, or repeal of a District rule shall be conducted according to the applicable provisions of Chapter 120, Florida Statutes, and these Rules. Rulemaking proceedings shall be deemed to have been initiated upon publication of notice by the District.
- (2) Notice of Rule Development.
 - (a) Except when the intended action is the repeal of a rule, the District shall provide notice of the development of proposed rules by publication of a notice of rule development in a newspaper of general circulation in the District before providing notice of a proposed rule as required by paragraph (3). The notice of rule development shall indicate the subject area to be addressed by rule development, provide short, plain explanation of the purpose and effect of the proposed rule, cite specific legal authority for the proposed rule, and a statement of how a person may promptly obtain a copy of any preliminary draft, if available.
 - (b) All rules shall be drafted in accord with Chapter 120, Florida Statutes.
- (3) Notice of Proceedings and Proposed Rules.
 - (a) Prior to the adoption, amendment, or repeal of any rule other than an emergency rule, the District shall give notice of its intended action, setting forth a short, plain explanation of the purpose and effect of the proposed action; a reference to the specific rulemaking authority pursuant to which the rule is adopted; and a reference to the section or subsection of the Florida Statutes or the Laws of Florida being implemented, interpreted, or

made specific. The notice shall include a summary of the District's statement of the estimated regulatory costs, if one has been prepared, based on the factors set forth in Section 120.541(2), Florida Statutes, and a statement that any person who wishes to provide the District with a lower cost regulatory alternative as provided by Section 120.541(1), must do so in writing within twenty-one (21) days after publication of the notice; and a statement as to whether, based on the statement of the estimated regulatory costs or other information expressly relied upon and described by the District if no statement of regulatory costs is required, the proposed rule is expected to require legislative ratification pursuant to Section 120.541(3). The notice must state the procedure for requesting a public hearing on the proposed rule unless one is otherwise scheduled or required under Florida Statutes. Except when the intended action is the repeal of a rule, the notice must include a reference both to the date on which and to the place where the notice of rule development that is required by subsection (2) appeared.

- (b) The notice shall be published in a newspaper of general circulation in the county in which the District is located not less than twenty-eight (28) days prior to the intended action. The proposed rule shall be available for inspection and copying by the public at the time of the publication of notice.
 - (c) The notice shall be mailed to all persons named in the proposed rule and to all persons who, at least fourteen (14) days prior to such mailing, have made requests of the District for advance notice of its proceedings. Any person may file a written request with the District Manager to receive notice by mail of District proceedings to adopt, amend or repeal a rule. Such persons must furnish a mailing address and may be required to pay the cost of copying and mailing. Notice will then be mailed to all persons whom, at least fourteen (14) days prior to such mailing, have made requests of the District for advance notice of its proceedings.
- (4) Rule Development Workshops. Whenever requested in writing by any affected person, the District must either conduct a rule development workshop prior to proposing rules for adoption or the District Chairman must explain in writing why a workshop is unnecessary. The District may initiate a rule development workshop but is not required to do so.
 - (5) Petitions to Initiate Rulemaking. All petitions for the initiation of rulemaking proceedings pursuant to Section 120.54(7), Florida Statutes, must contain the name, address and telephone number of the Petitioner, specific action requested, specific reason for adoption, amendment, or repeal, the date submitted, and shall specify the text of the proposed rule and the facts showing that the Petitioner is regulated by the District, or has substantial interest in the rulemaking, shall be filed with the District. The Board shall then act on the petition in accordance with

Section 120.54(7), Florida Statutes, except that copies of the petition shall not be sent to the Administrative Procedure Committee, and notice may be given in a newspaper of general circulation in the county in which the District is located.

- (6) Rulemaking Materials. After the publication of the notice to initiate rulemaking, the Board shall make available for public inspection and shall provide, upon request and payment of the cost of copies, the following materials:
 - (a) The text of the proposed rule, or any amendment or repeal of any existing rules;
 - (b) A detailed written statement of the facts and circumstances justifying the proposed rule;
 - (c) A copy of the statement of estimated regulatory costs if required by Section 120.541, Florida Statutes; and
 - (d) The published notice.
- (7) Rulemaking Proceedings – No Hearing. When no hearing is requested or required under Florida Statutes and the Board chooses not to initiate a hearing on its own, or if the rule relates exclusively to organization, practice or procedure, the Board may direct the proposed rule be filed with the District Office no less than twenty-eight (28) days following notice. Such direction may be given by the Board either before initiating the rule adoption process or after the expiration of the twenty-one (21) days during which affected persons may request a hearing.
- (8) Rulemaking Proceedings – Hearing. If the proposed rule does not relate exclusively to organization, practice or procedure, the District shall provide, upon request, a public hearing for the presentation of evidence, argument and oral statements, within the reasonable conditions and limitations imposed by the District to avoid duplication, irrelevant comments, unnecessary delay or disruption of the proceedings. Any affected person may request a hearing within twenty-one (21) days after the date of publication of the notice of intent to adopt, amend or repeal a rule. When a public hearing is held, the District must ensure that the Board members are available to explain the District's proposal and to respond to questions or comments regarding the rule. If one or more requested public hearings is scheduled, the Board shall conduct at least one of the public hearings itself and may not delegate this responsibility without the consent of those persons requesting the public hearing.
- (9) Request for Public Hearing.
 - (a) A request for a public hearing shall be in writing and shall specify how the person requesting the public hearing would be affected by the proposed rule. The request shall be submitted to the District within twenty-one (21)

days after notice of intent to adopt, amend, or repeal the rule is published as required by law, in accordance with the procedure for submitting requests for public hearing stated in the notice of intent to adopt, amend or repeal the rule.

- (b) If the notice of intent to adopt, amend, or repeal a rule did not notice a public hearing and the District determines to hold a public hearing, the District shall publish notice of a public hearing in a newspaper of general circulation within the District at least seven (7) days before the scheduled public hearing. The notice shall specify the date, time, and location of the public hearing, and the name, address, and telephone number of the District contact person who can provide information about the public hearing.
 - (c) Written statements may be submitted by any person within a specified period of time prior to or following the public hearing. All timely submitted written statements shall be considered by the District and made part of the rulemaking record.
- (10) Emergency Rule Adoption. The Board may adopt an emergency rule if it finds that immediate danger to the public health, safety or welfare exists which requires immediate action. Prior to the adoption of an emergency rule, the District Manager shall make reasonable efforts to notify a newspaper of general circulation in the District. Notice of emergency rules shall be published as soon as possible in a newspaper of general circulation in the District. The District may use any procedure which is fair under the circumstances in the adoption of an emergency rule as long as it protects the public interest as determined by the District and otherwise complies with these provisions.
 - (11) Negotiated Rulemaking. The District may use negotiated rulemaking in developing and adopting rules pursuant to Section 120.54, Florida Statutes.
 - (12) Variances and Waivers. Variances and waivers from District rules may be granted to the provisions and limitations contained in Section 120.542, Florida Statutes.

Specific Authority: s.s. 190.011(5), 190.011(15), 120.54, 190.035, Fla. Stat.

Law Implemented: s.s. 120.54, 190.035(2), Fla. Stat.

3.0 Decisions Determining Substantial Interests.

- (1) Conduct of Proceedings. Proceedings may be held by the District in response to a written request submitted by a substantially affected person within fourteen (14) days after written notice or published notice of District action or notice of District intent to render a decision. Notice of both action taken by the District and the

District's intent to render a decision shall state the time limit for requesting a hearing and shall reference the District's procedural rules. If a hearing is held, the Chairman shall designate any member of the Board (including the Chairman), District Manager, District General Counsel, or other person to conduct the hearing.

The person conducting the hearing may:

1. Administer oaths and affirmations;
 2. Rule upon offers of proof and receive relevant evidence;
 3. Regulate the course of the hearing, including any prehearing matters;
 4. Enter orders;
 5. Make or receive offers of settlement, stipulation, and adjustment.
- (a) The person conducting the hearing shall, within thirty (30) days after the hearing or receipt of the hearing transcript, whichever is later, file a recommended order which shall include a caption, time and place of hearing, appearances entered at the hearing, statement of the issues, findings of fact and conclusions of law, separately stated, and a recommendation for final District action.
- (b) The District shall issue a final order within forty-five (45) days:
1. After the hearing is concluded, if conducted by the Board;
 2. After a recommended order is submitted to the Board and mailed to all parties, if the hearing is conducted by persons other than the Board; or
 3. After the Board has received the written and oral material it has authorized to be submitted, if there has been no hearing.
- (2) Eminent Domain. After determining the need to exercise the power of eminent domain pursuant to Subsection 190.11(11), Florida Statutes, the District shall follow those procedures prescribed in Chapters 73 and 74, Florida statutes. Prior to exercising the power of eminent domain, the District shall:
- (a) Adopt a resolution identifying the property to be taken;
 - (b) If the property is beyond the boundaries of the District, obtain approval by resolution of the governing body of the county if the taking will occur in

an unincorporated area, or of the municipality if the taking will occur within the municipality.

Specific Authority: s.s. 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: s.s. 190.011(11), Fla. Stat.

4.0 Purchasing, Contracts, Construction and Maintenance.

- (1) Purpose and Scope. In order to comply with Sections 190.033(1) through (3), 287.055 and 287.017, Florida Statutes, the following procedures, definitions and rules are outlined for the purchase of professional, construction, maintenance, and contract services, and goods, supplies, materials, and insurance.
- (2) Definitions.
 - (a) “Continuing contract” is a contract for professional services (of a type described above), entered into in accordance with this Rule, between the District and a firm whereby the firm provides professional services for the District for work of a specified nature with no time limitation, except that the contract shall provide a termination clause.
 - (b) “Contractual services” means rendering time and effort rather than furnishing specific goods or commodities. Contractual services do not include legal (including attorneys, paralegals, court reporters and expert witnesses, including appraisers), artistic, auditing, health, or academic program services, or professional services (as defined in Section 287.055(2)(a), Florida Statutes and these Rules) and shall generally be considered the services referenced by Section 287.012(8), Florida Statutes. Contractual services do not include the extension of an existing contract for services if such extension is provided for in the contract terms.
 - (c) “Emergency purchases” means a purchase necessitated by a sudden unexpected turn of events (e.g. acts of God, riot, fires, floods, hurricanes, accidents, or ant circumstances or cause beyond the control of the Board in the normal conduct of its business), where the Board finds that the delay incident to competitive solicitation would be detrimental to the interests of the District.
 - (d) “Goods, supplies and materials” do not include printing, insurance, advertising, or legal notices.
 - (e) “Invitation to Bid” is a written solicitation for sealed bids with the title, date and hour of the public bid opening designated specifically and defining the commodity involved. It includes printed instructions

prescribing conditions for bidding, evaluation criteria, and provides for a manual signature of an authorized representative.

- (f) “Lowest Responsible bid/proposal” means, in the sole discretion of the Board, the bid or proposal (i) is submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements and with the integrity and reliability to assure good faith performance, (ii) is responsive to the invitation to bid or request for proposal as determined by the Board, and (iii) is the lowest cost to the District. Minor variations in the bid may be waived by the Board. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids may not be modified after opening.
- (g) “Most Advantageous bid/proposal” means, in the sole discretion of the Board, the bid or proposal (i) is submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements and with the integrity and reliability to assure good faith performance, (ii) is responsive to the invitation to bid or request for proposal as determined by the Board, and (iii) is the most advantageous bid or proposal to the District as determined by the Board. Minor variations in the bid may be waived by the Board. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids may not be modified after opening.
- (h) “Professional services” means those services within the scope of the practice of architecture, professional engineering, landscape architecture or registered surveying and mapping, as defined by the laws of Florida, or those performed by an architect, professional engineer, landscape architect or registered surveyor and mapper, in connection with the firm’s or individual’s professional employment or practice.
- (i) “Project” means that fixed capital outlay study or planning activity when basic construction cost is estimated by the District to exceed the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY FIVE, or for a planning study activity when the fee for professional services is estimated by the District to exceed the threshold amount provided in Section 287.017, for CATEGORY TWO, as such categories may be amended from time to time by the State of Florida Department of Management Services to reflect inflation or other measures.
- (j) “Purchase” means acquisition by sale, rent lease, lease/purchase or installment sale. It does not include transfer, sale or exchange of goods, supplies or materials between the District and any federal, state, regional or local government entity or political subdivision of the state.
- (k) “Request for Proposal” is a written solicitation for sealed proposals with the title, date and hour of the public opening designated and requiring the

manual signature of an authorized representative. It may provide general information, applicable laws and rules, statement of work, functional or general specifications, proposal instructions, work detail analysis and evaluation criteria as necessary.

- (l) “Responsive bid/proposal” means a bid or proposal which conforms in all material respects to the specifications and conditions in the invitation to bid or request for proposal and these Rules, and the cost components of which are appropriately balanced. A bid/proposal is not responsive if the person or firm submitting the bid fails to meet any requirement relating to the qualifications, financial stability, or licensing of the bidder.

Specific Authority: s.s. 190.011(5), Fla. Stat.

Law Implemented: s.s. 190.033, Fla. Stat.

4.1 Purchase of Goods, Supplies, and Materials.

- (1) Purpose and Scope. All purchases of goods, supplies, or materials exceeding the amount provided in Section 287.017, Florida Statutes, for CATEGORY FOUR, as such category may be amended from time to time, shall be purchased under the terms of these Rules. Contracts for purchases of “goods, supplies, and materials” do not include printing, insurance, advertising or legal notices.
- (2) Procedure. When a purchase of goods, supplies or materials is within the scope of this Rule, the following is appropriate:
 - (a) The Board shall cause to prepare an Invitation to Bid or Request for Proposal, as appropriate.
 - (b) The Notice of Invitation to Bid or Request for Proposal shall be advertised at least once in a newspaper of general circulation within the District. The notice shall allow at least seven (7) days for submittal of bids, unless the Board, for good cause, determines a shorter period of time is appropriate.
 - (c) The District may maintain lists of persons interested in receiving notices of invitations to bid or requests for proposals. Persons who provide their name and address to the District Manager for inclusion on the list shall receive notices by mail.
 - (d) Bids or proposals shall be opened at the time and place noted on the Invitation to Bid or Request for Proposal. Bids and proposals shall be evaluated in accordance with the invitation or request and these Rules.
 - (e) The Most Advantageous Bid or Proposal shall be accepted; however, the Board shall have the right to reject all bids, either because they are too

high or because the Board determines that it is in the best interests of the District. In the event the bids exceed the amount of funds available to be allocated by the District for this purchase, the bids may be rejected. The board may require bidders to furnish performance and/or other bonds with a responsible surety to be approved by the Board.

- (f) Notice of award or intent to award, including rejection of some or all bids, shall be provided in writing to all bidders by United States Mail, by hand delivery, or by overnight delivery service, and by posting same in the District Office for seven (7) days.
- (g) If only one response to an Invitation to Bid or Request for Proposal is received, the District may proceed with the procurement of goods, supplies or materials. If no response to an Invitation to Bid or Request for Proposal is received, the District may take whatever steps reasonably necessary in order to proceed with the procurement of goods, supplies, and materials.
- (h) If the District does not receive a response to its competitive solicitation, the District may proceed to purchase such goods, supplies, materials, or construction services in the manner it deems in the best interests of the District.
- (i) The District may make an emergency purchase without complying with these rules. The fact that an emergency purchase has occurred or is necessary shall be noted in the minutes of the next Board Meeting.

Specific Authority: s.s. 190.011(5), Fla. Stat.

Law Implemented: s.s. 190.033, Fla. Stat.

4.2 Contracts for Construction of Authorized Project.

- (1) Scope. All contracts for the construction or improvement of any building, structure or other public construction works authorized by Chapter 190, Florida Statutes, the costs of which are estimated by the District in accordance with generally accepted cost accounting principles to be in excess of the threshold amount for applicability of Section 255.20, Florida Statutes, as that amount may be indexed or amended from time to time, shall be let under the terms of these Rules and comply with the bidding procedures of Section 255.20, Florida Statutes, as the same may be amended from time to time. In the event of conflict between these Rules and Section 255.20, Florida statutes, the latter shall control. A project shall not be divided solely to avoid the threshold bidding requirements.

(2) Procedure.

- (a) Notice of Invitation to Bid or Request for Proposal shall be advertised at least once in a newspaper of general circulation in the District. The notice shall allow at least twenty-one (21) days for submittal of sealed bids, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than \$500,000 must be noticed at least thirty (30) days prior to the date of submittal for bids.
- (b) The District may maintain lists of persons interested in receiving notices of Invitation to Bid or Requests for Proposals. Persons who provide their name and address to the District Office for inclusion on the list shall receive notices by mail.
- (c) To be eligible to submit a bid or proposal, a firm or individual must, at the time of receipt of its bid proposal:
 - 1. Hold all required applicable state professional licenses in good standing.
 - 2. Hold all required applicable federal licenses in good standing, if applicable.
 - 3. If the bidder is a corporation, hold a current and active Florida Corporate Charter or be authorized to do business in Florida in accordance with Chapter 607, Florida Statutes.
 - 4. Meet any special pre-qualification requirement set forth in the bid/proposal specifications.

Evidence of compliance with these Rules may be submitted with the bid or proposal, if required by the District.

- (d) Bids or proposals shall be opened at the time, date and place noted on the Invitation to Bid or Request for Proposals. Bids or proposals shall be evaluated in accordance with the Invitation to Bid or Request for Proposal and these Rules.
- (e) To assist in the determination of the most advantageous bidder, the District Representative may invite public presentation by firms regarding their qualifications, approach to the project, and ability to perform the contract in all respects.
- (f) In determining the most advantageous bidder, the District Representative may consider, in addition to the factors described in the invitation or request, the following:

1. The ability and adequacy of the professional personnel employed by each bidder or proposer.
 2. The past performance of each bidder or proposer for the District and in other professional employment settings.
 3. The willingness of each bidder or proposer to meet time and budget requirements.
 4. The geographic location of each bidder or proposer's headquarters or office in relation to the project.
 5. The recent, current, and project workloads of the bidder or proposer.
 6. The volume of work previously awarded to each bidder or proposer.
 7. Whether the cost components of each bid or proposal are appropriately balanced.
 8. Whether the bidder or proposer is a certified minority business enterprise.
- (g) The Most Advantageous Bid/Proposal shall be accepted; however, the Board shall have the right to reject all bids, either because they are too high or because the Board determines it is in the best interests of the District. The Board may require bidders or proposers to furnish performance bonds and/or other bonds with a responsive surety to be approved by the Board. If the Board receives fewer than three (3) responses to an Invitation to Proposal, the Board, may, in its discretion, re-advertise for additional bids without rejecting any submitted bid or proposal. In the event the bids exceed the amount of funds available to or allocated by the District for this purchase, the bids may be rejected. Bidders or proposers not receiving a contract award shall not be entitled to recover costs of bid or proposal preparation or submittal from the District.
- (h) Notice of the award or intent to award, including rejection of some or all bids, shall be provided in writing to all bidders or proposers by United States Mail, or by hand deliver, or by overnight delivery service, and by posting the same in the District Office for seven (7) days.

Specific Authority: s.s. 190.011(5), Fla. Stat.

Law Implemented: s.s. 190.033, 255.0525, Fla. Stat.

4.3 Contracts for Maintenance Service.

- (1) Scope. All contracts for maintenance of any District facility or project shall be let under the terms of these Rules if the cost exceeds the amount provided in Section 287.017, Florida Statutes, for CATEGORY FOUR, as such category may be amended from time to time by the State of Florida Department of Management Services. The maintenance of these facilities or projects may involve the purchase of contract services and /or goods, supplies or materials as defined herein. Where a contract for maintenance of such facility or project includes goods, supplies or materials and/or contract services, the District may in its sole discretion, award the contract according to the Rules in this subsection in lieu of separately bidding for maintenance, goods, supplies and materials, and contract services. However, a project shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure.
 - (a) Notice of Invitation to Bid or Request for Proposal shall be advertised at least once in a newspaper of general circulation in the District. The notice shall allow at least seven (7) days for submittal of bids, unless the Board, for good cause, determines a shorter period of time is appropriate.
 - (b) The District may maintain lists of persons interested in receiving notices of Invitations to Bid or Requests for Proposals. Persons who provide their name and address to the District Office for inclusion on the list shall receive notices by mail.
 - (c) In order to be eligible to submit a bid or proposal, a firm or individual must, at the time of receipt of the bids or proposals:
 1. Hold the required applicable state and professional licenses in good standing.
 2. Hold all required applicable federal licenses in good standing, if any.
 3. Hold a current and active Florida Corporate Charter or be authorized to do business in Florida in accordance with Chapter 607, Florida Statutes, if the bidder is a corporation.
 4. Meet any special pre-qualification requirements set forth in the bid proposal specifications.

Evidence of compliance with these Rules may be submitted with the bid, if required by the District.

- (d) Bids or Proposals shall be opened at the time, date and place noted on the Invitation to Bid or Request for Proposal. Bids and Proposals shall be evaluated in accordance with the Invitation or Request and these Rules.
- (e) To assist in the determination of the Most Advantageous Bid or Proposal, the District Representative may invite public presentation by firms regarding their qualifications, approach to the project, and ability to perform the contract in all respects.
- (f) In determining the Most Advantageous Bid or Proposal, the District Representative may consider, in addition to the factors described in the Invitation or request, the following:
 - 1. The ability and adequacy of the professional personnel employed by each bidder or proposer.
 - 2. The past performance of each bidder or proposer for the District and in other professional employment settings.
 - 3. The willingness of each bidder or proposer to meet time and budget requirements.
 - 4. The geographic location of each bidder or proposer's headquarters or office in relation to the project.
 - 5. The recent, current, and project workloads of the bidder or proposer.
 - 6. The volume of work previously awarded to each bidder or proposer.
 - 7. Whether the cost components of each bid or proposal are appropriately balanced.
 - 8. Whether the bidder or proposer is a certified minority business enterprise.
- (g) The Most Advantageous Bid or Proposal may be accepted; however, the Board shall have the right to reject all bids or proposals, either because they are too high or because the Board determines it is in the best interests of the District. The Board may require bidders to furnish performance bonds and/or other bonds with a responsive surety to be approved by the Board. If the Board receives fewer than three (3) responses to an Invitation to Proposal, the Board, may, in its discretion, re-advertise for additional bids without rejecting any submitted bid or proposal. In the

event the bids or proposals exceed the amount of funds available to or allocated by the District for this purchase, the bids or proposals may be rejected. Bidders or proposers not receiving a contract award shall not be entitled to recover costs of bid or proposal preparation or submittal from the District.

- (h) Notice of the award or intent to award, including rejection of some or all bids or proposals, shall be provided in writing to all bidders or proposers by United States Mail, or by hand deliver, or by overnight delivery service, and by posting the same in the District Office for seven (7) days.

Specific Authority: s.s. 190.011(5), Fla. Stat.

Law Implemented: s.s. 190.033, Fla. Stat.

4.4 Purchase of Insurance.

- (1) Scope. The purchase of life, health, accident, hospitalization, legal expense, or annuity insurance, or all or any kind of such insurance for the officers and employees of the District, and for health, accident, hospitalization, and legal expenses upon a group insurance plan by the District, shall be governed by these Rules. Nothing in this Rule shall require the District to purchase insurance.
- (2) Procedure. For a purchase of insurance within the scope of these Rules, the following procedure shall be followed:
 - (a) The Board shall cause to be prepared a Notice of Invitation to Bid.
 - (b) Notice of Invitation to Bid may be advertised at least once in a newspaper of general circulation in the District. The notice shall allow at least seven (7) days for submittal of bids, unless the Board, for good cause, determines a shorter period of time is appropriate.
 - (c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid. Persons who provide their name and address to the District Office for inclusion on the list shall receive notices by mail.
 - (d) Bids shall be opened at the time and place noted in the Invitation to Bid.
 - (e) If only one (1) response to an Invitation to Bid is received, the District may proceed with the purchase. If no response to an Invitation to Bid is received, the District may take whatever steps are reasonably necessary in order to proceed with the purchase.
 - (f) The Board has the right to reject any and all bids and such reservations shall be included in all solicitations and advertisements.

- (g) Simultaneously with the review of the submitted bids, the District may undertake negotiations with those companies which have submitted reasonable and timely bids and, in the opinion of the District, are fully qualified and capable of meeting all services and requirements. Bid responses shall be evaluated in accordance with the specifications and criteria contained in the Invitation to Bid; in addition, the total cost to the District, if any, to the District Officers, employees, or their dependents, the geographic location of the company's headquarters and offices in relation to the District, and the ability of the company to guarantee premium stability may be considered. A contract to purchase insurance shall be awarded to that company whose response to the Invitation to Bid best meets the overall need of the District, its officers, employees and/or dependents.
- (h) Notice of the award or intent to award, including rejection of some or all bids, shall be provided in writing to all bidders by United States Mail, by hand delivery service, and by posting the same in the District Office for seven (7) days.

Specific Authority: s.s. 190.011(5), Fla. Stat.

Law Implemented: s.s. 112.08, Fla. Stat.

4.5 Procedure for Purchasing Contractual Services.

- (1) Scope. All purchases for contractual services (except for maintenance services) may, but are not required to, be made by competitive Invitation to Bid. If state or federal law prescribes with whom the District must contract, or established the rate of payment, then these Rules shall not apply. A contract involving both goods, supplies, and materials plus contractual services may, at the discretion of the Board, be treated as a contract for goods, supplies, and materials.
- (2) Procedure. When a purchase of contractual services is within the scope of this Rule (and the District has elected to follow this procedure), the following procedure shall be followed:
 - (a) The Board shall cause to be prepared a notice of Invitation to Bid or Request for Proposal, as appropriate.
 - (b) Notice of Invitation to Bid shall be advertised at least once in a newspaper of general circulation in the District. The notice shall allow at least seven (7) days for submittal of bids, unless the Board, for good cause, determines a shorter period of time is appropriate.

- (c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid or Requests for Proposals. The District shall make a good faith effort to provide written notice, by United States Mail, to persons who provide their names and addresses to the District Office for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with these Rules and shall not be the basis for a protest of any contract award.
 - (d) Bids or proposals shall be opened at the time and place noted on the Invitation to Bid and Request for Proposal. Bids and proposals shall be evaluated in accordance with Invitation to Bid or Request for Proposal and these Rules.
 - (e) If only one (1) response to an Invitation to Bid or Request for Proposal is received, the District may proceed with the procurement for contractual services from such bidder or proposer. If no response to an Invitation to Bid or Request for Proposal is received, the District may take whatever steps are reasonably necessary in order to proceed with the procurement of the needed contractual services.
 - (f) The Board has the right to reject any and all bids or proposals. The reservation regarding the right to reject shall be included in all solicitations and advertisements. If the bids or proposals exceed the amount of funds available to or allocated by the District for this purchase, the bids or proposals may be rejected. Bidders and proposers not receiving a contract award shall not be entitled to recover any costs of bid or proposal preparation or submittal from the District.
 - (g) The Most Advantageous Bid or Proposal may be accepted by the District. The Board may require bidders to furnish bid, performance and/or other bonds with a reasonable surety to be approved by the Board.
- (3) Notice. Notice of contract award, including the rejection of some or all bids or proposals, shall be provided in writing to all bidders or proposers by United States Mail, overnight delivery, or by hand delivery, and by posting same in the District Office for seven (7) days.
- (4) Contract Renewal. Renewal of a contract for contractual services shall be in writing and shall be subject to the same terms and conditions set forth in the initial contract, unless otherwise provided in the initial contract. Renewal shall be contingent upon satisfactory performance evaluations by the District.
- (5) Contract Manager and Contract Administrator. The Board may designate a representative to function as contract manager, who shall be responsible for enforcing performance of the contract terms and conditions and serve as the liaison with the contractor. The Board may also designate a representative to

function as contract administrator, who shall be responsible for maintaining all contract files and financial information. One person may serve as both contract manager and administrator.

- (6) Emergency Purchase. The District may make an emergency purchase of contractual services without complying with these Rules. The fact that an emergency purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.
- (7) Continuing Contract. Nothing in this Rule shall prohibit a continuing contract between a firm or an individual and the District.

Specific Authority: s.s. 190.011(5), Fla. Stat.

Law Implemented: s.s. 190.033(3), Fla. Stat.

4.6 Procedure Under Consultant's Competitive Negotiations Act.

In order to comply with the requirements of Section 287.055, Florida Statutes (regarding certain types of professional services), the following procedures are outlined for selection of firms or individuals to provide professional services exceeding the thresholds herein described and in the negotiation of such contracts.

- (1) Qualifying Procedures. In order to be eligible to submit a bid or proposal, a firm must, at the time of receipt of the bid or proposal:
 - (a) Hold all required applicable state professional licenses in good standing.
 - (b) Hold all required applicable federal licenses in good standing, if any.
 - (c) If the bidder is a corporation, hold a current and active Florida Corporate Charter or be authorized to do business in Florida in accordance with Chapter 607, Florida Statutes.
 - (d) Meet any pre-qualification requirements set forth in the project or bid specifications. Qualification standards may include, but are not limited to, capability and adequacy of personnel, past record, and experience of the bidding entity.

Evidence of compliance with this Rule may be submitted with the bid, if requested by the District.

- (2) Public Announcement. Prior to a public announcement that professional services are required for a project, the Board shall identify the project as meeting the threshold requirement. Except in cases of valid public emergencies as certified by the Board, the District shall announce each occasion when professional services

are required for a project by publishing a notice providing a general description of the project and method for interested consultants to apply for consideration. The notice shall appear in at least one (1) newspaper of general circulation in the District and in such other places as the District deems appropriate. The District may maintain lists of persons interested in receiving such notices. These persons are encouraged to submit annually statements of qualifications and performance data. Persons who provide their name and address to the District Manager for inclusion on the list shall receive notices by mail. The Board has the right to reject any and all bids, and such reservation shall be included in the public announcement. Bidders not receiving a contract award shall not be entitled to recover any costs of bid preparation or submittal from the District.

(3) Competitive Selection.

(a) The Board shall review and evaluate the data submitted in response to the notice described above regarding qualifications and performance ability, as well as any statements of qualification of file. The Board shall conduct discussions with, and may require public presentation by firms regarding their qualifications, and/or public presentation, select and list the firms, in order of preference, deemed to be the most highly capable and qualified to perform the required professional services, after considering these and other appropriate criteria:

1. The ability and adequacy of the professional personnel employed by each firm.
2. Each firm's past performance for the District in other professional employment settings.
3. The willingness of each firm to meet time and budget requirements.
4. The geographic location of each firm's headquarters or office in relation to the project.
5. The recent, current, and projected workloads of each firm.
6. The volume of work previously awarded to each firm.
7. Whether a firm is a certified minority business enterprise.

Nothing in these Rules shall prevent the District from evaluating and eventually selecting a firm if less than three (3) responses, including responses indicating a desire not to submit a formal bid on a given project, are received.

- (b) If the selection process is administered by a person other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

(4) Competitive Negotiation.

- (a) After the Board has authorized the beginning of competitive negotiations, the District may begin such negotiations with the firm listed as the most qualified to perform the required professional services.
- (b) In negotiating a lump-sum or cost-plus-a-fixed-fee professional contract for more than the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY FOUR, the firm receiving the award shall be required to execute a truth-in-negotiation certificate stating that "wage rates and other factual unit costs supporting the compensation are accurate, complete, and current at the time of contracting." In addition, any professional service contract under which such a certificate is required, shall contain a provision that "the original contract price and any additions thereto, shall be adjusted to exclude any significant sums by which the Board determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs."
- (c) Should the District within twenty-one (21) days be unable to negotiate a satisfactory agreement with the firm determined to be the most qualified at a price deemed by the District to be fair, competitive, and reasonable then unless modified by the Board, negotiations with that firm shall be terminated and the District shall immediately begin negotiations with the second most qualified firm. If a satisfactory agreement with the second firm cannot be reached within twenty-one (21) days (unless modified by the Board to the contrary) those negotiations shall be terminated and negotiations with the third most qualified firm shall be undertaken.
- (d) Should the District be unable to negotiate a satisfactory agreement with any of the selected firms within twenty-one (21) days (unless modified by the Board to the contrary) additional firms shall be selected by the District, in order of their competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.
- (e) Once an agreement with a firm or individual is reached, notice of the award or intent to award, including the rejection of some or all bids, shall be provided in writing to all bidders by United States Mail, by hand delivery, or by overnight delivery service, and by posting same in the District Office for seven (7) days.

- (5) Continuing Contract. Nothing in this Rule shall prohibit a continuing contract between a firm or an individual and the District.
- (6) Emergency Purchase. The District may make an emergency purchase without complying with these Rules. The fact that an emergency purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: s.s. 190.011(5), Fla. Stat.

Law Implemented: s.s. 190.011(3), 287.055, 190.033, Fla. Stat.

5.0 Bid Protests Under Consultants' Competitive Negotiations Act.

Notwithstanding any other provision in these Rules, the resolution of any protests regarding the decision to solicit or award a contract for a bid or proposal shall be in accordance with this section.

- (1) Notice. The District shall give all bidders written notice of its decision to award or intent to award a contract, including rejection of some or all bids, by United States Mail (which shall be deemed delivered two (2) days after delivery to the U.S. Postal Service), by certified/registered mail return receipt requested, by hand delivery, or by overnight delivery service (which shall be deemed delivered by the next business day), and by posting same in the District Office for seven (7) days. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Section 5.2 of the Rules of Cory Lakes Community Development District shall constitute a waiver of proceedings under those Rules."
- (2) Filing. Any person who is affected adversely by the District's decision or intended decision shall file with the District a notice of protest within seventy-two (72) hours after the posting of the final bid tabulation or after receipt of the notice of the District decision or intended decision, and shall file a formal written protest within seven (7) days after the date of filing of the notice of protest. The notice of protest shall identify the procurement by title and number or any other language that will enable the District to identify it, shall state that the person intends to protest the decision, and shall state with particularity the law and facts upon which the protest is based. With respect to a protest of the specifications contained in an Invitation to Bid or in a Request for Proposals, the notice of protest shall be filed in writing within seventy-two (72) hours after the receipt of the notice of the project plans and specifications (or intended project plans and specifications) in an Invitation to Bid or Request for Proposals, and the formal written protest shall be filed within seven (7) days after the date when notice of protest is filed. Failure to file a notice of protest, or failure to file a formal written protest, shall constitute a waiver of all further proceedings.

- (3) Award Process. Upon a receipt of a notice of protest which has been timely filed, the District shall stop the bid solicitation process (or the contract and award process) until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances which require the continuance of the process without delay in order to avoid immediate and serious danger to the public health, safety, or welfare, the award process may continue.
- (4) Mutual Agreement. The District, on its own initiative or upon the request of a protester, shall provide an opportunity to resolve the protest by mutual agreement between the parties within seven (7) days, excluding Saturdays, Sundays and legal holidays, upon receipt of a formal written request.
- (5) Proceedings. If the subject of a protest is not resolved by mutual agreement, a proceeding shall be conducted in accordance with the procedural guidelines set forth in Section 3.0.

Specific Authority: s.s. 120.57(3), 190.011(5) Fla. Stat.

Law Implemented: s.s. 120.57(3), 190.033, Fla. Stat.

5.1 Protests With Respect To Contracts Awarded Or Bid Documents.

The resolution of any protests regarding Bid Documents or the decision to award a contract for a bid or proposal shall be in accordance with section 5.1.

- (1) Notice. The District shall give all bidders or proposers written notice of a decision to award or to reject all bids by posting the notice in the District Office for seven (7) days, with a copy being provided to all submitting firms by United States Mail (which shall be deemed delivered two (2) days after delivery to the U.S. Postal Service), by certified/registered mail return receipt requested, or by hand delivery. The notice shall include the following statement: "Failure to file a written protest with the District within seventy-two (72) hours following the receipt of notice of the District's decision to award a contract shall constitute a waiver of any objection to the award of such contract."
- (2) Filing.
 - (a) Any firm or person who is affected adversely by a District decision to award a contract shall file with the District a written notice of protest within seventy-two (72) hours after receipt of the notice of the District's decision, and shall file a formal written protest with the District within seven (7) calendar days after timely filing the initial notice of protest. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt of the District. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the District's

decision or contract award. The formal written protest shall state with particularity the facts and law upon which the protest is based.

- (b) With respect to a protest regarding the Bid Documents, including specifications or other requirements contained in an Invitation to Bid or in a Request for Proposals, the notice of protest shall be filed in writing within seventy-two (72) hours after the receipt of the proposed project plans and specifications or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest with respect to the aforesaid plans, specifications or contract documents.
- (3) Award Process. Upon receipt of a timely filed notice of protest, the District shall abate the contract award process until the protest is resolved by final Board action. However, if the District determines particular facts and circumstances require the continuance of the contract award process without delay in order to avoid immediate and serious danger to the public health, safety, or welfare, the contract award process may continue. In such circumstances, the contract awarded shall be conditioned on the outcome of the protest.
- (4) Informal Proceeding. If the Board determines a protest does not involve a disputed issue of material fact, the Board may, but is not obligated to, schedule an informal proceeding to consider the protest. Such informal proceeding shall be at a time and place determined by the Board. Notice of such proceeding shall be posted in the office of the District not less than three (3) calendar days prior to such informal proceeding, with copy being mailed to the protestant and any substantially affected person or parties. Within fifteen (15) calendar days following the informal proceeding, the Board shall issue a written decision setting forth the factual, legal, and policy grounds for its decision.
- (5) Formal Proceeding. If the Board determines a protest involves disputed issues of material fact or if the Board elects not to use the informal proceeding process provided above, the District shall schedule a formal hearing to resolve the protest in accordance with the procedural guidelines set forth in Section 3.0.

Specific Authority: s.s. 120.57, 190 011(5), Fla. Stat.

Law Implemented: s.s. 190.033, Fla. Stat.

5.2 Bid Protests Relating to Any Other Award.

Notwithstanding any other provision in these Rules, the resolution of any protests regarding the decision to solicit or award a contract for a bid proposal under Sections 4.1, 4.2, or 4.5 shall be in accordance with Section 5.2.

- (1) Notice. The District shall give all bidders written notice of its decision to award or intent to award a contract, including rejection of some or all bids, by United States Mail (which shall be deemed delivered two (2) days after delivery to the U.S. Postal Service), by certified/registered mail return receipt requested, by hand delivery, or by overnight delivery service (which shall be deemed delivered on the next business day), and by posting same in the District Office for seven (7) calendar days.
- (2) Filing. Any person who is adversely affected by the District's decision or intended decision shall file with the District a notice of protest in writing within seventy-two (72) hours after the posting of the final bid tabulation or after receipt of the notice of the District decision or intended decision, and shall file a formal written protest within seven (7) days after the date of filing of the notice of protest. The formal written protest shall state with particularity facts and law upon which the protest is based. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of all further proceedings.
- (3) Award Process. Upon receipt of a notice of protest which has been timely filed, the District shall stop the bid solicitation process or the contract and award process until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances which require the continuance of the process without delay in order to avoid an immediate and serious danger to the public health, safety, or welfare, the award process may continue.
- (4) Mutual Agreement. The District, on its own initiative or upon the request of a protester, shall provide an opportunity to resolve the protest by mutual agreement between the parties within five (5) days, excluding Saturdays, Sundays and legal holidays, of receipt of a formal written protest.
- (5) Hearing. If the subject of a protest is not resolved by mutual agreement, the District shall hold a proceeding in accordance with the procedural guidelines set forth in Section 3.0.

Specific Authority: s.s. 190.011(5), Fla. Stat.

Law Implemented: s.s. 190.033, Fla. Stat.

6.0 Design-Build Contract Competitive Proposal Selection Process.

- (1) Scope. The District may utilize design-build contracts for any public construction project for which the Board determines that use of such contracts in the best interest of the District. When letting a design/build contract, the District shall use the following procedure:
 - (a) The District shall utilize a design criteria professional meeting the requirements of Section 287.055(2)(k) when developing a design criteria package, evaluating the responses or bids submitted by design-build firms, and determining compliance of the project construction with the design criteria package. The design criteria professional may be an employee of the District or may be retained using Section 4.6, Procedure Under Consultant's Competitive Negotiations Act.
 - (b) A design criteria package for the construction project shall be developed and sealed by the design criteria professional. The package shall include concise, performance –oriented drawings or specifications of the project, and shall include sufficient information to put interested firms on notice of substantially all of the requirements of the project. If the project utilizes existing plans, the design criteria professional shall create a design criteria package by supplementing the plans with project specific requirements, if any. All design criteria packages shall require firms to submit information regarding the qualifications, availability and past work of the firms, including the partners and members thereof.
 - (c) The Board, in consultation with the design criteria professional, shall establish the standards and procedures for the evaluation of design-build proposals based on price, technical, and design aspects of the project, weighted for the project.
 - (d) After the design criteria package and the standards and procedures for evaluation of proposals have been developed, competitive proposals from qualified firms shall be solicited, pursuant to the design criteria by the following procedure:
 1. A Request for Proposals shall be advertised at least once in a newspaper of general circulation in the county in which the District is located. The notice shall allow at least seven (7) days for submittal of proposals, unless the Board, for good cause, determines a shorter period of time is appropriate.
 2. The District may maintain qualifications information, including: capabilities, adequacy of personnel, past record, experience, whether the firm is a certified minority business enterprise as defined by the Florida Small Business and Minority Assistance Act

of 1985, and other factors, on design-build firms. Such firms shall receive a copy of the request for proposals by mail.

3. In order to be eligible to submit a proposal a firm must, at the time of receipt of the proposals:
 - (a) Hold the required applicable state professional license in good standing, as defined by Section 287.055(2)(h), Florida Statutes;
 - (b) Hold all required applicable federal licenses in good standing, if any;
 - (c) Hold a current and active Florida Corporate Charter or be authorized to do business in Florida in accordance with Chapter 607, Florida Statutes, if the bidder is a corporation;
 - (d) Meet any special prequalification requirements set forth in the design criteria package.

Evidence of compliance with these Rules may be submitted with the bid, if required by the District.

- (e) The Board shall select no fewer than three (3) design-build firms as the most qualified, based on the information submitted in the response to the request for proposals, and in consultation with the design criteria professional, shall evaluate their proposals based on the evaluation standards and procedures established prior to the solicitation of requests for proposal.
- (f) The Board shall negotiate a contract with the firm ranking the highest based on the evaluation standards, and shall establish a price which the Board determines to be fair, competitive, and reasonable. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the most qualified at a price considered by the Board to be fair, competitive and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the second most qualified firm, based on the ranking by the evaluation standards. Failing accord with the second most qualified firm, the Board must terminate negotiations. The Board shall then undertake negotiations with the third firm. Should the Board be unable to negotiate a satisfactory contract with any of the selected firms, the Board shall select additional firms in order of their rankings based on the evaluation standards and continue negotiations until an agreement is reached.

- (g) After the Board contracts with a firm, the firm shall bring to the Board for approval, detailed working drawings of the project.
 - (h) The design criteria professional shall evaluate the compliance of the project construction with the design criteria package, and shall provide the Board with a report of the same.
- (2) Emergency Purchase. The Board may, in case of public emergency, declare an emergency and immediately proceed with negotiations with the best qualified design-build firm available at the time. The fact that an emergency purchase has occurred shall be noted in the minutes of the next Board meeting.

Specific Authority: s.s. 190.011(5), Fla. Stat.

Law Implemented: s.s. 190.033, 255.20, Fla. Stat.

7.0 District Auditor Selection Procedures.

Prior to selecting an auditor to conduct the annual financial audit as required in section 218.39, Florida Statutes, the District shall use the auditor selection procedures as required under section 218.391, Florida Statutes.

Specific Authority: s. 190.011(5), Fla. Stat.

Law Implemented: s. 218.391, Fla. Stat.

8.0 Effective Date.

These Rules shall be effective May 21, 2014.

Cory Lakes

Community Development District

EXHIBIT

11

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

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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
• Component Inventory • Condition Assessment • Estimated Useful Life • Remaining Useful Life • Replacement Cost	• 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	
	Decks, Beach House	X				
	Docks and Pilings, Beach House, Inspections and Capital Repairs	X				
	Docks and Pilings, Beach House, Replacement (Incl. Gangway)	X				
Property Site	Exercise Equipment, Beach House		X			
	Expenses Less Than \$10,000		X			
	Fence, Aluminum	X				
	Fence, Aluminum, Cory Lake Boulevard	X				
Property Site	Fence, Chain Link, Cory Lake Drive	X				
	Fence, Vinyl (Arbor Green Community Development District)					O
	Fences, Hockey Rink and Landscape Yard		X			
	Foundations, Common Buildings			X		
Pool	Fountains, Gate Houses		X			
	Furniture	X				
	Gate Entry System (Envera)					O
	Gate Operators, Phased (Incl. Swing Arms)	X				
Property Site	Gates, Aluminum, Vehicular	X				
	Gazebo		X			
	Homes and Lots				O	
	HVAC Equipment, Beach House and Gatehouses, Phased	X				
Beach House, Gatehouses, and Pool House	HVAC Equipment, Pool House		X			
	Hydrants (City of Tampa)					O
	Interior Renovations, Complete	X				
	Interior Renovations, Partial	X				
Beach House, Gatehouses, and Pool House	Irrigation System, Partial Replacements	X				
	Landscaping		X			
	Lift Station (City of Tampa)					O
	Lift Stations, Pumps	X				
Property Site	Lift Stations, Rebuild	X				
	Light Poles and Fixtures (TECO)					O
	Mechanical Equipment, Phased	X				
	Other Repairs Normally Funded Through the Operating Budget		X			
Property Site	Paint Finishes, Building Exteriors		X			
	Pavers, Replacement, Partial	X				
	Pavers, Seal	X				
	Pergolas, Wood, Pool		X			
Property Site	Pipes, Interior Building, Water and Sewer		X			
	Playground Equipment, Phased	X				
	Ponds, Fountains, Phased	X				
	Ponds, Shoreline, Common, Erosion Control		X			
Pool	Pool Finish	X				
	Railings, Beach House and Cachet Isle Bridge		X			
	Roof, Tile, Beach House	X				
	Roof, Tile, Pool House	X				
Beach House, Gatehouses, and Pool House	Roofs, Tile, Gatehouses	X				
	Security System (Envera)					O
	Sidewalks, Concrete, Common Areas		X			
	Signage, Property Identification	X				
Property Site	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				
	Sport Courts, Basketball, Hockey, Pickleball, and Tennis, Surface, Replacement	X				
Property Site	Sport Courts, Basketball, Hockey, Pickleball, and Tennis, Fences	X				
	Stormwater System, Partial	X				
	Structural Frames, Common Buildings			X		
	Subsurface Utilities, Sanitary Waste (City of Tampa)					O
Pool	Subsurface Utilities, Water Supply (City of Tampa)					O
	Utility Vehicles		X			
	Volleyball Court		X			
	Water Slide, Fiberglass, Refinishing	X				
Beach House, Gatehouses, and Pool House	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

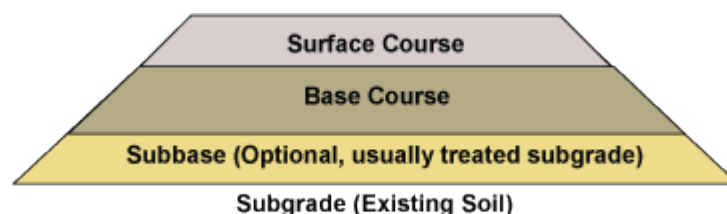


Figure 2 – Water slide exit into pool

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



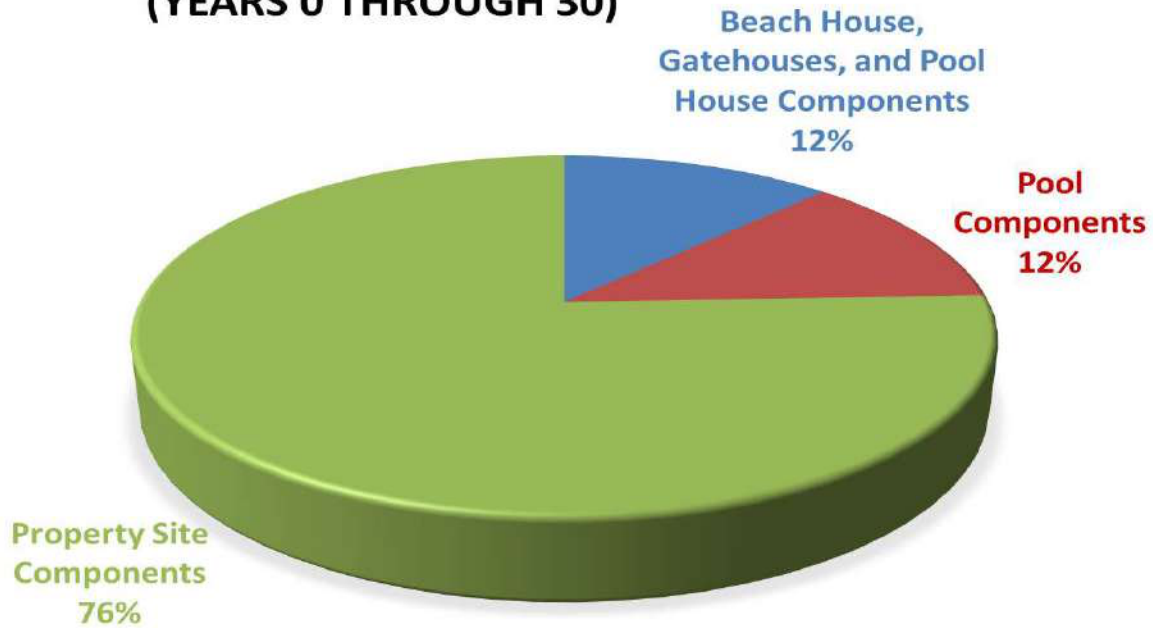
Figure 2 – Falling fence at pickleball/tennis courts

Condition Model

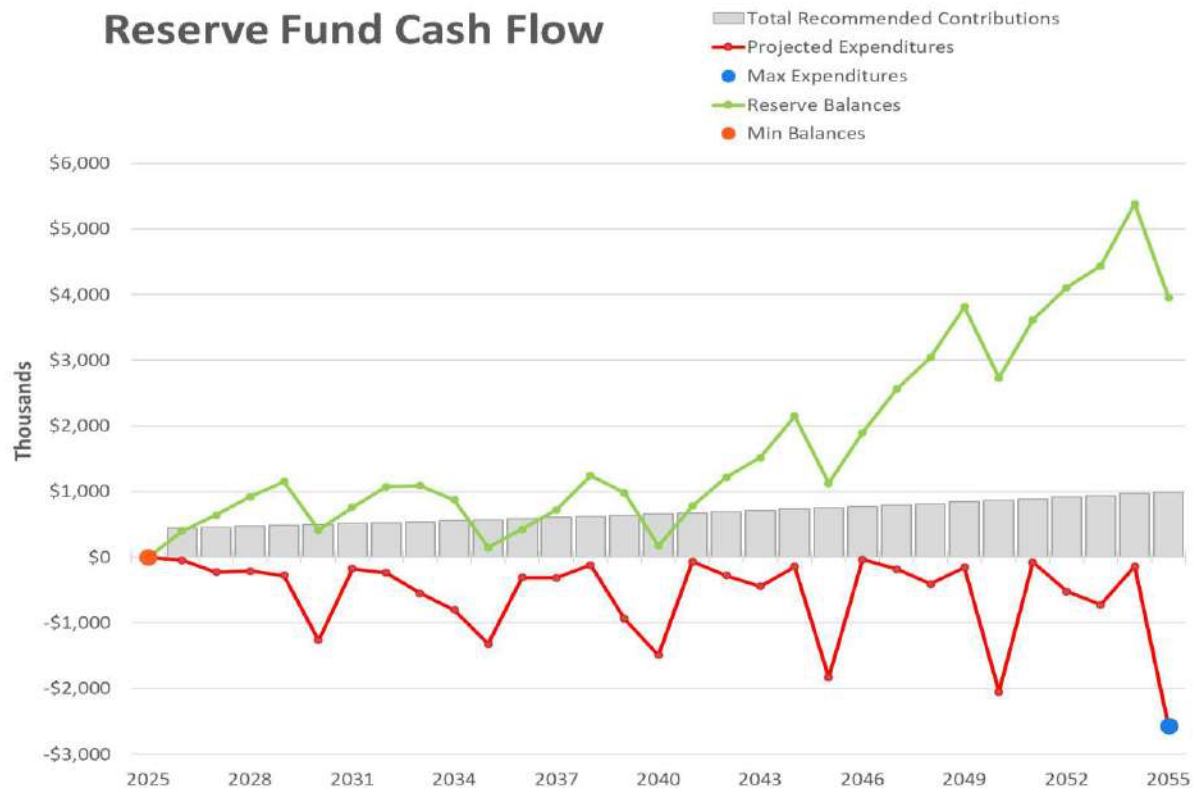
Component Type	Component Name	Condition	Urgency	1st Year of Replacement
Beach House, Gatehouses, and Pool House	Decks, Beach House	7	✓	2027
Beach House, Gatehouses, and Pool House	HVAC Equipment, Beach House and Gatehouses, Phased	7	✓	2027
Beach House, Gatehouses, and Pool House	Interior Renovations, 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

12

AGENDA

Emergency Action Plan (EAP)
Hurricane Emergency Response and Recovery
Cory Lakes Community Development District (CLI CDD)

1. Purpose

The purpose of this EAP is to establish a clear, formal, and actionable set of procedures for hurricane preparedness, response, and recovery. It ensures the protection of residents, staff, contractors, and District property, while maintaining operational continuity and compliance with Hillsborough County Emergency Management directives.

2. Scope

This EAP applies to:

- All CLI CDD employees, contractors, and Board members.
- All District-owned facilities, assets, and infrastructure.
- All operations conducted during hurricane readiness, response, and recovery.

3. Authority

This EAP is enacted under the authority of the CLI CDD Board of Supervisors in accordance with:

- Florida Statutes governing Community Development Districts.
- Hillsborough County Emergency Management Protocols.
- National Weather Service hurricane alert guidelines.

4. Definitions

- Hurricane Watch – Issued approximately 48 hours before hurricane conditions are possible; triggers initial preparedness actions.
- Hurricane Warning – Issued approximately 36 hours before hurricane conditions are expected; triggers full activation of preparedness measures.
- JCS Response Team (JCS-RT) – Trained and designated security/operational personnel authorized to remain onsite during a hurricane if safe and permitted.
- Essential Personnel – Individuals required to perform critical tasks before, during, or after the hurricane.

5. Roles and Responsibilities

District Manager (Incident Commander)

- Lead all hurricane preparedness, response, and recovery activities.
- Communicate directly with Board Chairperson and Vice-Chairperson.
- Maintain emergency vendor contact list and coordinate readiness checks.
- Authorize emergency purchases and document all actions for Board ratification.
- Coordinate post-storm assessments and restoration efforts.

Board Chairperson / Vice-Chairperson

- Approve emergency actions and convene emergency Board meetings.
- Provide policy-level directions to the District Manager.
- Maintain availability for communication during all hurricane phases.

Facilities Manager

- Inspect and secure all District facilities before storm impact.
- Oversee installation of protective measures.
- Supervise debris clearance and facility restoration after the storm.

Contractors

- Secure all work sites, materials, and equipment.
- Follow safety and evacuation procedures.
- Maintain readiness for post-storm remediation work.

JCS Response Team (JCS-RT)

- Remain in safe shelter during the storm.
- Maintain communications and storm monitoring.
- Conduct immediate post-storm safety checks once conditions allow.

6. Procedures

6.1 Preparedness Timeline

72 Hours Before Expected Landfall

- Brief Board leadership.
- Emergency Board meeting convened if necessary.
- Verify emergency supply inventories.
- Contact contractors to confirm readiness.
- Distribute mass resident communication via email, website, and social media.
- Confirm emergency contact lists are current.

48 Hours Before (Hurricane Watch Issued)

- Inspect all District facilities.
- Clear storm drains and debris from common areas.
- Begin removal of outdoor equipment and materials.
- Ensure fuel tanks for generators are full.
- Review staff and contractor assignments.

24 Hours Before (Hurricane Warning Issued)

- Secure gatehouses and remove gate arms.
- Protect and unplug electronics.
- Board windows/doors as necessary.
- Remove or secure amenities and park furniture.
- Verify that all loose outdoor items are secured.

12 Hours Before

- Shut off all utilities at main disconnects.
- Release all non-essential staff to safety.
- Final status check with all essential personnel.

6.2 During Hurricane

- JCS-RT remains in pre-designated safe shelter.
- Maintain storm monitoring via multiple channels.
- Keep communication open with District Manager.
- Avoid outdoor activity until official all-clear is issued.

6.3 Post-Hurricane Recovery

Phase 1 – Immediate Assessment (0–24 Hours)

- Await clearance from Hillsborough County for re-entry.
- Limit access to essential personnel only.
- Facilities Manager conducts damage documentation with photos/videos.
- Prioritize roadway clearance and restoration of critical utilities.

Phase 2 – Restoration & Claims (1–14 Days)

- Contact insurance adjusters before beginning major repairs.
- Retain damaged materials for inspection.
- Restore fire protection and safety systems.
- Maintain daily progress reports to Board leadership.

7. Communication Protocols

Primary: Mobile phone calls/text messaging.

Secondary: Email updates to Board, staff, and residents.

Tertiary: Website and social media postings.

Emergency Alerts: Hillsborough County emergency notification system.

8. Safety Guidelines

- Treat all downed power lines as energized.
- Wear PPE when handling debris.
- Avoid floodwater and damaged structures until cleared.

9. Documentation

Maintain a written and digital log of all actions, communications, and expenditures.

File incident reports and Board meeting minutes within 30 days post-event.

Appendix B – Emergency Contact List

- Ann Belya – Chairperson, CLI CDD | C: 571-332-6795
- Todd Apple – Vice Chairperson, CLI CDD | C: 302-290-0992
- Larry Krause – District Manager | C: 813-460-0130
- Dane Engle – Facilities Manager | O: 813-986-1031 | C: 813-924-4673
- Charles Reed – District Engineer | C: 813-751-2658
- Landscape Maintenance Professionals (LMP) – Steve Small | C: 813-267-0489
- Hillsborough County Emergency Management | P: 813-272-6602
- Tampa Electric (TECO) Outage Reporting: 877-588-1010
- TECO Gas Emergency Line: 877-832-6747
- City of Tampa Water Department: 813-274-8811

Appendix C – Supply & Equipment Inventory

- 10,000 heavy-duty zip ties
- 3–4 hand snippers
- Work gloves
- Plywood panels
- Storm shutters
- Portable AM/FM radios
- Two-way radios with extra batteries
- Flashlights (LED, waterproof)
- Rubber boots, blankets, sleeping bags
- First Aid kits
- Shelf-stable food and bottled water
- Fuel cans
- Tarps and rope
- Portable generator
- Fire extinguishers
- Basic tool kits
- Waterproof storage bins, plastic wrap for electronics

Appendix D – Evacuation Routes & Shelter Information

Note: Cory Lake Isles Community is not in a designated evacuation zone; however, residents and staff should be prepared for relocation in case of utility failures or other emergencies.

Primary Evacuation Routes:

- Morris Bridge Road to I-75 North or South
- Cross Creek Boulevard to Bruce B. Downs Boulevard

Designated Emergency Shelters:

- Bartels Middle School (Pet-Friendly) – 9020 Imperial Oak Blvd, Tampa, FL 33647
- Benito Middle School – 10101 Cross Creek Blvd, Tampa, FL 33647

Appendix E – Forms

E.1 – Damage Assessment Form

Date | Time | Location | Description of Damage | Estimated Cost | Photos Taken (Y/N) | Inspector Initials

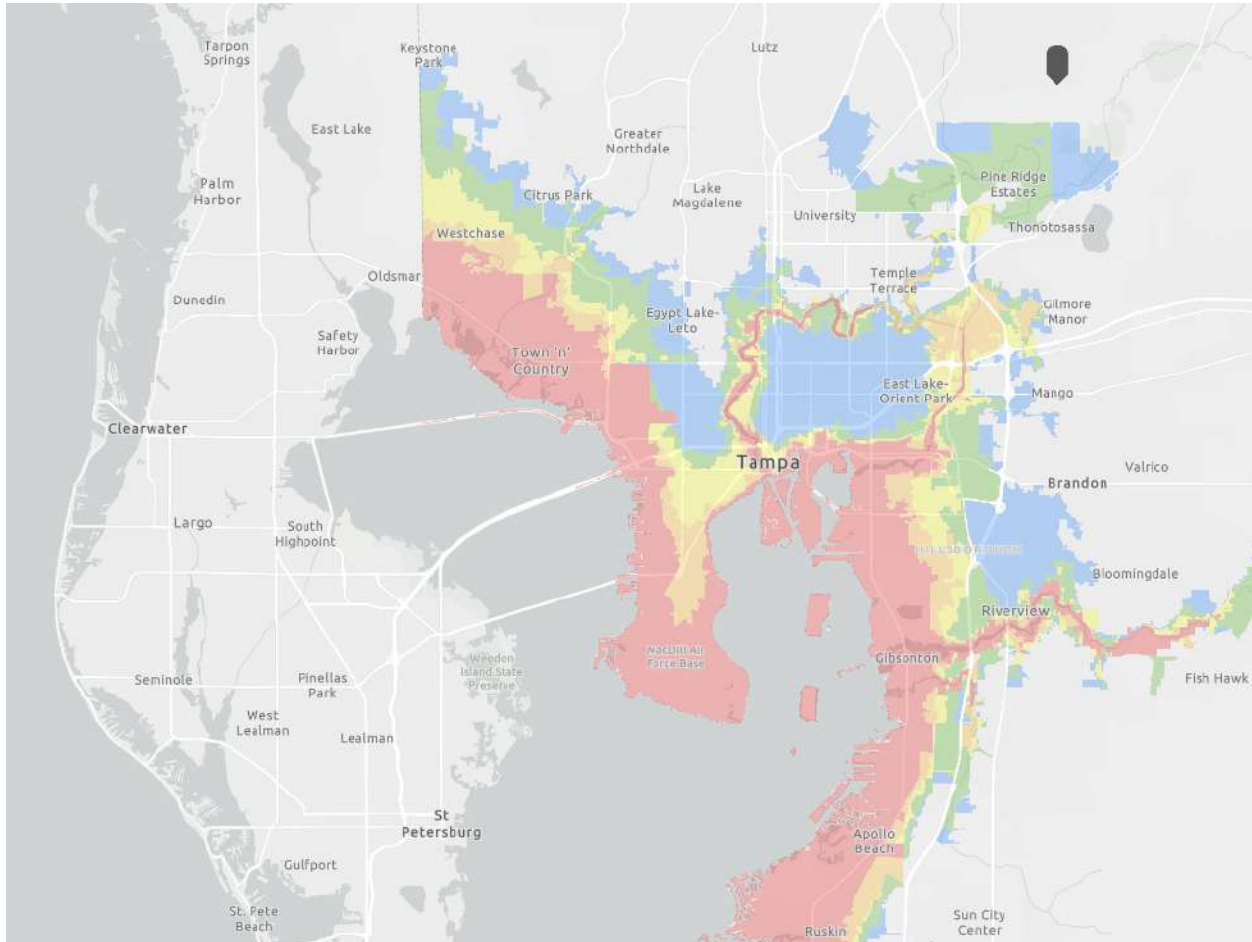
E.2 – Insurance Claim Documentation Log

Date Filed | Claim Number | Insurance Rep | Contact Number | Items Claimed | Status | Notes

E.3 – Post-Event Expense Log

Date | Vendor / Payee | Description of Goods/Services | Invoice Number | Amount | Payment Method | Approved By

Cory Lake Isles Community is NOT in an Evacuation Zone



[Find Evacuation Information | Hillsborough County, FL](#)

Useful Websites and Information

[Preparing for Hurricanes or Other Tropical Storms | Hurricanes | CDC](#)

[Hurricane and Severe Weather Information | Florida Department of Health](#)

[Hurricane Information Fact Sheets | Florida Department of Health](#)

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Cory Lakes

Community Development District

EXHIBIT

13

AGENDA

MOTIONS OF 07/17/25 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 Thursday, July 17, 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 6:08 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
Andy Mendenhall	District Manager, Kai
Brandy Marshall	Lieutenant, JCS
John Scallon	Owner, JCS
Michael Sakellarides	Facilities Manager, JCS
Dane Engle	Facilities Manager, JCS
Steve Small	Account Manager, Juniper Landscaping
Jeff Tatem	President, POA

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board accepted **the walk-on presentation of award from JCS to be presented**, for the Cory Lakes Community Development District.

On a MOTION by Mr. Apple, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board accepted **the amendment of the agenda to allow vendor discussion regarding security**, for the Cory Lakes Community Development District.

On a MOTION by Ms. McIntyre, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved **to include the updated letter with a different color in the mailout in the amount not to exceed \$2,000.00**, for the Cory Lakes Community Development District.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-10, Authorizing Bank Account Signatories**, for the Cory Lakes Community Development District.

On a MOTION by Mr. Apple, SECONDED by Ms. McIntyre, WITH FOUR IN FAVOR, the Board adopted **Resolution 2025-11, Adopting Parking and Towing Policy on Property Owned by the CDD with changes as amended**, for the Cory Lakes Community Development District.

On a MOTION by Ms. McIntyre, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved to **authorize the Chairman to sign the towing contract after review by District Counsel**, 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 proposal from Timber Intentions for the Beach Club deck in the amount of \$7,610.00**, 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 request for an alternative vendor to be presented to the Board for the Pavers Project**, for the Cory Lakes Community Development District.

On a MOTION by Ms. McIntyre, SECONDED by Mr. Aliaga, WITH ALL IN FAVOR, the Board approved **that facilities staff takes over the management of the Pavers Project**, for the Cory Lakes Community Development District.

On a MOTION by Ms. McIntyre, WITH NO SECOND, the Board rejected **that in the event Brick Pavers do not sign the contract or wishes to amend the contract, the contract must be brought back to the Board for discussion and approval**, for the Cory Lakes Community Development District.

On a MOTION by Mr. Apple, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved to **instruct the facility management to erect inclement weather signs throughout the specified areas in the community: Volleyball, Tennis, Hockey, Soccer and Basketball courts**, for the Cory Lakes Community Development District.

On a MOTION by Mr. Apple, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved to **put a single sign at the Soccer Field that says “No Driving”**, 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 **put lightning signs at the playgrounds**, 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 **add discussion on crosswalks to the August agenda**, 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 LMP for the Morris Bridge in the amount of \$5,650.32**, for the Cory Lakes Community Development District.

On a MOTION by Ms. Apple, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **Proposal from LMP for the Playground in the amount of \$265.00**, for the Cory Lakes Community Development District.

On a MOTION by Mr. Apple, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved the **Proposal from LMP for the Sod Behind Pool (Sidewalk) in the amount of \$700.00**, 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 **Proposal from LMP to move Three Washingtonians in the amount of \$6,000.00**, for the Cory Lakes Community Development District.

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

On a MOTION by Ms. McIntyre, WITH NO SECOND, the Board rejected the **removal of the Summary of Motions**, 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 **June 24, 2025 and July 2, 2025, Regular Meeting Minutes with changes as amended**, for the Cory Lakes Community Development District.

On a MOTION by Mr. Apple, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board accepted and adopted the **Donation Collection Policy effective July 17, 2025**, for the Cory Lakes Community Development District.

On a MOTION by Mr. Apple, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board accepted the **Lake Rules Sign proposal from Signarama as soon as words are decided and finalized in the amount of \$992.36**, for the Cory Lakes Community Development District.

On a MOTION by Ms. McIntyre, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved the **Pool Filter Grids Replacement and Black Algae Treatment from Bandu in the amount of \$3,500.00 and \$1,100.00, respectively**, 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 **Playground Repair and Clean Up Proposal from Playworx in the amount of \$23,247.12**, 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 **walk-on Window Tint Proposal for the Beach Club from Solar/Tek in the amount of \$19,508.00**, 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 **walk-on item from Florida Patio Furniture for the Pool Furniture in the amount of \$4,542.95**, for the Cory Lakes Community Development District.

On a MOTION by Mr. Apple, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **walk-on item from Suncoast Rust for the additional of 3 wells for Rust Removal Treatment in the amount of \$1,425/month**, for the Cory Lakes Community Development District.

On a MOTION by Mr. Apple, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved to **buy a treadmill in the amount of \$7,500.00**, for the Cory Lakes Community Development District.

On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved **continuing the meeting on August 5, 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.

143

Signature

Signature

144

Printed Name

Printed Name

145 **Title:** ☐ **Secretary** ☐ **Assistant Secretary**

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

Cory Lakes

Community Development District

EXHIBIT

14

AGENDA

1 **MINUTES OF 07/17/25 REGULAR MEETING & CLOSED SESSION**
2 **CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**
3

4 The Regular Meeting & Closed Session of the Board of Supervisors of the Cory Lakes Community
5 Development District was held Thursday, July 17, 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 6:08 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 Andy Mendenhall	District Manager, Kai
21 Brandy Marshall	Lieutenant, JCS
22 John Scallon	Owner, JCS
23 Michael Sakellarides	Facilities Manager, JCS
24 Dane Engle	Facilities Manager, JCS
25 Steve Small	Account Manager, Juniper Landscaping
26 Jeff Tatem	President, POA

27 *The following is a summary of the discussions and actions taken at the July 17, 2025 Cory Lakes CDD*
28 *Board of Supervisors Regular Meeting & Closed Session.*

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

30 Chairman Belyea welcomed everyone and stated that the main focus of the meeting would be reviewing
31 the reduced high-water budget for fiscal year 2026.

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

33 Supervisor Acoff said they could review the budget and continue with upcoming actions and welcomed
34 everyone.

35 Supervisor McIntyre and Supervisor Aliaga welcomed everybody.

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

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

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

39 Walk-on Item: Presentation of Award by JCS

40 Chairman made a motion to accept the walk-on presentation of award from JCS to be presented.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board accepted **the walk-on presentation of award from JCS to be presented**, for the Cory Lakes Community Development District.

Ms. Marshall read a certificate and presented awards to two individuals who successfully performed CPR to save a child from a potential drowning incident. Their quick response and life-saving actions were formally recognized and commended.

Vice Chairman Apple made a motion to accept the amendment of the agenda to allow vendor discussion.

On a MOTION by Mr. Apple, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board accepted **the amendment of the agenda to allow vendor discussion regarding security**, for the Cory Lakes Community Development District.

Mr. Fulton from Safe Streets proposed moving to one cloud-based vigilan system to replace the current mix of platforms. He said only about 20% of cameras might be working and offered a wireless solution with better coverage. Mr. Fulton explained that switching would require a full system change, including new resident access and visitor management. Supervisor McIntyre added JCS now monitors the cameras, and any new system should fully replace Envera. Mr. Sakellarides agreed to coordinate with JCS.

Supervisor Acoff asked if the security project would go through an RFP and stressed the need for confidentiality and a clear workflow. Chairman Belyea agreed, saying the presentation was unexpected and clarified no RFP had been issued yet, though changes might be coming due to service concerns. Supervisor Acoff sought clarity on whether Mr. Sakellarides was authorized to move forward. Chairman Belyea said they need to meet with Mr. Sakellarides, Mr. Engle and JCS to define the needs before issuing the RFP.

A. Exhibit 1: Update: FY 2026 Proposed Budget

Vice Chairman Apple noted the final \$145,000 debt service payment in FY 2026, which could be reallocated in FY 2027. Supervisor Acoff questioned the \$5,000 payroll service fee, and Mr. Krause explained that it remained from the prior model, as JCS is still in a trial phase. Vice Chairman Apple pointed out that \$200,000 was budgeted for contracted personnel, suggesting a commitment to the new structure and added that page 9 reflects simplified categorization for contracted personnel.

Supervisor Acoff asked why the Water Sewer Utility service line increased to \$40,000. Vice Chairman Apple noted that it reflects a 12-month projection based on current spending. Supervisor Acoff then questioned if the \$16,000 for Off-Duty Policing was still needed. Chairman Belyea responded that with JCS now in place, policing funds likely were not necessary.

Vice Chairman Apple asked if the \$200,000 budgeted for contracted personnel clearly defines roles in the contract. Chairman Belyea said the initial proposal listed positions like Facility Manager, Office Manager, and Assistant Facility Manager. Supervisor Acoff added that the Board needs an organizational structure from JCS to clarify responsibilities. Vice Chairman Apple agreed, stating they should know exactly what they are paying for.

Supervisor McIntyre said the \$7,500 budgeted for irrigation maintenance in FY 2026 is underfunded and suggested moving \$5,000 from payroll to cover it. Vice Chairman Apple agreed, and proposed shifting \$3,000 from the off-duty policing line.

Vice Chairman Apple reviewed the FY 2026 Project List. Supervisor McIntyre asked for actual pricing on the \$30,000 budgeted for gym treadmills, noting the number might have been an estimate. Mr. Sakellarides responded that they're currently working with the vendor to get firm costs for replacing the two commercial treadmills.

Vice Chairman Apple stated that balancing the budget would require an 8.18% increase, resulting in most homeowners paying an additional \$233.78.

Mr. Krause explained that a required legal letter should be mailed due to the proposed budget increase and suggested including the Board's explanatory letter in the same envelope for additional \$200.00. Supervisor McIntyre recommended using colored paper to distinguish them. The Board agreed to send both letters together, with color-coding, and approved the added cost.

Mr. Krause suggested posting the explanatory letter on the website along with the attached 8.1% proposed budget for added transparency.

On a MOTION by Ms. McIntyre, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved to **include the updated letter with a different color in the mailout in the amount not to exceed \$2,000.00**, for the Cory Lakes Community Development District.

B. Consideration/Adoption of Resolutions

1. Exhibit 2: 2025-10, Authorizing Bank Account Signatories

Supervisor McIntyre requested that the Chairman review the bank accounts for any past irregularities; the Board agreed.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-10, Authorizing Bank Account Signatories**, for the Cory Lakes Community Development District.

2. Exhibit 3: 2025-11, Adopting Parking and Towing Policy on Property Owned by the CDD

Supervisor McIntyre requested updating the titles to reflect Mr. Engle's current role. After clarification, the Board agreed to list him as "Facility Manager" and remove "Office Administrator." She also, recommended revising item four under Parking Restrictions by removing the phrase "unless authorized in writing by the District," so the sentence would simply begin with "No vehicles or vessels shall be parked on a sidewalk."

Supervisor Acoff raised a concern about whether the easement area between sidewalks and roads is clearly included as District property. Vice Chairman Apple suggested clarifying the language by updating the opening paragraph to include "easements" after "parking lots" in the phrase describing District property.

The Board discussed the need to clarify the overnight parking policy, particularly what qualifies as "overnight" and how guest passes are issued. Vice Chairman Apple noted current policy language was vague, and Supervisor McIntyre emphasized the need for a clear, written policy to avoid confusion or claims of discrimination. Ms. Marshall mentioned that guest parking pass should be obtained from the CDD office during business hours. It was suggested removing entirely item number two under parking restrictions, and the Board unanimously agreed.

Supervisor McIntyre recommended removing the parenthetical example explaining repeated violations while Vice Chairman Apple suggested removing the entire paragraph, and Chairman Belyea agreed, clarifying that they would keep only the last sentence regarding the reset period and the Board agreed.

Supervisor Acoff raised concern about the towing policy language, noting that it says "any subsequent violation would result in being towed," which implies a single prior warning is enough to trigger towing on the next offense. Vice Chairman Apple clarified the process: the first violation gets a sticker and, if not moved within 24 hours, is towed. If the vehicle violates again within a year, it is towed immediately without another warning. Supervisor McIntyre confirmed that this is the desired approach.

Chairman Belyea clarified that the language in towing procedures, item 1.a.i, should state the vehicle "is" subject to towing rather than "may be".

On a MOTION by Mr. Apple, SECONDED by Ms. McIntyre, WITH FOUR IN FAVOR, the Board adopted **Resolution 2025-11, Adopting Parking and Towing Policy on Property Owned by the CDD with changes as amended**, for the Cory Lakes Community Development District.

The Board agreed to send an updated notice with the towing policy and give residents one week before implementation.

On a MOTION by Ms. McIntyre, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved to **authorize the Chairman to sign the towing contract after review by District Counsel**, for the Cory Lakes Community Development District.

C. Exhibit 4: 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.

1. Update: Weir Project

Mr. Krause reported that all permits for the weir project have been approved, and a pre-construction meeting with the vendor is scheduled for July 23. Mr. Sakellarides provided update to the Board on the patios. The Chairman noted that the pre-construction meeting could include discussion of staging areas and related matters. Mr. Krause confirmed that the individual might be aware of the fourth request, including where work could begin, an estimated duration, and potential staging areas.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved **the proposal from Timber Intentions for the Beach Club deck in the amount of \$7,610.00**, for the Cory Lakes Community Development District.

Mr. Krause noted that only 44% of the facility maintenance budget have been used, with \$186,000 in contingency funds still untouched. Chairman Belyea acknowledged recent approvals could clear some backlog. Mr. Krause emphasized that they might still have funds available and would continue monitoring. Supervisor Acoff asked for clearer reports on spending impacts. Mr. Krause added they could bridge any gaps by tracking unpaid items. Vice Chairman Apple pointed to the FY 2025 project list and stressed adding newly approved items. Mr. Krause agreed and said they would keep tracking everything.

Vice Chairman Apple asked which weirs are being replaced. Mr. Krause said he would confirm with Mr. Reed and mark the damaged ones, noting two were flagged by SWFMWD and might need additional repairs in future inspections. Chairman Belyea asked Mr. Krause to speak with the engineer to clarify how many weirs there are, their locations, and their current conditions.

Chairman Belyea mentioned a \$7,000 drainage estimate for the volleyball court. Mr. Krause said it was a rough figure and more accurate quotes are coming. Vice Chairman Apple asked if it was reviewed during rain. Chairman Belyea questioned the delay. Mr. Sakellarides said the court had been checked, though not during rain, and measurements were taken and reported.

Chairman Belyea asked about the street pavers contract. Supervisor Acoff said the contractor found more damage at Cross Creek than expected and is updating the quote, while making temporary repairs. Delays were due to rain and contract issues, but the contractor is adding crews. Supervisor McIntyre noted Supervisor Acoff was designated as liaison to work with the vendor but said vendor management should now shift to staff, specifically, Mr. Engle. Supervisor Acoff agreed and asked that payment issues be addressed moving forward to avoid further delays.

On a MOTION by Mr. Apple, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved **the request for an alternative vendor to be presented to the Board for the Pavers Project**, for the Cory Lakes Community Development District.

Supervisor McIntyre made a motion that facilities staff takes over the management of the Pavers Project.

On a MOTION by Ms. McIntyre, SECONDED by Mr. Aliaga, WITH ALL IN FAVOR, the Board approved **that facilities staff takes over the management of the Pavers Project**, for the Cory Lakes Community Development District.

Mr. Krause explained that the contract had been sent to the vendor but had not yet been signed, and the vendor now wanted to make changes. He asked if the Board wanted it brought back if changes were made. Supervisor Acoff stressed the need to finalize the contract to avoid being bound unexpectedly. Supervisor McIntyre stated that if the vendor did not sign or wanted to amend it, it should return to the Board for review.

On a MOTION by Ms. McIntyre, WITH NO SECOND, the Board rejected **that in the event Brick Pavers do not sign the contract or wishes to amend the contract, the contract should be brought back to the Board for discussion and approval**, for the Cory Lakes Community Development District.

Chairman Belyea concluded they should move forward by transitioning to Mr. Engle, seeking alternative proposals, and proceed only if the Brick Pavers signs the original contract. The Board agreed.

B. Envera

C. JCS Investigations

Ms. Marshall reported ongoing and escalating parking issues. She highlighted three habitual offenders, where overnight parking and obstruction are common.

Supervisor McIntyre requested more detailed meeting minutes, especially on serious issues like parking violations and related safety concerns, so residents understand the full context. Supervisor Acoff cautioned against including unverified claims like fights. Mr. Mendenhall explained that minutes are typically summaries, not verbatim, and full recordings are available for those seeking more detail.

Ms. Marshall reported over 100 gate system failures in the past three weeks, causing delays and resident complaints. Chairman Belyea said replacement options are being explored. Ms. Marshall confirmed she contacted the lady about the furniture delivery multiple times with no response. She explained the complaint process involves immediate coordination between guards, management, and the property manager. Vice Chairman Apple stated they lack access to Morris Bridge gate records due to Envera system failures. Ms. Marshall confirmed the issue is on Envera's side and noted they've tried contacting the resident multiple times to verify key details needed to investigate the incident properly. Ms. Marshall said maintenance was improving and residents gave positive feedback on the beach policy.

Supervisor Acoff asked about added holiday security; Ms. Marshall said it was effective, with fewer complaints and better rule compliance. Vice Chairman Apple asked about enforcing the inclement weather policy, and Ms. Marshall said it's improving with no recent complaints.

On a MOTION by Mr. Apple, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved to **instruct the facility management to erect inclement weather signs throughout the specified areas in the community: Volleyball, Tennis, Hockey, Soccer and Basketball courts**, for the Cory Lakes Community Development District.

Ms. Marshall requested a No Driving sign at the soccer field due to ongoing issues with vehicles on the field, which was raising safety concerns among parents.

On a MOTION by Mr. Apple, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved to **put a single sign at the Soccer Field that says “No Driving”**, for the Cory Lakes Community Development District.

Supervisor McIntyre raised concerns about inconsistent enforcement of parking rules and emphasized the need for formal, written policies, not just emails for safety and liability, especially regarding pool use and other CDD facilities. She referenced the insurance company’s recommendation for documented policies. Chairman Belyea and other Supervisors acknowledged prior communication efforts and agreed that a finalized written policy should be created to align with insurance guidance and ensure consistent enforcement. Ms. Marshall said that policy was in the security report.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved to **put lightning signs at the playgrounds**, for the Cory Lakes Community Development District.

Supervisor Aliaga asked whether the District was required to paint a crosswalk to help residents safely evacuate the amenities during lightning.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved to **add discussion on crosswalks to the August agenda**, for the Cory Lakes Community Development District.

D. Exhibit 5: Juniper – Maintenance Quality Inspection Report conducted on 07/01/2025

Mr. Small reported regular maintenance and upcoming palm tree trimming, and mentioned proposals to share. Vice Chairman Apple brought up an issue on Canary Isle, where homeowners might be placing landscaping debris on CDD Property, and asked if Mr. Small had reached out to them. Mr. Small said he had not seen who was responsible and preferred not to confront anyone directly. Vice Chairman Apple suggested drafting a reminder letter. Chairman Belyea agreed to send a message to the entire community. Mr. Krause asked if the POA might be better suited to send it. Chairman Belyea said they would revisit the topic with Mr. Tatem.

1. Consideration/Approval of Enhancement Proposals:

a. Exhibit 6: Morris Bridge - \$5,650.32

Vice Chairman Apple asked if materials and labor on the invoice included an LMP markup; Mr. Small confirmed they did. Supervisor McIntyre asked where it would fall in the budget, and Mr. Mendenhall said it would likely come from the outside maintenance line, line 88.

On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the **Proposal from LMP for the Morris Bridge in the amount of \$5,650.32**, for the Cory Lakes Community Development District.

b. Exhibit 7: Playground - \$265.00

On a MOTION by Ms. Apple, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **Proposal from LMP for the Playground in the amount of \$265.00**, for the Cory Lakes Community Development District.

c. Exhibit 8: Behind Pool (Sidewalk) - \$700.00

Mr. Small reported a damaged sod area behind the pool, caused by standing water. Chairman Belyea asked if the issue was due to rain or drainage and whether the underlying problem would be addressed. Mr.

242 Small explained that the water buildup has existed since the pool was installed, though the exact cause could not
243 be pinpointed.

244 On a MOTION by Mr. Apple, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved the
245 **Proposal from LMP for the Sod Behind Pool (Sidewalk) in the amount of \$700.00**, for the Cory Lakes
246 Community Development District.

247 d. Exhibit 9: Behind Clubhouse (Lakeside) - \$1,090.00

248 Mr. Small said they plan to replenish the rock behind both sides of the clubhouse, as they do every year.
249 Supervisor Aliaga asked why it's done annually, and Mr. Small explained it's due to washout and kids throwing
250 rocks. Supervisor Aliaga suggested finding a way to create a barrier to avoid the yearly expense. The Board
251 decided to table this in the October meeting.

252 Supervisor McIntyre shared resident concerns about dead bushes. Mr. Small said many plants, especially
253 in Cross Creek, are aging and noted that replacements are budgeted for next year. Supervisor Acoff said
254 improvements are ongoing and progress would continue without exceeding the budget. Chairman Belyea asked
255 about landscape inspections; Mr. Small said recent ones were delayed but plans to do one with Mr. Engle.

256 Vice Chairman Apple noted the 2026 project list aligns with the projected budget and asked why dead
257 plants would not just be removed. Mr. Small said removals happen monthly. Supervisor McIntyre wished a full
258 Cross Creek replanting proposal had been included, but Mr. Small said much has already been improved.
259 Chairman Belyea suggested removing only dead or worn plants first, and Supervisor Acoff supported sticking
260 with the original plan.

261 Supervisor McIntyre raised concerns about missing Washingtonian palms. Mr. Small said he previously
262 proposed reusing large palms from Morris Bridge and noted that buying new ones could cost \$10,000 each.
263 Chairman Belyea asked him to revisit that proposal and include it in next month's walkthrough report. Mr. Small
264 said rainy season is ideal for planting due to high water needs. The original proposal was just over \$6,000.

265 Supervisor Acoff cautioned that some FY 2025 funds are already earmarked for the Empiric issue and
266 urged careful budgeting. Vice Chairman Apple said his analysis shows they should stay on budget and have
267 enough carryover.

268 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved
269 the **Proposal from LMP to move Three Washingtonians in the amount of \$6,000.00**, for the Cory Lakes
270 Community Development District.

271 2. Consideration/Approval of Irrigation Proposals

272 a. Exhibit 10: Controller #12 Replacement - \$707.14

273 b. Exhibit 11: Controller #18 Replacement - \$790.01

274 c. Exhibit 12: Hunter Nodes Replacement - \$1,118.00

275 These were already approved by the Chairman.

276 E. Exhibit 13: Steadfast - Waterway Inspection Report conducted on 07/08/25

277 Mr. Small reported hydrilla treatments have started. Rain might reduce effectiveness, but follow-up
278 treatments are available.

279 **SEVENTH ORDER OF BUSINESS – POA Reports**

Vice Chairman Apple raised concerns about delays in setting up a meeting with the attorneys. Chairman Belyea noted that the Counsel mentioned conversations are ongoing, though no firm dates have been set. Vice Chairman Apple reiterated the need for urgency and requested to be present during the meeting.

EIGHTH ORDER OF BUSINESS – Financial Items

- A. Exhibit 14: Consideration/Acceptance of June 2025 Unaudited Financial Statements
1. Variance Report

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

NINTH ORDER OF BUSINESS – Approval of Minutes

- A. Regular Meeting & Closed Session: June 24, 2025
1. Exhibit 15: Summary of Motions
 2. Exhibit 16: Meeting Minutes

Chairman Belyea noted that there were no comments under "Office Administrator" on line 239. The Board approved removing the item from the agenda moving forward.

Supervisor McIntyre stressed that meeting minutes should reflect when a majority agrees to add items or direct staff, as individual supervisors could not act alone. Chairman Belyea agreed a majority is needed, even if not by formal motion, and acknowledged the need for clearer documentation in the minutes.

Supervisor Acoff requested correcting line 268 from "Ms." to "Mr.," line 270 from "She" to "He," and updating line 280 to reflect "pool cushions."

On a MOTION by Ms. McIntyre, WITH NO SECOND, the Board rejected the **removal of the Summary of Motions**, for the Cory Lakes Community Development District.

- B. Continued Regular Meeting & Closed Session: July 2, 2025
1. Exhibit 17: Summary of Motions
 2. Exhibit 18: Meeting Minutes

Supervisor Acoff noted that lines 54–58 incorrectly refer to him as "She" and that the meeting titled as a continuation of July 2 should be corrected to reflect it was a continuation of the June 24 meeting; Mr. Krause agreed, stating it was a titling issue and would be corrected.

On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved the **June 24, 2025 and July 2, 2025, Regular Meeting Minutes with changes as amended**, for the Cory Lakes Community Development District.

3. Exhibit 19: Action Item List as of July 11, 2025
4. Exhibit 20: Contract List as of July 10, 2025

TENTH ORDER OF BUSINESS – Staff Report

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

Supervisor McIntyre asked if the District Counsel had met with the Chairman; Chairman Belyea responded she spoke with him by phone and was surprised that the donation policy and towing policy were not

done appropriately, and noted that other items, like the Cachet letter, are still pending input from the engineer. Chairwoman Belyea shared that her conversation with District Counsel focused on current issues, and she was not ready to make a decision yet due to limited information. Supervisor Acoff expressed concern about the attorney's lack of responsiveness and asked for clarity on Belyea's stance. Vice Chairman Apple asked if the attorney had been given performance feedback. Belyea noted the delays might partly be due to the Board not providing needed information but said she plans to follow up again.

Supervisor McIntyre raised concerns about the District's Rules of Procedure, noting she received a redlined version from Mr. Carpenter and reached out to Mr. Babbar in May to confirm whether it had been adopted. Mr. Babbar replied in July that he was unsure if the document was ever adopted and suggested checking records. Supervisor McIntyre expressed concern that, despite being the attorney for 20 years, he was unaware of the document's status and requested the Board add it to next month's agenda for discussion, and the Board concurred.

1. Update: 17923 Cachet Isle

Chairman Belyea noted the Cachet Isle wetland restoration was discussed with the engineer. Mr. Krause said staff had submitted photos and would gather more. Chairman Belyea emphasized the need to keep the project moving, calling the delays irresponsible and added that attorney could act without a plan from the engineer.

2. Exhibit 21: Donation Collection Policy Statement

On a MOTION by Mr. Apple, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board accepted and adopted the **Donation Collection Policy effective July 17, 2025**, for the Cory Lakes Community Development District.

3. Exhibit 22: 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.*

Discussion of policies would continue on August 5, 2025 at 6:00 PM at the Beach Club.

B. Office Administrator

C. Facility Manager

1. Exhibit 23: July 2025 Report

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

The issue in the grass area has been fixed and repaired at no cost to the District.

3. Consideration/Approval of Lake Rules Sign Proposal – *This item was brought back from the last meeting.*

a. Exhibit 25: Signarama - \$992.36

Supervisor McIntyre expressed concern that the existing signage content does not align with the current proposed rules and regulations, and suggested delaying sign changes until after the policies are finalized and coordination with the POA was complete. She cited age restrictions and fishing hours as areas needing clarification. Chairwoman Belyea agreed to place the item on the extended meeting agenda and requested Supervisor McIntyre share her notes with Mr. Krause for distribution.

On a MOTION by Mr. Apple, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board accepted the **Lake Rules Sign proposal from Signarama as soon as words are decided and finalized in the amount of \$992.36**, for the Cory Lakes Community Development District.

b. Exhibit 26: Sign Solutions - \$892.00

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

On a MOTION by Ms. McIntyre, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved the **Pool Filter Grids Replacement and Black Algae Treatment from Bandu in the amount of \$3,500.00 and \$1,100.00, respectively**, for the Cory Lakes Community Development District.

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

On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the **Playground Repair and Clean Up Proposal from Playworx in the amount of \$23,247.12**, for the Cory Lakes Community Development District.

Mr. Engle presented a walk-on item regarding window tinting for the Beach Club, noting that combining both the front and back walls resulted in a discount of over \$1,300, with the men's bathroom tinting removed from the proposal.

On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the **walk-on Window Tint Proposal for the Beach Club from Solar/Tek in the amount of \$19,508.00**, for the Cory Lakes Community Development District.

Mr. Engle informed the board that the Back to School Bash, with vendors and DJ already arranged, and asked for input on the event timing. Supervisor McIntyre suggested a 1:00 – 3:00 p.m. timeframe based on past events, and Chairman Belyea confirmed Board approval for the event with a budget not to exceed \$4,000.

Mr. Engle stated the patio furniture would be picked up in 3–4 weeks in two phases, and communication would be sent to residents explaining this and reported that the original furniture and cushions quote was \$5,364.00, but they secured a better quote of \$4,542.95 from Florida Patio Furniture.

On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the **walk-on item from Florida Patio Furniture for the Pool Furniture in the amount of \$4,542.95**, for the Cory Lakes Community Development District.

The basketball court resurfacing project would require locking the gates or putting up tape around the courts to restrict access. A notice about the project and court closure would need to be sent out to inform the community. Mr. Engle reported that Suncoast Rust completed sidewalk cleaning on July 10 and provided before-and-after photos. He added that they offered a \$475.00/month maintenance plan, which the Board could consider later. He added that Suncoast would also clean behind the pool and roadside signs, and they are holding their \$475.00 rate per well. Supervisor Acoff suggested including Morris Bridge due to buildup.

On a MOTION by Mr. Apple, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **walk-on item from Suncoast Rust for the additional of 3 wells for Rust Removal Treatment in the amount of \$1,425.00/month**, for the Cory Lakes Community Development District.

Supervisor McIntyre asked about the hurricane preparation policy; Mr. Engle said a written SOP could be prepared. She also asked about the treadmill. Mr. Engle explained it is not yet fixed due to delays with the service company and a new issue caused by improper use. The needed part is ordered and should be installed by July 23. Mr. Krause noted that more information would be provided at the continuation meeting.

Supervisor McIntyre asked Mr. Engle if he was aware of the insurance company's inspection report from a few months ago, which listed several required safety updates. Mr. Engle said he was not familiar with the report. Supervisor McIntyre requested he review it to have it addressed.

On a MOTION by Mr. Apple, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved to buy a treadmill in the amount of \$7,500.00, for the Cory Lakes Community Development District.

a. Exhibit 29: Installation Request Form

6. Ratification of Invoices:

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

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

D. District Manager: Kai

Supervisor McIntyre asked for a FEMA update. Mr. Krause said all claims were submitted and the District was on track, but most damages might not meet FEMA's \$4,000 per-category threshold. Landscaping, broken into subcategories, likely won't qualify. Fence repairs might qualify, but roofing damage (\$1,200) and chimney caps fall short. Chairman Belyea questioned if two caps would exceed \$4,000; Krause clarified the quote was only \$1,200. Supervisor Acoff noted the Board thought fencing cost \$30,000 while Supervisor McIntyre emphasized fencing involves multiple areas.

1. Exhibit 32: FY 2024-2025 Meeting Schedule

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

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

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS – Supervisors Requests

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS – 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

FOURTEENTH ORDER OF BUSINESS – Adjournment

On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved continuing the meeting on August 5, 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.

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

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

438

Signature

Signature

439

Printed Name

Printed Name

440 **Title:** ☐ **Secretary** ☐ **Assistant Secretary**

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

Cory Lakes

Community Development District

EXHIBIT

15

AGENDA

**MOTIONS OF 08/05/25 CONTINUED REGULAR MEETING & CLOSED SESSION
FOR CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**

The Continued Regular Meeting & Session of the Board of Supervisors of the Cory Lakes Community Development District was held Tuesday, August 5, 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 6:02 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
Andy Mendenhall	District Manager, Kai
Brandy Marshall	Lieutenant, JCS
Michael Sakellarides	Facilities Manager, JCS
Dane Engle	Facilities Manager, JCS
Steve Small	Account Manager, Juniper Landscaping
Ashley Tonkin <i>(via Zoom)</i>	Senior Account Manager, Envera
Vivek Babbar <i>(via Zoom)</i>	District Counsel, Straley Robin Vericker, P.A.
Mike Gurr	Vice President, Gurr Professional Services, Inc.

On a MOTION by Mr. Apple, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved **to send an email to all residents announcing Activation of the Towing Policy, effective 10 days from the date of notice**, 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 proposals from Enos Executive Painting for Pressure Wash and Paint for all the Monument, Clubhouse, Pool House and Guard House in the amount of \$49,500.00 and \$14,700.00, respectively**, for the Cory Lakes Community Development District.

On a MOTION by Mr. Acoff, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved **the proposals from The Cary Company for Full Assembly Receptacles in the amount of \$1,729.53**, 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 proposals from Day Metal Products, LLC for Chimney Cap replacements in the amount of \$2,543.22**, 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 proposals from A#1 Seamless Gutter Solutions for Gutter on Guard House in the amount of \$981.00**, for the Cory Lakes Community Development District.

On a MOTION by Mr. Apple, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved **to revoke the contract and agreement with Brick Pavers**, for the Cory Lakes Community Development District.

On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board adjourned **the meeting at 8:47 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

16

AGENDA

1 **MINUTES OF 08/05/25 CONTINUED REGULAR MEETING & CLOSED SESSION**
2 **FOR CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**

3
4 The Continued Regular Meeting & Closed Session of the Board of Supervisors of the Cory Lakes
5 Community Development District was held Tuesday, August 5, 2025 at 6:00 p.m. at Cory Lakes Beach Club,
6 10441 Cory Lake Drive, Tampa, Florida 33647. The public was able to listen and/or participate in person as well
7 as via 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 6:02 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 Andy Mendenhall	District Manager, Kai
21 Brandy Marshall	Lieutenant, JCS
22 Michael Sakellarides	Facilities Manager, JCS
23 Dane Engle	Facilities Manager, JCS
24 Steve Small	Account Manager, Juniper Landscaping
25 Ashley Tonkin <i>(via Zoom)</i>	Senior Account Manager, Envera
26 Vivek Babbar <i>(via Zoom)</i>	District Counsel, Straley Robin Vericker, P.A.
27 Mike Gurr	Vice President, Gurr Professional Services, Inc..

28 *The following is a summary of the discussions and actions taken at the August 5, 2025 Cory Lakes CDD*
29 *Board of Supervisors Continued Regular Meeting & Closed Session.*

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

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

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

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

34 A. Exhibit 1: Update: FY 2026 Proposed Budget

35 B. Consideration/Adoption of Resolutions

36 1. Exhibit 2: 2025-10, Authorizing Bank Account Signatories

37 2. Exhibit 3: 2025-11, Adopting Parking and Towing Policy on Property Owned by the CDD

38 Mr. Krause recommended not using microphones, noting they might reduce Zoom audio quality.
39 Supervisor McIntyre suggested prioritizing the in-person audience and moving the speaker closer to the Zoom
40 microphone.

41 Chairman Belyea asked if any action was needed to approve the towing contract. Mr. Krause stated that
42 the Board had already approved it pending Counsel’s review, which had been completed, allowing the Chairman
43 to sign and proceed with community notification. Mr. Krause added that the Board could provide direction on a

start date. Chairman Belyea inquired whether the towing company had signed the contract. Mr. Krause responded that he had not yet received it but believed it had been signed.

Supervisor Acoff suggested identifying pending versus agenda items. Chairman Belyea stated the meeting would cover the Cachet Isle, and review the policies and procedures as planned.

Supervisor McIntyre asked to return to the towing policy resolution. Chairman Belyea explained that the resolution had been approved and signed at the last meeting, the contract has been reviewed and approved by Mr. Babbar sent to the towing company for signature. She noted they were requesting a status update and emphasized that, while the policy was in place, a notice still needed to be sent to residents to announce its enactment.

On a MOTION by Mr. Apple, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved to send an email to all residents announcing Activation of the Towing Policy, effective 10 days from the date of notice, for the Cory Lakes Community Development District.

C. Exhibit 4: 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.

1. Update: Weir Project

B. Envera

C. JCS Investigations

D. Exhibit 5: Juniper – Maintenance Quality Inspection Report conducted on 07/01/2025

1. Consideration/Approval of Enhancement Proposals:

a. Exhibit 6: Morris Bridge - \$5,650.32

b. Exhibit 7: Playground - \$265.00

c. Exhibit 8: Behind Pool (Sidewalk) - \$700.00

d. Exhibit 9: Behind Clubhouse (Lakeside) - \$1,090.00

2. Consideration/Approval of Irrigation Proposals

a. Exhibit 10: Controller #12 Replacement - \$707.14

b. Exhibit 11: Controller #18 Replacement - \$790.01

c. Exhibit 12: Hunter Nodes Replacement - \$1,118.00

E. Exhibit 13: Steadfast - Waterway Inspection Report conducted on 07/08/25

SEVENTH ORDER OF BUSINESS – POA Reports

EIGHTH ORDER OF BUSINESS – Financial Items

A. Exhibit 14: Consideration/Acceptance of June 2025 Unaudited Financial Statements

1. Variance Report

NINTH ORDER OF BUSINESS – Approval of Minutes

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

1. Exhibit 15: Summary of Motions

2. Exhibit 16: Meeting Minutes

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

1. Exhibit 17: Summary of Motions
2. Exhibit 18: Meeting Minutes
3. Exhibit 19: Action Item List as of July 11, 2025
4. Exhibit 20: Contract List as of July 10, 2025

TENTH ORDER OF BUSINESS – 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

Mr. Gurr, representing the property owners, explained they were trying to resolve two main issues: a cracked garage built over an easement and an old, clogged drainage line causing backyard flooding and wildlife issues. The owners proposed relocating the stormwater line to the front of the property at their own expense (up to \$150,000.00). Mr. Gurr said SWFWMD had given preliminary approval.

Chairman Belyea asked if the issue was with the drainage line, which Mr. Gurr confirmed. She asked about the status of the required forms, and Mr. Gurr said only the Board's signature and payment were pending. He noted that the old pipe had been half-filled with dirt, causing flooding, and the new design would solve the problem but required an easement.

Supervisor McIntyre raised concerns, stating the flooding seemed to have started after the homeowner made changes. She stressed the need for written approval from SWFWMD, the District Engineer, and the attorney before any decision could be made. Supervisor Acoff agreed, saying the Board needed full documentation and collective review. He supported resolving the issue but said they couldn't act without all facts. Mr. Gurr clarified the letter requested was only to make the Board a party to the permitting process. Supervisor Belyea reiterated the need for all formal approvals before bringing it back to the Board.

Mr. Babbar added that prior, Board direction was to restore the property to its original permitted state. He said the new proposal deviated from that and noted the Board had not been included in planning for over a year. He confirmed the resident had invested significant resources, but the CDD also incurred costs reviewing violations and proposals. He emphasized that SWFWMD approval and the District Engineer's input were essential before proceeding. He also mentioned the potential for reimbursement to the CDD for legal and engineering fees.

Chairman Belyea confirmed the matter would be revisited at the August 21 meeting once all required documents and recommendations were received. Supervisor Acoff concluded by reaffirming the Board's willingness to resolve the issue, pending proper documents and recommendations.

Resident addressed the Board and stated he was unaware of the flooding on his property prior to purchasing it. He reported that a survey revealed a second issue: a portion of his garage wall was built on the easement. The resident also noted that, according to his neighbors, drainage in the area has improved since he made modifications to his property. Resident explained they discovered two issues after moving in: a drainage line running through the backyard and a garage built on an easement. They took responsibility for the drainage issue and hired Mr. Gurr's firm to propose a solution, which involves relocating the line to the front yard. Mr. Babbar said proper rights and approvals were needed, and the District Engineer would review.

2. Exhibit 21: Donation Collection Policy Statement
3. Exhibit 22: 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.*

Supervisor Acoff recommended adding “pool” under amenities and questioned the use of the term “patron.” Mr. Krause explained that “patron” refers to anyone with facility access, typically age 14 and up, while “adult” is defined separately. Chairman Belyea and Supervisor McIntyre confirmed that fingerprint access begins at age 14, which justifies the term “patron.”

Supervisor McIntyre recommended replacing “District Staff” with “Amenity Management Staff” throughout the document, as the District no longer employs staff directly. Chairman Belyea asked for feedback on using “amenity management staff.” Mr. Krause felt the existing language was broad enough, the term “including but not limited to” offers flexibility in definitions. Chairman Belyea preferred leaving the term as-is.

Vice Chairman Apple suggested revising the second sentence on the second paragraph under law enforcement officers by adding “to those” before “who fail to obey the policies” for clarity. Supervisor Acoff raised concern about the first sentence’s wording, particularly the phrase “congregated at the Amenity Facilities with no real purpose,” stating he understood the intent but disliked the phrasing. Vice Chairman Apple confirmed that the phrase “congregate at the amenity facilities with no real purpose at any time of day” would be removed. Chairman Belyea said it’ll be replaced with “loitering.”

The Board discussed identification requirements under enforcement policies. The Board agreed to revise the language to state patrons and guests must provide a “home address and/or identification” when requested. And on the last sentence the Board also agreed to remove the sentence: “Any resistance to comply or negative confrontation with District staff or the security guard may result in a suspension.”

The Board approved several revisions to the General Provisions. Item 5 was removed entirely. In item 6.b., the word “Lake” was added after “playground,” and language was added to clarify that “it is open daily during posted hours, or if hours are not posted, then open daily from 30 minutes after sunrise and are closed 30 minutes before sunset, except for activities pre-approved by the District. The District may change posted hours without notice.” Item 6.e. was updated to state that The Beach Club will be closed on the following holidays: New Year’s Day, Martin Luther King Day, Washington’s Birthday, Memorial Day, Juneteenth, July 4th, Labor Day, Columbus Day, Veterans Day, Easter, Thanksgiving Day, and Christmas Day. In item 7, “Morris Bridge” was changed to “Cross Creek.” Item 10 was revised to replace “park facilities” with “district properties.” Item 11 was removed entirely. In Item 12, the phrase “(See Towing Policy)” was added at the end of the sentence.

Item 15 was revised to change the second sentence to: “Anyone found to be in violation will be asked to leave the amenity immediately,” and to add the sentence: “All patrons, guests, district staff, and contractors must treat each other with mutual respect.” Item 16 was updated to remove the phrase “or its designated committee.” Item 17 was revised to replace “in common areas or in the community lake” with “on district property.” In item 20, the first sentence was changed to: “No weapons should be brought onto District property except for contracted security services and law enforcement personnel.” In item 22, the age was changed from 15 to 14. In item 24, the word “contractors” was added after “employees.”

In item 29, the Board raised questions regarding who has access to security reports and body cam footage. Counsel was asked whether the District is required to release this information and if identifying information should be redacted. In item 30.a., the age was changed from 16 to 14, and item 30.b. was removed entirely. In item 31, the second sentence was removed, and “and district security” was added after “enforcement authorities.” In item 33, the word “Board” was added after “District” at the end of the first sentence.

Additionally, new provisions were added: item 34: “District property and facilities cannot be used as a drop-off point for any third-party donation collections.”, item 35: “Any planned events using district property must receive prior Board approval at least 60 days prior to the planned event. A fee may be charged if additional costs to the District are incurred.”, item 36: “Any CDD property or equipment that is found to be damaged or unsafe should be promptly reported to district staff.”, item 37: “District staff are authorized to cancel or discontinue any programs, events, services, or activities due to safety concerns or conflicts in the operation of any district facilities.”, and item 38: “Any signs posted on CDD Property must be authorized by the CDD Board.”

B. Office Administrator

C. Facility Manager

Chairman Belyea shared resident concerns about the plain appearance of the Morris Bridge entrance and suggested adding plants for height. Supervisor Acoff noted color will improve the look and cautioned that added plants might require frequent maintenance once they grow taller.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved **the proposals from Enos Executive Painting for Pressure Wash and Paint for all the Monument, Clubhouse, Pool House and Guard House in the amount of \$49,500.00 and \$14,700.00, respectively**, for the Cory Lakes Community Development District.

Supervisor Acoff made a motion to approve the proposal from The Cary Company.

On a MOTION by Mr. Acoff, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved **the proposals from The Cary Company for Full Assembly Receptacles in the amount of \$1,729.53**, for the Cory Lakes Community Development District.

Chairman Belyea made a motion to approve the proposal from Day Metal Products, LLC.

On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved **the proposals from Day Metal Products, LLC for Chimney Cap replacements in the amount of \$2,543.22**, for the Cory Lakes Community Development District.

Vice Chairman Apple made a motion to approve the proposal from A#1 Seamless Gutter Solutions.

On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved **the proposals from A#1 Seamless Gutter Solutions for Gutter on Guard House in the amount of \$981.00**, for the Cory Lakes Community Development District.

Mr. Engle reported that while relocating and reactivating some fountains, all four electrical boxes were tagged as needing GFI protection and proper electrical setup. Vice Chairman Apple asked if a legitimate Hillsborough County inspector issued the tags. Mr. Engle responded that no formal notice or communication was received, only the tags placed on the boxes.

Mr. Engle reported that the 10 rails and half of the deck at Cory Lake Boulevard were completed. The contractor, due to upcoming out-of-state work, requested to schedule the remaining deck repairs and splitter replacements for November. Mr. Engle will provide a formal proposal at the next meeting estimated cost is between \$22,000 and \$25,000.

Mr. Engle updated the Board on the paver project, stating that he contacted five companies. Two declined due to the project's size, one initially declined but later showed interest pending geo mapping, and Elite Pavers provided a quote after inspecting the proposed areas. Supervisor Acoff supported the Elite Pavers proposal, noting the company's solid methods and pricing. He cautioned that if the Board proceeds, they must fully commit, considering many subcontractors work across developments. The total project cost is \$140,000, but only about \$80,000 is available now. Supervisor Acoff suggested negotiating with the vendor to start part of the work now and complete the rest after new funds are available in December. Chairman Belyea asked Mr. Krause to review the current and carryover paver funds before the next meeting to assess whether the contract could be initiated.

On a MOTION by Mr. Apple, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved **to revoke the contract and agreement with Brick Pavers**, for the Cory Lakes Community Development District.

Mr. Engle informed the Board that the treadmill in the fitness center had been repaired. A new treadmill that was previously considered, costing \$7,924 do not include electrical work or space adjustments. Chairman Belyea suggested holding off on the purchase now that the current treadmill is working, and the Board unanimously agreed.

1. Exhibit 23: July 2025 Report
2. Exhibit 24: Discussion: Property Damage by Vehicle – *This item was brought back from the last meeting.*
3. Consideration/Approval of Lake Rules Sign Proposal – *This item was brought back from the last meeting.*
 - a. Exhibit 25: Signarama - \$992.36
 - b. Exhibit 26: Sign Solutions - \$892.00
4. Exhibit 27: Consideration/Approval of Pool Filter Grids Replacement Proposal – Bandu - \$3,500.00
5. Exhibit 28: Consideration/Approval of Playground Repair and Clean Up Proposal – Playworx - \$23,247.12
 - a. Exhibit 29: Installation Request Form
6. Ratification of Invoices:
 - a. Exhibit 30: Juniper – Irrigation Renovation (Well #2) - \$1,476.79
 - b. Exhibit 31: CIO Technology – Services - \$1,307.50

D. District Manager: Kai

1. Exhibit 32: FY 2024-2025 Meeting Schedule
2. Quorum Check for Regular Meeting, Public Hearing, and Closed Session – 08/21/2025 at 6:00 p.m.

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

TWELFTH ORDER OF BUSINESS – Supervisors Requests

Chairman Belyea asked about any EEOC complaints. Mr. Krause confirmed one was filed but later dismissed. No lawsuits have been filed against the CDD.

THIRTEENTH ORDER OF BUSINESS – 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

FOURTEENTH ORDER OF BUSINESS – Adjournment

246 On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board adjourned **the**
247 **meeting at 8:47 p.m.**, for the Cory Lakes Community Development District.

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

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

253

Signature

Signature

254

Printed Name

Printed Name

255 **Title:** ☐ **Secretary** ☐ **Assistant Secretary**

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

Cory Lakes

Community Development District

EXHIBIT

17

AGENDA

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

AS OF **08/14/2025 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		
38	03/19/23		Draft & email template Sports Camp Agreement to Mr. Adams. Mr. Adams: Distribute to Board Members for review.	District Attorney		Ongoing		

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

AS OF **08/14/2025 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
39	03/16/23		Ms. Evans: Update Beach Club Facility Agreement & present at next meeting.	Amenity		Completed		05/18/23
40	03/16/23		Mr. Adams: Include Agreement on April agenda.					
41	03/16/23		Mr. Hall/Mr. Babbar: Prep letter to Cachet Isle owner re: drainage issue.	District Attorney		Ongoing		
42	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		
43	03/16/23		Ms. Evans: Prep Digital Islander Posting Rules. Email to BOS before next meeting.	Amenity		Ongoing		
44	03/16/23		Provide written Instructor Insurance guidelines to BOS.	District Attorney		Ongoing		
45	03/16/23		Prep & email simpler food safety waiver to Mr. Adams for dissemination to BOS.	District Attorney		Ongoing		
46	03/16/23		Mr. Hall: E-blast Nuisance Alligator Procedure to residents.	Field Services		Completed		
47	03/16/23		Include CDD G/L and invoices in all future agendas.	District Manager		Completed		05/18/23
48	03/16/23		Invite the Controller to the next meeting.	District Manager		Ongoing		
49	03/16/23		Prep seven-year reconciliation to track expenditures & Excel spreadsheet identifying capital infrastructure re-investment plan.	District Manager		Ongoing		
50	03/16/23		Mr. Hall: Obtain another proposal to repaint tower and monuments.	Field Services		Ongoing		
51	03/16/23		Mr. Hall: Confer with Ms. Gupta re: Cachet Isles camera proposals.	Field Services		Ongoing		
52	04/20/23		Ms. Evans: Prepare a best practices security document and email it to the Board for review.	Amenity		Ongoing		
53	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		
54	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		
55	04/20/23		Mr. Hall: Secure proposal to change lines to prolong the pool heaters.	Field Services		Ongoing		
56	04/20/23		Create employee personnel policy with feedback from Board before next meeting.	District Manager		Completed		05/18/23
57	04/20/23		Include Food Safety Waiver on next agenda.	District Manager		Completed		05/18/23
58	04/20/23		Include Vendor License Agreement on next agenda for discussion and consideration.	District Manager		Completed		05/18/23
59	05/18/23		Research whether the Supervisor of Elections will allow a referendum on the ballot.	District Manager		Completed		06/15/23
60	05/18/23		Research & confirm if \$9,450 "Miscellaneous field expense" on Page 3 of financials relates to the boat.	District Manager		Ongoing		
61	05/18/23		Provide monthly Uses Report for the \$700,000 account.	District Manager		Ongoing		
62	05/18/23		Research General Ledger & advise why "Beach club office supplies" line item is at 100% of budget.	District Manager		Ongoing		
63	05/18/23		Establish 3 Trust accounts for remaining funds from 2022 in Fund Balance.	District Manager		Ongoing		
64	05/18/23		Present investment options in advance of next meeting.	District Manager		Ongoing		
65	05/18/23		Develop incoming revenue policies to be implemented.	District Manager		Ongoing		
66	05/18/23		Update Employee Handbook and Policies.	District Manager		Ongoing		
67	05/18/23		Obtain and negotiate bill for telephone survey.	District Manager		Ongoing		
68	05/18/23		Contact District Counsel regarding the demand letter.	District Manager		Ongoing		
69	05/18/23		Mr. Adams & Mr. Hall: Address financial matters & take necessary corrective action.	District Manager		Ongoing		
70	05/18/23		Provide amortization schedules for the Gator and 2 trucks.	District Manager		Ongoing		
71	05/18/23		Mr. Hall: Work with the Accounting Department and the contractor to recode expenditures to "Well maintenance – irrigation".	Field Services		Ongoing		
72	06/15/23		Email Amortization Schedule for the \$700,000 loan to Board Members.	District Manager		Ongoing		
73	06/15/23		Provide a copy of the holiday decorating contract.	District Manager		Completed		
74	06/15/23		Mr. Hall: Obtain proposals for resurfacing priorities.	Field Services		Ongoing		

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RISKS, ACTIONS, ISSUES & DECISIONS (RAID LOG)

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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		
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

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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 Regualations/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		
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		

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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 Regualr 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		
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		

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

AS OF **08/14/2025 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
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 Aqautics 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		
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		

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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	06/20/24		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
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		

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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		
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	09/19/24		Mulching proposals	Amenity		Ongoing		

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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 from 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		
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	10/27/24		Reach out to Egis Insurance re: Hurricane Milton issues	District Manager		Ongoing		

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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.
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

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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
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

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

AS OF **08/14/2025 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
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 fot 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 resdients 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
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 – Landscpaing) 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	02/27/25		Send MRI Stormdrain report to District Engineer for his review	District Engineer		Completed		Email sent 3/5/25

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RISKS, ACTIONS, ISSUES & DECISIONS (RAID LOG)

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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				
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	02/28/25		Get proposals to have the fencing at the tennis courts and basketball court repaired	Field Services				

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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
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				

CORY LAKES CDD - Task Log
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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
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. Mairn 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

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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
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		Provie update on ADP expenditures and refund for PAYROLL SERVICES	Accounting		Completed		

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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		Wsccheduled 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		Completed		
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		Completed		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		
577	07/17/25		Add Board approved expenses to the financials so the Board as an UP-TO-DATE accounting of expenses for the Aug. 21 Budget Public Hearing	Accounting		Ongoing		Board approved the following expenses (see DM Notes / agenda pack for details): NTE \$2000 for mailouts of Letters to Residents \$7610 For Timber Intentions – Beach Club Deck \$5650 to LMP for Morris Bridge Enhancements \$265 to LMP for Playground \$700 to LMP for sidewalk \$6000 to LMP for trimming 3 Washingtonian Palms \$992.36 to Signarama for Lake Rules Sign \$3,500 to Bandu for Pool Filter Grids \$1,100 to Bandu for Black Algae treatment \$23,247.12 to Playworx for playground repairs (3 playgrounds) \$19,508.00 to Solar/Tek for Window Tinting at the Beach Club \$4,000 on Back-to-School Bash (Facilities Manager-EVENTS) \$7,500 for WALK-ON item – I did not capture in notes what this was for \$1,425 per month additional costs to Suncoast Rust for Rust Removal treatments in 3 additional wells – WALK ON ITEM \$4,542.95 to Florida Patio for pool furniture approval (WALK ON ITEM)

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

AS OF **08/14/2025 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
578	07/17/25		Remove Office Administrator Report from the Agenda moving forward	District Manager		Completed		
579	07/17/25		Correct Minutes for approval (see DM Notes)	District Manager		Completed		Updated 7/18/25
580	07/17/25		Send Sup. McIntyre rules handout to Supervisors	District Manager		Completed		Sent 7/19/25
581	07/17/25		Add discussion of Crosswalks to August Agenda	District Manager		Completed		See August agenda
582	07/17/25		Send Constant Contact Email to community – Pool Furniture	District Manager				
583	07/17/25		Send Constant Contact Email to community – Meeting Continuation	District Manager		Completed		
584	07/17/25		Send Constant Contact Email to community – Towing Enforcement	District Manager		Completed		
585	07/17/25		Send Rules of Procedure to Supervisors	District Manager		Completed		Sent 7/19/25
586	07/17/25		Add Rules of Procedures to August Meeting Agenda	District Manager		Completed		See August agenda
587	07/17/25		Provide additional Hurricane Milton fencing damage information to FEMA	District Manager		Completed		Done 7/18/25
588	07/17/25		Send Constant Contact Email to community – no debris on CDD Property	District Manager		Completed		
589	07/17/25		Update/amend Resident letter re: explanation of Assessment Increase	District Manager		Completed		Done 7/18/25
590	07/17/25		Send updated letter to staff to include in Assessment Announcement Mailout	District Manager		Completed		Done 7/18/25
591	07/17/25		Send Constant Contact Email to community – resurfacing closures of courts	District Manager				
592	07/17/25		Reach out to Engineer re: map of weirs and additional information	District Manager		Ongoing		Sent email 7/17/25
593	07/17/25		Reach out to Counsel re: Towing Contract approval	District Manager		Completed		Sent to Counsel 7/19/25
594	07/17/25		Reach out to Counsel re: POA Security Request Update	District Manager		Ongoing		Sent email to Counsel 7/18/25
595	07/17/25		Send updated budget changes to Liz for updates	District Manager		Completed		Sent to her 7/18/25
596	07/17/25		Add Lightning Warning Signs to All Amenities and Playgrounds	Field Services				
597	07/17/25		Send court closure, pool furniture, information to LK for email to community	Field Services		Ongoing		
598	08/05/25		Send email to community re: implementation of towing	District Manager		Completed		
599	08/05/25		Add message to electronic signs that towing will be in effect in 10 days	Field Services				
600	08/05/25		Update pages 2-7 of Policies and Procedures per Board direction and send updates (track changes) to Supervisors.	District Manager		Ongoing		
601	08/05/25		Send cancellation of contract to Brick Pavers of Tampa	District Manager		Completed		Sent email to Counsel for advisement 8/6/25
602	08/05/25		Ask Counsel about need to divulge footage and security reports	District Attorney		Completed		Sent email to Counsel 8/6/25
603	08/05/25		How much money remains in the FY 25 (current budget) for PAVERS	Accounting		Completed		Sent email 8/6/25

Cory Lakes

Community Development District

EXHIBIT

18

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	ICS Investigations and	7/1/24	-	\$34,320/month	6/30/25	Automatic: 1 year	without cause with 30	

19	Pool Monitor	SEC Investigations and Security, LLC	7/18/24	-	\$4,480/month	9/17/24	-	without cause with 30 days written notice	Ongoing
20	Facilities Maintenance		2/28/25	-	\$16,208/30-day period		Extended		
21	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
22	Pool Maintenance	Bandu	2/8/25	-	\$3,250/month	2/7/25	Automatic: 1 year	without cause with 30 days written notice	Ongoing
23	Truck Loan Agreement - 2018 Ford F150	Navitas Credit Corp.	10/16/18	-	\$656.50/month	-	-		COMPLETE
24	Truck Loan Agreement - 2021 Ford Range	Navitas Credit Corp.	1/24/22	-	\$705.74/month	Maturity: Jan 2027			Ongoing
25	Website Service	Strange Zone, Inc.	8/22/23	-	\$899.99/year	12/1/25	1 year upon approval		Ongoing
26	Reserve Study	Custom Reserves	1/7/25	-	\$4,700			without cause with 10 days written notice	Ongoing
27	Dock Repair	Evans Custom Docks Inc.		-	\$2,092				Ongoing
28	Fencing	Tommy Finch Fencing	12/31/24	-	NTE \$35,000				Ongoing
29	Weir/Drainage Structure Repair	Hecker Construction	1/22/25	-	NTE \$322,000				Ongoing
30	Pavers	Brick Paving	4/18/25	-	\$82,225.00				TERMINATED
31	Pest Control	Arrow Exterminators	3/25/25	-	\$195/month				Ongoing
32	Door Repairs	Atlas		-	\$2,226.05				Awaiting
33	Pump	Hawkins Service		-	\$2,785.82				Awaiting
34	Landscape Lighting	Blue Wave Lighting		-	\$5,725.00				Awaiting
35	Towing	Target		-					Ongoing
36	Fence	New Tampa		-					Awaiting
37	Cushions	Wicker Paradise		-	\$5,364.00				Awaiting
38	Detectable Warning and Hazard Repair	Roadway Concepts		-					Awaiting
39	Rust Control	Suncoast		7/17/25	\$475/month/well				Awaiting
40	Printer Lease Agreement	Boring		-	\$232.16/month				Ongoing
41	Refinishing of Tennis, Basketball, and Pickleball Courts	Lawson		-	\$52,800				Awaiting
42	Air-Conditioning Unit (Guard Shack)	Air Masters		-	NTE \$8,000				Awaiting
43	Paint	Enos			\$49,500 \$14,700				Awaiting
44	Playground	Playworx			\$23,247.12				Awaiting
45	Framing, Handrail	Timber Intentions			\$7,610				Awaiting
46	Window Tint	SolarTek			\$19,508				Awaiting
47	Pool Furniture	Florida Patio			\$4,542.95				Awaiting

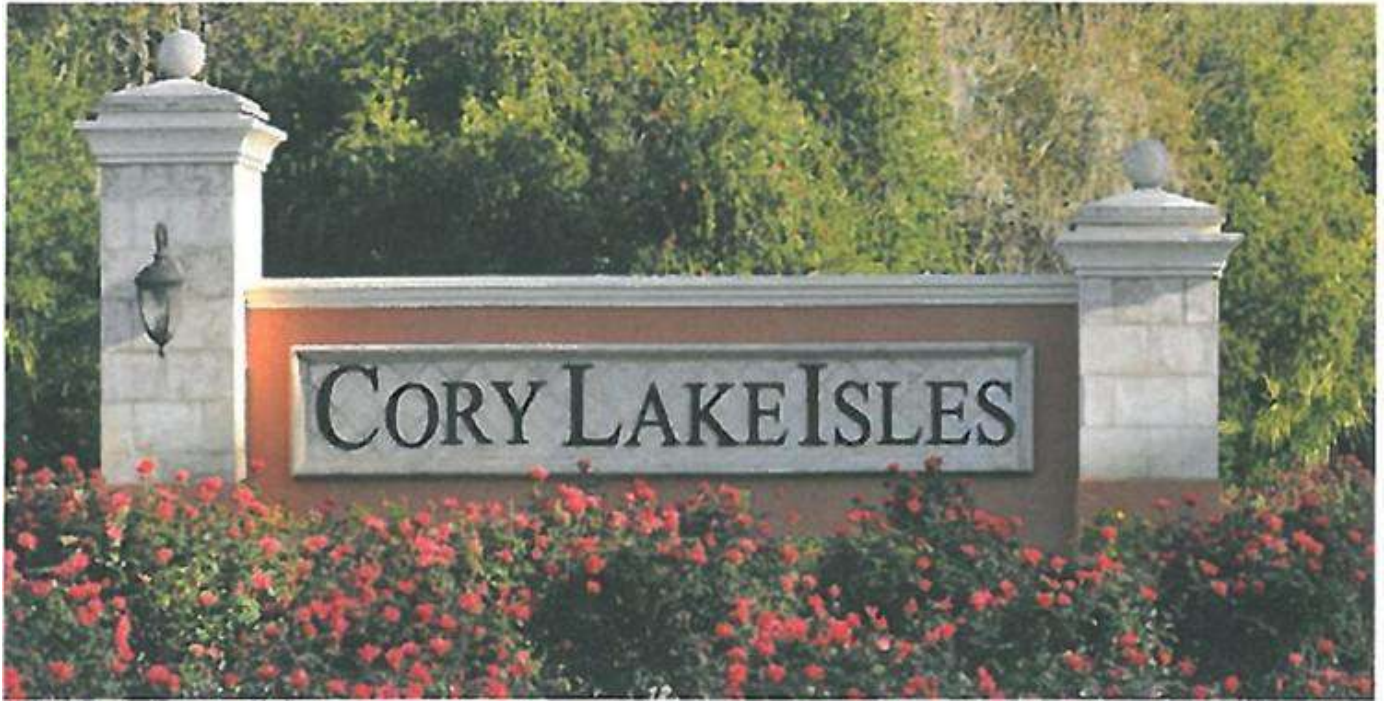
Cory Lakes

Community Development District

EXHIBIT

19

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 pool, beach volleyball court, 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.

"Service Areas" – *Needs definition by Counsel*

Important Contact Information

Community security: (813) 986-0030

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

Cross Creek 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 loiter, and to generally respond to unlawful behavior at any Amenity Facilities. These entities are authorized to issue Trespass Warnings to those 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 their home address and/or identification when requested by District staff or security guards.

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. **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, lake, park facilities, Cricket pitch, soccer field, and beach area are open daily during posted hours, or if hours are not posted, then from 30 minutes after sunrise until 30 minutes before sunset, except for activities that are pre-approved by the District. The District may change posted hours without notice.
 - c. Lighted outdoor Sport Facilities (tennis, basketball, hockey rink, volley ball court) will remain open for use until 10:00 p.m.
 - 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: New Years Day, Martin Luther King, Jr. Day, Washington's Birthday, Easter, Memorial Day, Juneteenth, July 4th, , Labor Day, Columbus Day, Veteran's Day, Thanksgiving Day, and Christmas 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.
6. **Emergencies**- After contacting 911 if required; all emergencies and injuries must also be reported to the office of the Facilities Manager or the Cross Creek gatehouse.
7. **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.

8. Inflatables such as water slides or bounce houses are strictly prohibited on any District property (except for events sponsored by the District).
9. All motorized vehicles (such as cars, trucks, motorcycles, mopeds, go carts, remote control vehicles, scooters) are not to be operated on district property 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.
10. 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. See District Towing Policy for additional information.
11. 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.
12. Destruction, removal or defacing of park equipment, plants, (including driving on the grass), structures, District Property or surrounding wildlife areas is strictly prohibited.
13. No person shall use threatening, abusive, insulting, or indecent language, nor behave in a boisterous or disorderly manner while on district property. Anyone found to be in violation will be asked to leave the amenity immediately. All patrons, guests, district staff, and contractors must treat each other with mutual respect at all times.
14. No person shall create any noise at excessive levels or use amplified sound or music without prior written permission from the Board while on district property.
15. All trash and waste must be deposited in receptacles. Food and perishable items are not to be left on District property.
16. 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.
17. No fireworks of any kind are allowed on District property.
18. No 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.
19. 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.
20. 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 14 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.
21. Guests must be accompanied by a Patron at all times while using any of the Amenities.

22. Only District employees, contractors, and staff are allowed in the service areas of the Amenity Facilities.
23. 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.
24. 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.
25. The Amenity Facilities cannot be used for fundraising events without permission from the District Supervisors in advance of the planned event.
26. 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.
27. 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. (*Counsel – does this apply to any body cam footage and security reports?*)
28. 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 14 years of age and older.
 - b. 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.
 - c. Do not hold doors or gates open to allow non Patrons or someone that is not your personal guest to enter the Amenity Facilities.
 - d. Do not use the "EXIT" button to allow non-Patron to enter.
 - e. Do not leave doors or gates open or propped open at any time, for any reason.
29. Any perceived or observed illegal activity should be referred to the appropriate law enforcement authorities and District security.
30. Patron may also be subject to the imposition of fines by the POA for violation of the covenants.

31. Instructor Use of District Property. To ensure the safety of our Patrons and reduce the liability of
Page 293/341

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 Board. 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.

32. District property and facilities may not be used as a drop-off point for any third-party donation collections.
33. Any planned events using district property must receive prior Board approval at least 60 days prior to the planned event. A fee may be charged if additional costs to the district are incurred.
34. Any CDD property or equipment that is found to be damaged or unsafe should be promptly reported to district staff.
35. District staff are authorized to cancel or discontinue any programs, events, services, or activities due to safety concerns or conflicts in the operation of any district facilities.
36. Any signs posted on CDD Property must be authorized by the CDD Board.
37. Residents who require additional temporary on-street overnight parking must obtain a parking pass from the CDD office or Security. The valid parking pass must be displayed in the vehicle visible to security: the car will not be stickered if a valid parking pass is visible.

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 to exceed 100 people.
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:

- Roadway Pavers Project
 - Jason (Owner) with Elite Pavers will be attending.
 - **Quote: \$145,278.66**
- Pool Heaters (Bandu)
 - **Quote: 28,848.45**
- Beach Club Dock Repairs (Timber Intentions)
 - **Quote: \$23,040**
- HVAC:
 - AC Fix at Pool
 - Pool Ice Machine Fix
 - Preventative Maintenance
 - New Ice Machine for Fitness Center
 - **Awaiting Quotes**
- New Drinking Fountain Water Dispenser. Outside of Beach Club.
 - **Awaiting Quote**
- Electrical Work – Fountains
 - Don is the best option/price
 - **Quote: \$17,900**
- Wireless Ethernet Radios for Hyoco Signs
 - **Awaiting Quote**
- Amenities Hours of Operation
 - Discuss Updating Process
- Review Revised Reservations:
 - Pool Party
 - Beach Club Rentals
 - Beach Club Usage – *Discontinue*

Agenda Planned / In Progress Items:

- Playworx: Set to be out on 09/01 to begin repairs
- Beach Club Chimney Work: 08/18
- Morris Bridge Gutter Work: 08/19
- Monument and Building Paintings: Waiting on a start date
- Florida Patio Furniture: Picked up Half of Furniture on 08/06 & 08/15
- Lawson Courts: TBD - “End of August” - Depends on the Weather
- Fence Repairs:
 - Weir Fence – Waiting for standing water to clear.
- Weir Project:
 - Staging Begins on 09/01
 - Work Begins on 09/08
- Pool Trash Cans: Awaiting AP to Send Funds
- Maxim Lights: Awaiting AP to Send Funds
- Cachet Isle Gate: Temporary Installed. Original was sent out to be fixed. Could take 4-6 weeks.
- Installing/Replacing 25mph signs
- Events:
 - Fall Festival
 - Food Truck Fridays
 - Snow Cone Saturdays

Agenda Completed Items:

- New Office Copier & Computer Systems
- Suncoast Rust
- Sidewalk Repairs and ADA Mats at Crosswalks
- Window Tint in Beach Club
- Treadmill in the Fitness Center Fixed
- Beach Club Dock Repairs
- Lightning Signs Installed
- Back to School Bash Event
- AC in Fitness Center
- Touchup Painting in Beach Club
- Facilities Office being converted into a Supply Room
- Center Street Planters Curbs have been painted Yellow to standout
- Steps on the back of the Beach Club have been painted for trip hazard prevention
- Morris Bridge Exit Arm Gate Fixed
- Towing Signs Installed
- Pavers Installed between pool and playground
- New Gate Remotes Programmed for Cachet Isle Gate
- Fence Repairs
 - Morris Bridge Entrance
 - Tennis Courts
- Bandu:
 - Pool Filter Grids
 - Black Algae Treatment
 - ADA Pool Chair Lift
- Landscaping (LMP):
 - Plant Bed Enhancements
 - Beach Club
 - Pool Areas
 - Morris Bridge Entrance
 - Cross Creek Entrance
 - Grass Area around Pool
- Plumbing:
 - New Toilet. Men's Room. Beach Club.
 - Toilet Replacement Parts. Cross Creek Guard Booth.
 - Urinal Replacement Parts. Fitness Center
 - Toilet Seat Screws Replaced.

- Envera:
 - Fixed Computer Issue at Cross Creek
 - Fixed Gate Arm Issue at Cross Creek
 - Driver's License Scanners
 - Cameras Reinstalled

Cory Lakes

Community Development District

EXHIBIT

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AGENDA



12545 DRAKEFIELD DRIVE
SPRINGHILL, FL 34610
(813) 389-8061

PROPOSAL # 164(B)

DATE: Tuesday, August 12, 2025

PROJECT: CORY LAKES

TO: Dane Engle

RE: TIMBER FRAMING REPAIR

- BEACH CLUB
 - 15' X 15' QUADRENT
 - 15' x 30' HALF CIRCLE
 - 528 SQFT
 - REPLACE STRINGERS, LEDGER BOARD, FASCIA AND MIDSPAN BLOCKING
 - INSTALL WATER BARRIER ON TOP OF LEDGER BOARD TO MINIMIZE WATER INTRUSION
 - REINSTALL ORIGINAL DECK
- BOARDWALK @ BEACH CLUB
 - REMOVE AND REPLACE SPLIT CAPS, STRINGERS.
 - REINSTALL ORIGINAL DECK

All materials, unless otherwise specified, to be CCA treated Southern Yellow Pine (SYP).

Price includes supervision, labor, materials, and equipment necessary for installation.

All site work and access to be provided by client.

Price based on Timber Intentions standard insurance coverages.

Payment terms net 15 days.

SCOPE	QUANTITY	Cost (\$; Per)	Cost (\$; Total)
BEACH CLUB SEMI CIRCLE DECKS	528 SQFT	\$30	\$15,840
BEACH CLUB BOARDWALK	240 SQFT	\$30	\$7,200
Project Total:			\$23,040



12545 DRAKEFIELD DRIVE
SPRINGHILL, FL 34610
(813) 389-8061

Does not include the following:

Any backfilling, finish grading or concrete / asphalt transitions.

Surveying of Bridge locations or elevations.

Locating of any existing or future utilities.

Any design or construction cost for any other condition which may exists now or in the future including, but not limited to bouncy or lateral movement due to flooding, high water, or high winds.

Permitting or any cost, fees, taxes, or other charges as required by state or local agencies, unless otherwise specified.

Cost of any drilling or removal of unsuitable material and all related cost which may be required to stabilize piling bases due to rock or other soil conditions which may prevent efficient driving or jetting of pilings and verticals.

Cost of any concrete, labor, or other material needed to stabilize piling base due to rock or any soil condition that prevents driving piling.

APPROVAL:

Name	Title	Function	Signature	Date
Mark Winter	President	Submitter		08-12-25
		Approver		

Cory Lakes

Community Development District

EXHIBIT

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AGENDA



ESTIMATE	#12507
ESTIMATE DATE	Aug 1, 2025
EXPIRATION DATE	Sep 19, 2025
TOTAL	\$145,278.66

Cory Lake Isles CDD
10441 Cory Lake Dr
Tampa, FL 33647

CONTACT US

25352 Wesley Chapel Blvd
Lutz, FL 33559

(813) 924-4673
CLIBeachClub@corylakescdd.net

(813) 996-7290
info@elitepavers.com

ESTIMATE

Services	amount
Pavers-Cory Lake Drive Location 1 Proposal bid Location 1	\$44,200.20
Pavers-Cross Creek Entry Location 2 Proposal bid Location 2	\$61,650.33
Pavers-Cross Creek Exit Location 3 Proposal bid Location 3	\$39,428.13
SPECIAL NOTES	\$0.00
1) This proposal is for replacement in kind utilizing a matching paver to what is currently installed. The current paver is a 60mm paver rated for residential traffic. Pavers observed on site are Colony 4x8 60mm Red that have been used previously for repairs. Prior to the start of work samples can be evaluated for color and changes can be made with no additional cost prior to ordering.	
2) This bid is based solely upon the square footage provided.	
Pavers - Includes Excavation of Job Site Installing 4 to 6 Inches of 3/8' Crushed Concrete Paver Base Grading and Leveling Pavers and Delivery of Pavers Concrete Toenail Edging Sand for Leveling and Setting of Pavers Construction Clean Up and Debris Removal	\$0.00
Pavers - Sealer **Sealing Your Pavers is Optional, but it is Highly Recommended to Have Them Sealed 3-4 weeks After Installation - We would be happy to provide you with an estimate upon request. **	\$0.00
Pavers - What To Expect *Please have vehicles moved from driveway prior to arrival. *Elite Pavers Has to be Able to Access the Install Area - Usually by Either Wheelbarrow or Bobcat, in Order to Perform the Work. *The Sand In Between Joints is Up To Approximately 1/8 of an Inch Below the Chamfer (Shoulder) Edge of the Pavers. There may be variation in the amount of sand that can be seen between each of the joints. *Upon completion of work please refrain from walking on edges of pavers and any steps as they need at least 24 hours to dry. *If we are doing work in your driveway please do not use or park for 48 hours after work is complete.	\$0.00

Subtotal	\$145,278.66

Total	\$145,278.66

Cory Lakes

Community Development District

EXHIBIT

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AGENDA

Don Harrison Enterprises
2510 Priscilla Court
Lutz, FL 33559
(813) 363-6286

EC13010124

TO: Dane

Job Name: Cory lake isles C.D.D.

Job Address: Morris Bridge Rd.

Description: Misc electrical for the water fountain in the community ponds.

Proposal / Estimate

All labor and material's to properly install G.F.C.I. protection for the (Four) water fountain features for the ponds within the community as necessary. Also to re-attach PVC conduits correctly entering the electrical distribution boxes as some are missing terminal connections, locknuts, plastic bushings, to secure a safe wiring termination. The one electrical service off Morris Bridge rd entrance to the left needs to be rebuilt as the wooded support wall has rotted away, this will be include as well, also there is no over current protection on this equipment at all, at this location, to rewire and protect equipment with proper G.F.C.I. protection. Electrical permit included if applicable.

We hereby propose to furnish materials and labor-complete in accordance with the above specifications or scope of work for the sum of \$ 17,900.00
Seventeen thousand, nine hundred dollars.

Payment to be made as follows: 50% Deposit, Remainder upon completion, 15 day net term billing.

All material is guaranteed to be as specified. All work to be done in a workmanlike manner according to standard practices. Any alteration or deviation from the above specification or scope of work involving extra cost will be executed only upon a written change order and will become an extra cost over the above estimate. All agreements contingent upon strikes, Accidents, or delays beyond our control. Owner to carry fire, Tornado, and other necessary insurance. All invoices are due and payable 30 days of date of invoice. Any delinquent accounts will be subject to a monthly service charge of 12% per month. Should we incur any cost or expense in collecting per the terms of this agreement, the undersigned agrees to pay all cost and expenses including reasonable attorney fees.

Acceptance of proposal: The above prices, Specification and conditions are satisfactory and hereby accepted. You are authorized to proceed with the work as specified. Payment will be outlined above.

Signature_____Date_____

Authorized Signature_____Date_____

Cory Lakes

Community Development District

EXHIBIT

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AGENDA



Amenity Services Proposal

Table of Contents

An overview of the presentation structure for JCS Multi-Service Solutions

03	Meet The Team Discover who we are, the team behind JCS Multi-Service Solutions, and our commitment to the community.
04	Our Mission and Values Understand the core principles that drive our services and our dedication to excellence in amenity solutions.
05	Our Service Explore the wide range of amenity services we offer to enhance community living and well-being.
06	Proposed Cost Chart that provides a clear view of the costs associated with each service position to enhance community living and well-being.
07	Contact Us How to reach JCS Multi-Service Solutions
08	Thank You We look forward to the opportunity to provide exceptional service

Our Dedicated Team

Committed professionals providing top-notch services



At JCS Multi-Service Solutions, we believe that every member of a team contributes to its success. We meet each of our employees in the field before hire, and interview for tangible on the job experience. We have a variety of staff from facility managers, maintenance personnel, to licensed CAMs.

We are an organization with a broad reach, having served numerous establishments, communities, and hosted events and conventions across Central Florida. Our team operates like a close-knit family, emphasizing open communication. We seek not only hardworking, highly motivated individuals but also those who value collaboration, expect accountability and transparency, and, above all, foster trust. Our team's priority is always to keep the community's best interests at heart.

We immerse ourselves in supplemental trainings and reviews of industry best practices. We aren't 'stuck in our ways'. We fully believe in this ever changing world and industry, we continue to welcome change and better ourselves as opportunity presents.





Our Foundation

An overview of the Mission and Values for JCS Multi-Service Solutions

Mission

At JCS Multi-Service Solutions, we are dedicated to uplifting communities by providing exceptional amenity services. Our mission is to foster connections and promote a better quality of life for all residents through our dedicated engagement and support initiatives.

Values

Accountability

Integrity

Community Engagement

Innovative

Proactive Mindset

Safety & Security



Comprehensive Amenity Services

A detailed overview of the diverse services offered by JCS Multi-Service Solutions for communities.

Facility Management

We offer comprehensive services in coordinating and supporting community events, ensuring effective staff oversight, maintaining operational excellence, and promoting clear and transparent communication. Our expertise extends beyond just managing clubhouses; we also oversee pools, courts, splash pads, pavilions and events. We provide routine written reports covering a range of topics, from operational matters to incidents, ensuring a comprehensive understanding of daily onsite operations.

Maintenance

We offer a comprehensive range of maintenance services, including highly skilled trade professionals and hourly handyman services. Our priority is to maintain the community's standards through daily routine checklists, safeguarding the financial investment and proactively addressing potential liabilities.

Field Management

Our Amenity Services team is equipped with a strong foundation in field services, enhancing our ability to communicate effectively with vendors and possess extensive knowledge. We recognize the importance of fostering robust relationships to maximize the performance of both vendors and staff, and we are dedicated to facilitating this for the benefit of the community. Additionally, we offer Field Services as a separate, supplemental service to our Amenities offerings.



Cory Lakes CDD

This table illustrates the proposed pricing of our services. It highlights the costs associated with the staffing plan for the facility. With this proposed plan we expect to provide expansive community solutions without compromising quality. We are committed to having the Clubhouse staffed during its normal hours of operation.

This proposal is for an annual contract, with an auto-renewal upon expiration. Any change orders to cost or scope will be presented separately and not inclusive to the below.

The cost for the positions in this proposal includes salary burden and benefits

Position	Hours/Week	Cost
Facility Manager	40	\$97,400
Maintenance	40	\$52,200
Assistant Facility Manager	20	\$30,737.80
Admin	15	\$14,131.80

Total	114	194,469.60

Facility Hours of Coverage

Monday: 9a-5p

Tuesday: 9a-7p

Wednesday: 9a-5p

Thursday: 9a-7p

Friday: 9a-5p

Saturday: 12a-5p

Sunday: CLOSED

All after hour events will have staffed coverage included as late as 11p for reservations

Please note schedules are subject to change (holidays, etc)

Get in Touch with JCS Multi-Service Solutions



PHONE NUMBER

513-869-0919

EMAIL ADDRESS

info@myjcsservices.com



Thank You!

We appreciate your consideration of JCS Multi-Service Solutions for your community's amenity needs.

Exceptional Service



Committed to quality and satisfaction.

Community Focused



Enhancing lives through dedicated support.

Sustainable Solutions



Innovative practices for a better future.

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

Date	Invoice
06/30/2025	35770

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

DATE	MEETING TYPE	TIME
October 17, 2024 ZOOM: https://us02web.zoom.us/j/83731431918?pwd=clMzOTNheDErWDFaQU9QUFFXSjRZdz09 Dial In: 1-305-224-1968	Regular Meeting Meeting ID: 837 3143 1918	6:00 p.m. Passcode: 123456
November 21, 2024 ZOOM: https://us02web.zoom.us/j/83731431918?pwd=clMzOTNheDErWDFaQU9QUFFXSjRZdz09 Dial In: 1-305-224-1968	Regular Meeting Meeting ID: 837 3143 1918	6:00 p.m. Passcode: 123456
December 19, 2024 ZOOM: https://us02web.zoom.us/j/3900480969?pwd=HjZFOhZKMt7G0awKuNuVy06jeqasuC.1&omn=87588041607 Dial In: 1-305-224-1968	Regular Meeting Meeting ID: 390 048 0969	6:00 p.m. Passcode: 54321
January 16, 2025 ZOOM: https://us02web.zoom.us/j/3900480969?pwd=HjZFOhZKMt7G0awKuNuVy06jeqasuC.1&omn=87064764825 Dial In: 1-305-224-1968	Regular Meeting Meeting ID: 390 048 0969	6:00 p.m. Passcode: 54321
January 28, 2025 ZOOM: https://us02web.zoom.us/j/3900480969?pwd=HjZFOhZKMt7G0awKuNuVy06jeqasuC.1&omn=88209573470 Dial In: 1-305-224-1968	Joint CDD/POA Meeting Meeting ID: 390 048 0969	6:00 p.m. Passcode: 54321
February 20, 2025 ZOOM: https://us02web.zoom.us/j/3900480969 Dial In: 1-305-224-1968	Regular Meeting and Closed Session Meeting ID: 390 048 0969	6:00 p.m. Passcode: 54321
February 24, 2025 ZOOM: https://us02web.zoom.us/j/3900480969 Dial In: 1-305-224-1968	Continued Regular Meeting and Closed Session Meeting ID: 390 048 0969	6:00 p.m. Passcode: 54321
March 20, 2025 ZOOM: https://us02web.zoom.us/j/3900480969 Dial In: 1-305-224-1968	Regular Meeting Meeting ID: 390 048 0969	6:00 p.m. 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 5, 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
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