

***CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package
Regular Meeting and Closed Session

Date/Time:
Thursday, September 18, 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, September 18, 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, September 18, 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 and Closed Session

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

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

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

III. Vendor Updates

A. District Engineer: Johnson Engineering, Inc.

B. Envera

C. JCS Investigations

D. Juniper

1. Consideration/Approval of Edging Installation around Peanut -
\$480.08

Exhibit 1

E. Steadfast – Waterway Inspection Report conducted on 09/09/25

Exhibit 2

IV. POA Reports

V. Financial Items

A. Consideration/Acceptance of August 2025 Unaudited Financial
Statements

Exhibit 3

1. Variance Report

VI. Business Items

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

Exhibit 4

B. Discussion: Emergency Action Plan – Hurricane Emergency Response
and Recovery – *This item was brought back from the last meeting.*

Exhibit 5

VII. Approval of Minutes

A. Regular Meeting, Public Hearing, & Closed Session: August 21, 2025

1. Summary of Motions

Exhibit 6

- | | |
|--|---------------------------|
| 2. Meeting Minutes | Exhibit 7 |
| 3. Action Item List as of September 11, 2025 | Exhibit 8 |
| 4. Contract List as of September 11, 2025 | Exhibit 9 |

VIII. Staff Reports

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

1. Update: 17923 Cachet Isle

B. Facility Manager

- | | |
|--|----------------------------|
| 1. August 2025 Report | Exhibit 10 |
| 2. Consideration/Approval of Proposals for Replacement of Pool House AC Units: | |

- | | |
|------------------------------|----------------------------|
| a. Air Masters - \$29,642.00 | Exhibit 11 |
|------------------------------|----------------------------|

- | | |
|--|----------------------------|
| i. Preventive Maintenance Agreement (No Ice Maker) - \$4,800.00/yr | Exhibit 12 |
|--|----------------------------|

- Additional Cost for Twice a Year Maintenance on Ice Maker - \$1,072.00/yr

- | | |
|--------------------------|----------------------------|
| b. Alvarez - \$30,960.00 | Exhibit 13 |
|--------------------------|----------------------------|

- | | |
|---|----------------------------|
| c. Strategic – Split System (without ceiling repairs) - \$10,850.00 | Exhibit 14 |
|---|----------------------------|

- | | |
|---|----------------------------|
| 3. Consideration/Approval of Proposal for Installation of Existing Gates to New Location – Gate Tech - \$2,010.36 | Exhibit 15 |
|---|----------------------------|

- | | |
|--|----------------------------|
| 4. Consideration/Approval of Proposal for Sidewalk Trip Hazard Removal – Precision | Exhibit 16 |
|--|----------------------------|

- | | |
|--|----------------------------|
| a. Addendum 1 - \$52,445.00 to \$55,067.00 | Exhibit 17 |
|--|----------------------------|

C. District Manager: Kai

- | | |
|--|----------------------------|
| 1. FY 2025-2026 Meeting Schedule | Exhibit 18 |
| 2. Quorum Check for Regular Meeting and Closed Session – 10/16/2025 at 6:00 p.m. | |

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

X. Supervisor Requests

XI. 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

XII. Adjournment

EXHIBIT 1

AGENDA



Proposal

Proposal No.: 361715

Proposed Date: 09/11/25

PROPERTY:	FOR:
Cory Lakes CDD Philip Cusumano 10441 Cory Lake Drive Tampa, FL 33647	Enhancement - Install edging around peanut

At the entrance of Morris Bridge, install edging around peanut to help keep it contained in one area so that it will not spread around other plants.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
(TYPE IN LOCATION AND QUICK DESCRIPTION)					
Landscape Material					\$480.08
Enhancement Labor	2.00	HR	\$65.00	\$130.00	
Aluminum edging	32.00	LF	\$10.94	\$350.08	
				Total:	\$480.08

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

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

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

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

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

_____	_____
Signature (Owner/Property Manager)	Date

Printed Name (Owner/Property Manager)

_____	_____
Signature - Representative	Date

EXHIBIT 2

AGENDA



Cory Lake Isles CDD Aquatics

Inspection Date:

9/9/2025 12:42 PM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 1

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

A mild planktonic algae bloom is starting. If rain does not clear it before next service, it will be treated at that time. Any nuisance grasses present will also be addressed.

<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: 2

Condition: Excellent Great Good ✓Poor Mixed Condition Improving



Comments:

Submerged vegetation has grown quickly, likely due to last month's frequent rains. Doses of ProcellaCor to control this growth are scheduled for the next maintenance event.
No algae 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:	

Inspection Report

SITE: 3

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

This pond has also experienced rapid submerged vegetation growth, similar to pond 2. The same treatment will be done here. Cyanobacteria will also be treated with algaecide during the mentioned service.

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

SITE: 8.1

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

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

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

Inspection Report

SITE: 8.2

Condition: ☒Excellent Great Good Poor Mixed Condition Improving



Comments:

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

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

SITE: 8.4

Condition: ☒Excellent Great Good Poor Mixed Condition Improving



Comments:

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

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

Inspection Report

SITE: 8.5

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Mild hydrilla growth is not pictured but visible during drive-by inspection.
Treatments via boat have been occurring and will continue during routine maintenance events.
No other nuisance growth observed.

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

SITE: 8.6

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

One small patch of nuisance grasses present offshore from the conservation area.
This will be addressed during the next boat treatment.
No algae observed.

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

Inspection Report

SITE: 8.8

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Very mild nuisance grass growth around residential docks. Care is taken when treating these areas as to not spray residents' property.
No algae observed.

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

SITE: 9

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

More rapid submerged vegetation growth. This pond will receive the same treatments as those listed above.
No algae observed.

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

MANAGEMENT SUMMARY



With increased rainfall, the water levels of retention ponds have increased. Higher rainfall and water levels can aid in improving aesthetics of the ponds as fresh rainwater pushes out stagnant water into wetlands. A continued occurrence to be mindful of is the compounds that runoff water entering the ponds contains fertilizers and organic debris. These are primarily composed of nitrogen and phosphorus, both nutrients that largely contribute to algal growth, and their influx can provide the needed ingredients for a bloom. In periods between rains, hot daytime temperatures and high humidity continue, treating a perfect storm for rapid algae takeover.

Full spectrum Copper Sulfate treatments continue to combat these seasonal algal blooms, and have most likely prevented the worst of them. In ponds whose construction lends to backflow and high nutrient retention, or those adjacent to greenery, this will be a constant battle against the algal growth until fresh rains once again bring relief, or until we see a reduction in growth rates during the onset of Fall, where many nutrients will have time to settle on the bottom and get locked away.

On this visit, all ponds noted were in mixed condition. Algae was only present in two ponds. The rain has tremendously helped clear out algae in several ponds, only those few have some remaining which will be addressed. Submerged vegetation seems to be the largest nuisance at the moment. Our technicians will continue to monitor closely and target the existing, as well as any new growth that pops up, with the goal of diminishing it as much as possible.

Another thing to note; With high rain volumes it is more common for debris items to wash into the ponds, and so technicians are on alert.

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:

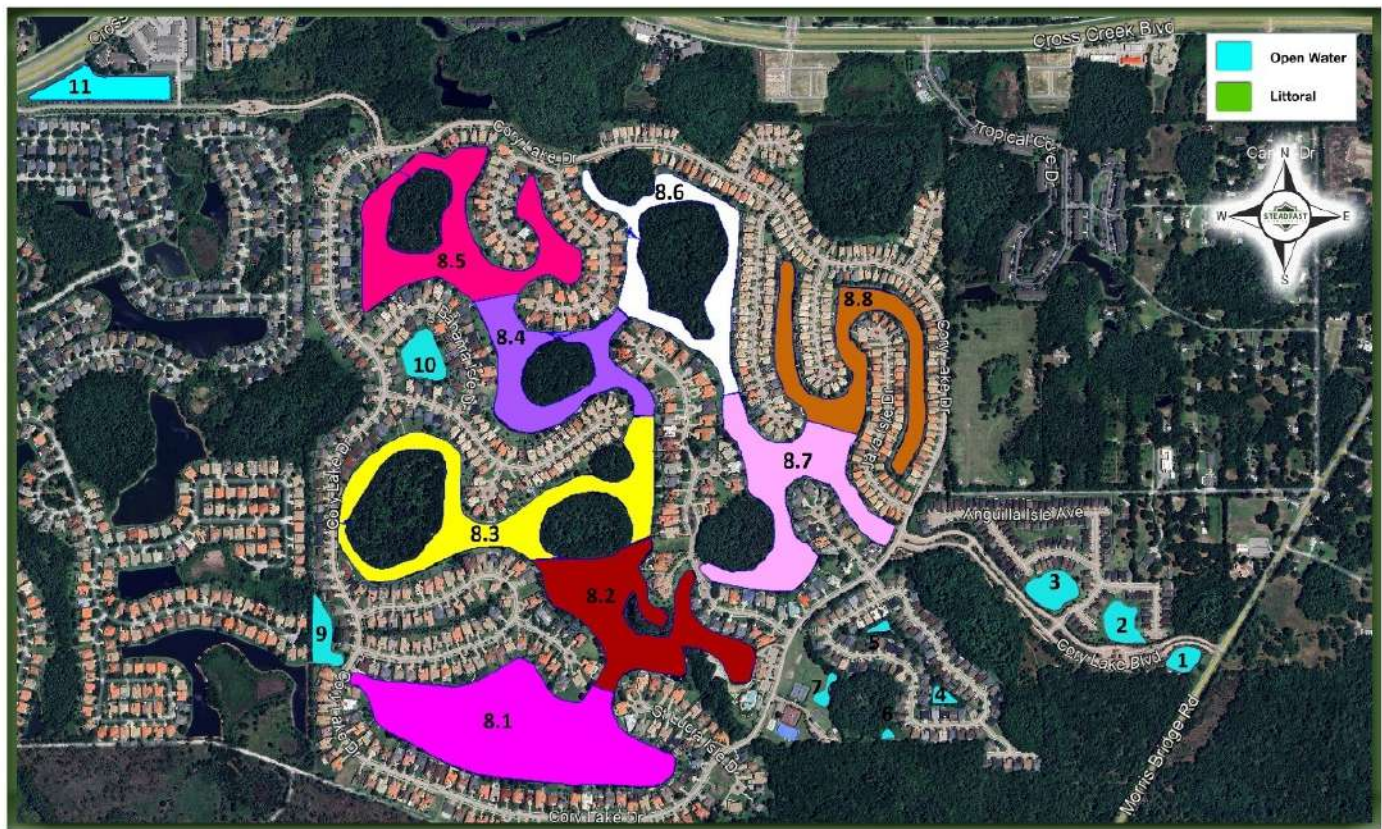


EXHIBIT 3

AGENDA

**Cory Lakes
Community Development District**

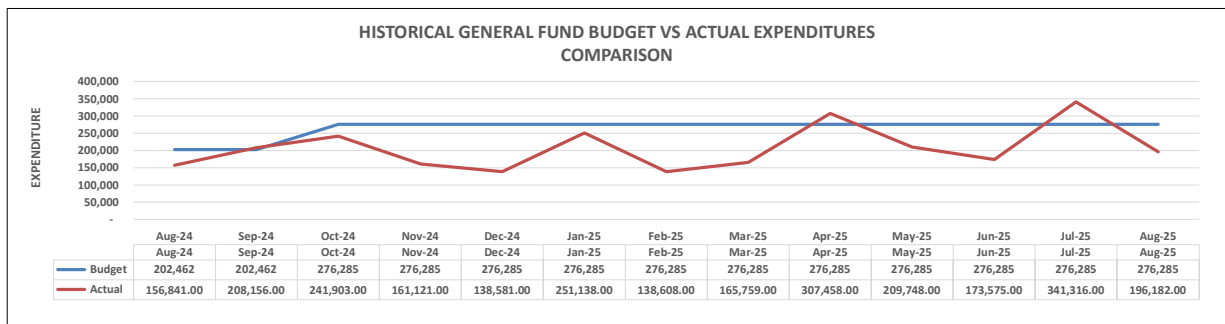
**Financial Statements
(Unaudited)**

August 31, 2025

CORY LAKES CDD
Financial Report Summary - General Fund - DRAFT PROJECTIONS
8/31/2025

	GENERAL FUND	DEBT SERVICE	
	8/31/2025	2013	
		8/31/2025	
1 For The Period Ending :			
2 CASH BALANCE (MM AND OP ACCOUNTS)	\$ 600,384	\$ 184,054	
3 CASH RESERVED FOR WEIR PROJECT	367,800	-	
4 CASH RESERVED FOR OPERATING RESERVE	458,378	-	
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	210	-	
10 LESS: ACCOUNTS PAYABLE	(32,919)	-	
11 LESS: DEFERRED REVENUES	-	-	
12 LESS: DUE TO DEBT SERVICE	(5,890)	-	
13 NET CASH BALANCE	\$ 1,393,852	\$ 189,945	
14 Budgeted Fund Balance Analysis:(Based on 100% of the Budget to be Expended)			
15 NON SPENDABLE FOR PREPAIDS AND DEPOSITS	\$ 32,675		
16 TWO MONTH OPERATING RESERVE	\$ 435,903.00		
17 ASSIGNED FOR POOL HEATER	\$ 24,300.00		
18 ASSIGNED FOR VOLLEYBALL COURT	\$ 29,800.00		
19 ASSIGNED FOR WEIR AFTER BUDGET	\$ 50,000.00		
19 REMAINING BUDGET NEEDED FOR FY 25 FISCAL YEAR	\$ 774,464.87		
20 Total Cash Required	\$ 1,347,142.49		
21 DIFFERENCE BETWEEN NET CASH BALANCE AND CASH REQUIRED	\$ 46,709.86		
22 ASSESSMENTS RECEIVABLE TO BE COLLECTED	\$ -		
Net Cash Surplus (Deficit) Projected at EOY	\$ 46,709.86	This does not include future interest and misc. revenues to be earned by year end	
23 ACTUAL GENERAL FUND REVENUE AND EXPENDITURES:(AFTER BUDGET COST SAVING MEASURES)	8/31/2025	8/31/2025	FAVORABLE
	ACTUAL	BUDGET	(UNFAVORABLE)
24 REVENUE (YTD) COLLECTED	YEAR-TO-DATE	YEAR-TO-DATE	VARIANCE
25 EXPENDITURES (YTD)	\$ 2,725,385	\$ 2,645,117	\$ 80,268
26 NET OPERATING CHANGE	\$ 2,540,952	\$ 2,779,005	(238,053)
27 AVERAGE MONTHLY EXPENDITURES	\$ (230,996)	\$ (252,637)	\$ (21,641)
28 PROJECTED EOY BASED ON AVERAGE	\$ (2,771,948)	\$ (2,779,005)	\$ (7,057)
29 GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:	8/31/2025	8/31/2025	FAVORABLE
30 REVENUE:	ACTUAL	BUDGET	(UNFAVORABLE)
31 ASSESSMENTS ON-ROLL (NET)	YEAR-TO-DATE	YEAR-TO-DATE	VARIANCE
32 ASSESSMENTS OFF-ROLL	\$ 2,594,627	\$ 2,585,417	\$ 9,210
33 INTEREST	-	-	-
34 MISCELLANEOUS REVENUE	68,888	27,500	41,388
35 TRANSFER	29,670	-	29,670
36 DECREASE IN RESERVES	32,200	32,200	-
37 TOTAL REVENUE	2,725,385	2,645,117	80,268
38 EXPENDITURES:			
39 ADMINISTRATIVE EXPENDITURES	199,226	194,710	(4,516)
40 UTILITIES	388,517	388,021	(496)
41 SECURITY OPERATIONS	420,814	475,963	55,149
42 FIELD OFFICE ADMINISTRATION	332,416	405,917	73,501
43 LANDSCAPE MAINTENANCE	491,619	489,633	(1,986)
44 FACILITIES MAINTENANCE	613,794	739,858	126,064
45 FACILITIES MAINTENANCE (POOL)	44,566	34,902	(9,663)
46 CONTINGENCY	50,000	50,000	-
47 TOTAL EXPENDITURES	\$ 2,540,952	\$ 2,779,005	\$ 238,053

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
AUGUST 31, 2025**

	GENERAL FUND	DEBT SERVICE 2013	TOTAL GOVERNMENTAL FUNDS
1 ASSETS			
2 Operating account			
3 Bank United - operating account	\$ 198,766	\$ -	\$ 198,766
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	458,378	-	458,378
8 MMK account 5435	401,401	-	401,401
9 MMK account 5435-restricted cash	5,890	-	5,890
10 Investments			
11 Revenue	-	134,151	134,151
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	210	-	210
22 Prepays	9,520	-	9,520
23 Deposits	23,154	-	23,154
24 Total assets	<u>\$ 1,465,337</u>	<u>\$ 189,945</u>	<u>\$ 1,655,281</u>
25 LIABILITIES AND FUND BALANCE			
26 Liabilities:			
27 Accounts payable	\$ 32,919	\$ -	\$ 32,919
28 Accrued expenses payable	-	-	-
29 Due to other funds	513	-	513
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>39,322</u>	<u>-</u>	<u>39,322</u>
36 FUND BALANCES			
37 Nonspendable	32,675	-	32,675
38 Restricted for Debt Service	-	189,945	189,945
39 Assigned for Two Month Operating Reserve	435,903	-	435,903
40 Assigned for Weir Project Reserve	367,800	-	367,800
Assigned for Pool Heater	24,300	-	24,300
Assigned for Volleyball Court	29,800	-	29,800
41 Unassigned	535,537	-	535,537
42 Total fund balances	<u>1,426,014</u>	<u>189,945</u>	<u>1,615,959</u>
43 Total liabilities and fund balances	<u>\$ 1,465,337</u>	<u>\$ 189,945</u>	<u>\$ 1,655,281</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 AUGUST 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	27,500	68,888	41,388	229.63%
5 Miscellaneous Revenue				-	
6 Rental Income	-	-	20,673	20,673	0.00%
7 Bar Code Access	-	-	6,809	6,809	0.00%
8 Tennis Contract Revenue	-	-	-	-	0.00%
9 Event Sponsorship	-	-	-	-	0.00%
10 Miscellaneous Revenue	-	-	2,188	2,188	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>2,645,117</u>	<u>2,725,385</u>	<u>80,268</u>	<u>82.20%</u>
14 EXPENDITURES					
15 Professional & admin					
16 District Engineer	15,000	13,750	4,883	8,868	32.55%
17 Insurance- General Liability & Public Officials	68,188	68,188	67,115	1,073	98.43%
18 Postage	2,000	1,833	147	1,686	7.35%
19 Supervisors Fees	12,000	11,000	11,200	(200)	93.33%
20 Payroll taxes	1,225	1,123	727	396	59.36%
21 Payroll service fee	600	550	3,179	(2,629)	529.86%
22 District Management	70,000	64,167	67,212	(3,045)	96.02%
23 Trustee fees	3,558	3,262	3,259	2	91.61%
24 Bank fees	1,500	1,375	914	461	60.94%
25 Dues & licenses	175	175	175	-	100.00%
26 Legal advertising and Sunshine Board	1,500	1,375	1,056	319	70.40%
27 Insurance: worker's compensation	5,500	5,500	475	5,025	8.64%
28 Legal - general counsel	15,000	13,750	26,672	(12,922)	177.81%
29 Assessment roll preparation	-	-	-	-	0.00%
30 Bond amortization schedule fee	-	-	-	-	0.00%
31 Audit	4,750	4,354	6,000	(1,646)	126.32%
32 Arbitrage rebate calculation	2,500	2,292	-	2,292	0.00%
33 Credit card discount	200	183	-	183	0.00%
34 Contingencies	2,000	1,833	6,213	(4,379)	310.63%
35 Total professional & admin	<u>205,696</u>	<u>194,710</u>	<u>199,226</u>	<u>(4,516)</u>	<u>96.85%</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 AUGUST 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	230,560	226,754	3,806	90.15%
40 Electricity	95,280	87,340	71,042	16,298	74.56%
41 Water, sewer & irrigation	24,975	22,894	48,169	(25,275)	192.87%
42 Solid waste removal	9,439	8,652	9,205	(553)	97.53%
43 Sewer lift stations	5,000	4,583	1,615	2,968	32.30%
44 Communication	35,748	32,769	30,621	2,148	85.66%
45 Website	705	646	900	(254)	127.66%
46 Propane	400	367	-	367	0.00%
47 Total utilities	<u>423,277</u>	<u>388,021</u>	<u>388,517</u>	<u>(496)</u>	<u>91.79%</u>
48 Security operations				-	
49 Summer time pool guard	24,480	22,440	-	22,440	0.00%
50 Security staffing contract services	411,840	377,520	367,400	10,120	89.21%
51 Contractual virtual guard and Access cards	66,912	61,336	53,414	7,922	79.83%
52 Off-duty policing	16,000	14,667	-	14,667	0.00%
53 Total security operations	<u>519,232</u>	<u>475,963</u>	<u>420,814</u>	<u>55,149</u>	<u>81.05%</u>
54 Field office administration					
55 Field Manager	79,000	72,417	63,936	8,480	80.93%
56 Assistant Field Manager	18,500	16,958	15,576	1,382	84.19%
57 Office administrator	68,237	62,551	69,068	(6,517)	101.22%
58 Payroll taxes	15,000	13,750	5,083	8,667	33.89%
59 Pool & beach club attendants	26,000	23,833	20,910	2,923	80.42%
60 Guard office supplies	1,500	1,375	171	1,204	11.43%
61 Seasonal decorations	60,000	60,000	58,950	1,050	98.25%
62 Beach club office equipment	4,500	4,125	5,359	(1,234)	119.09%
63 Beach club office supplies	4,500	4,125	2,380	1,745	52.90%
64 Beach club gym supplies	19,000	17,417	21,866	(4,450)	115.09%
65 Community events supplies	18,000	16,500	13,874	2,626	77.08%
66 Guard office equipment	1,000	917	-	917	0.00%
67 Miscellaneous field expense	87,000	79,750	23,041	56,709	26.48%
68 Weir project	350,000	32,200	32,200	-	9.20%
69 Total Field office administration	<u>752,237</u>	<u>405,917</u>	<u>332,416</u>	<u>73,501</u>	<u>44.19%</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 AUGUST 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	52,800	52,800	-	91.67%
72 Well maintenance - irrigation	3,000	2,750	5,308	(2,558)	176.92%
73 Landscape review contract	-	-	-	-	0.00%
74 Landscape maintenance	348,000	319,000	315,658	3,342	90.71%
75 Plant replacement	25,000	22,917	8,283	14,633	33.13%
76 Annuals & seasonal plant installation	7,500	6,875	3,500	3,375	46.67%
77 Tree removal, replacement and maintenance	24,000	22,000	27,242	(5,242)	113.51%
78 Irrigation - maintenance	7,500	6,875	12,967	(6,092)	172.89%
79 Mulch	50,000	45,833	60,446	(14,613)	120.89%
80 Beach sand	6,000	6,000	-	6,000	0.00%
81 Sod replacement	5,000	4,583	5,416	(833)	108.32%
82 Total Landscape maintenance	<u>533,600</u>	<u>489,633</u>	<u>491,619</u>	<u>(1,986)</u>	<u>92.13%</u>
83 Facilities maintenance					
84 Recreation equipment maintenance & repair	15,000	13,750	8,550	5,200	57.00%
85 Building equipment maintenance & repair	10,000	9,167	17,112	(7,946)	171.12%
86 Fountains	5,000	4,583	5,229	(646)	104.59%
87 Monuments & signs	4,000	3,667	10,797	(7,130)	269.92%
88 Outside maintenance	50,000	45,833	5,578	40,255	11.16%
89 Cleaning	27,560	25,263	35,618	(10,355)	129.24%
90 Pest control	1,950	1,788	1,425	362	73.10%
91 Car and cart repairs and maintenance	9,000	8,250	623	7,627	6.93%
92 Security gate maintenance & repair	5,000	4,583	15,031	(10,448)	300.63%
93 Security gate maintenance & repair - Cachet	2,550	2,338	-	2,338	0.00%
94 Storm water drainage	30,000	27,500	1,753	25,748	5.84%
95 Facilities maintenance contingency	248,000	227,333	225,459	1,874	90.91%
96 Contingency for end of year	90,000	82,500	98,912	(16,412)	109.90%
97 Paver, streets and sidewalk repairs, cleaning	125,000	114,583	28,474	86,109	22.78%
98 Pressure washing	7,500	6,875	202	6,673	2.69%
99 Rentals and leases	10,740	9,845	5,716	4,129	53.22%
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>739,858</u>	<u>613,794</u>	<u>126,064</u>	<u>77.37%</u>
			(5,439)		
102 Facilities maintenance (pool)					
103 Pool maintenance	25,500	23,375	32,900	(9,525)	129.02%
104 Pool repairs	7,000	6,417	10,831	(4,415)	154.73%
105 Pool heater utilities	5,000	4,583	834	3,749	16.68%
106 Pool permit	575	527	-	527	0.00%
107 Total Facilities maintenance (pool)	<u>38,075</u>	<u>34,902</u>	<u>44,566</u>	<u>(9,663)</u>	<u>117.05%</u>
108 Total Field operations	<u>3,059,721</u>	<u>2,534,295</u>	<u>2,291,726</u>	<u>242,569</u>	<u>74.90%</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>2,779,005</u>	<u>2,540,952</u>	<u>238,053</u>	<u>76.64%</u>
113 Excess/(deficiency) of revenues over/(under)	<u>-</u>	<u>(133,888)</u>	<u>184,433</u>	<u>(157,785)</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>\$ 1,426,014</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 AUGUST 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	-	-	5,945	5,945
4 Bond close out transfer in	-	-	-	-
5 Total revenues	<u>101,930</u>	<u>40,772</u>	<u>108,150</u>	<u>67,378</u>
6 EXPENDITURES				
7 Debt Service				
8 Assessment Collection Fee 2%	2,124	-	-	-
9 Principal prepayment	-	-	-	-
10 Principal:				
November 2024	30,000	30,000	30,000	-
11 Interest:				
12 November 2024	31,588	31,588	32,431	
13 May 2025	31,588	31,588	31,588	
14 Total debt service expenditures	<u>95,299</u>	<u>93,175</u>	<u>94,019</u>	<u>-</u>
15 Excess/(deficiency) of revenues	<u>6,631</u>	<u>(52,403)</u>	<u>14,132</u>	<u>67,378</u>
16 Fund balance - beginning (unaudited)			<u>175,813</u>	
17 Fund balance - ending			<u><u>\$ 189,945</u></u>	

Cory Lakes
Operating Account - Bank Reconciliation
August 31, 2025

	<u>Operating Acct (BU)</u>
<i>Balance Per Bank Statements</i>	\$ 243,440.42
Plus: Deposits In Transit	-
Less: Outstanding Checks	(44,674.43)
Less: Restricted cash in operating account	
<i>Adjusted Bank Balance</i>	<u><u>\$ 198,765.99</u></u>

<i>Beginning Balance Per Books</i>	\$ 142,406.86
Cash Deposits & Credits	429,822.47
Cash Disbursements & Transfers	(373,463.34)
<i>Balance Per Books</i>	<u><u>\$ 198,765.99</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 McIntyre		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 Exerior 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	100656	Bandu LLC	Invoice: INV0500 (Reference: July pool service.)	3,250.00		-384.03
7/3/2025	100657	Gate Tech Inc.	Invoice: 167052 (Reference: Service call Area-3.)	185.00		-569.03
7/4/2025	100658	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	1136	Cynthia McIntrye	bos mtg 6-24-25	184.70		3,351.90
7/7/2025	ACH080525	ADP	BOS MTG 06-24-25	891.80		2,460.10
7/8/2025	100659		Funds Transfer		225,000.00	227,460.10
7/9/2025	100660	Kai Connected, LLC	Invoice: 4612 (Reference: Professional Management Services-Jul 2025.)	5,833.33		221,626.77
7/10/2025	100661	Charter Communications	Reference: 10441 Cory lake Dr 06/14/25 - 07/13/25	930.25		220,696.52
7/14/2025	100662	Tampa Electric	Reference: Summary Bill account.	27,318.89		193,377.63
7/14/2025	100663	Tampa Electric	VOID: Reference: Summary Bill account.			193,377.63
7/14/2025	100664	Don Harrison Enterprises	Invoice: 3158 (Reference: Well pump tripping circiut.)	1,059.00		192,318.63
7/14/2025	100665	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	100667	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	100668	HD Supply Facilities Maintenance, LTD	Invoice: 9238468657 (Reference: Fido Baggies Pet Waste Liners 50/Pkg-CN.)	608.04		188,695.82
7/14/2025	100669	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	080725ACH1	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	080725ACH	Sunshine Cleaning Crew LLC	Invoice: 1014 (Reference: Clubhouse thorough clean after construction.) Invoice: 1015 (Referenc	3,000.00		184,396.37
7/14/2025	100670	JCS Investigations	Invoice: 109 (Reference: CDD Facilities and Administration-July.) Invoice: 12 (Reference: Secur	52,399.20		131,997.17
7/15/2025	100671	Frontier Communications	Reference: Frontier-Communication.	197.07		131,800.10
7/15/2025	100672	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	100673	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	100674	Strange Zone, Inc	Invoice: 2024-0190 (Reference: Website maintenance + Hosting (Yearly Contract).)	899.99		123,529.76
7/15/2025	100675	Navitas Credit Corp	Invoice: 070425-4119 (Reference: Contract payment.)	705.74		122,824.02
7/15/2025	628	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		WM Corp Services, Inc	Invoice: 0163053-2206-3 (Reference: Waste Management Services-Jun.)	783.79		121,127.75
7/17/2025	100676		Deposit		998.98	122,126.73
7/17/2025	100677	Tampa Electric	Reference: 11589 Cory Lake BL June 10, 2025 - July 09, 2025	276.61		121,850.12
7/17/2025	100678	Tampa Electric	Reference: 12027 Cory Lake Blvd June 10, 2025 - July 09, 2025	477.78		121,372.34
7/17/2025	100679	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		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	081325ACH1	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	081325ACH2	Florida Patio Furniture, Inc	Chaises, Large Table, Bar Stools, U75-MB, U-85C, End Table	24,873.00		23,463.21
7/21/2025	081325ACH	Servicore Window Cleaning	Invoice: 20173119 (Reference: Window Cleaning-Quarterly Cleaning of Exterior Windows.)	1,254.00		22,209.21
7/21/2025	100680	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	100681	Landscape Maintenance Professionals,	Invoice: 344008 (Reference: #340364 - Enhancement - Replace declining sod in selective areas.)	3,726.79		18,312.42
7/22/2025	100682	Johnson Engineering, Inc	Invoice: 6194 (Reference: Professional Engineering Services.)	595.00		17,717.42
7/22/2025	100683	Gate Tech Inc.	Invoice: 167273 (Reference: DKS Cellular Monthly Charge Monthly charge for Doorking cellular sys	57.44		17,659.98
7/23/2025	625R	Cory Lakes CDD	to close account		1,356.14	19,016.12
7/24/2025	100684	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	100685	New Tampa Fence Inc	Invoice: 4420 (Reference: chain link post 2.5x14 sch40 black.)	2,500.00		11,716.12
7/25/2025		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	100686		Funds Transfer		150,000.00	160,216.89
7/29/2025	100687	Frontier Communications	Reference: Frontier-Communication.	195.98		160,020.91
7/29/2025	100688	Frontier Communications	Reference: Frontier-Communication.	135.98		159,884.93
7/29/2025	100689	Frontier Communications	Reference: Frontier-Communication.	195.98		159,688.95
7/29/2025	100690	Frontier Communications	Reference: Frontier-Communication.	275.98		159,412.97
7/29/2025	100691	Landscape Maintenance Professionals,	Invoice: 344122 (Reference: Cory Lake Isles CDD- Landscape Maintenance Agreement -2024 Lakel	29,257.08		130,155.89
7/29/2025	100692	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	100693	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	100694	Florida Patio Furniture, Inc	Invoice: 79722A (Reference: Shipping charges - (PICK UP HALF AT A TIME).)	300.00		123,789.77
7/29/2025	100695	JCS Investigations	Invoice: 111 (Reference: CDD Facilities and Administration-July.)	7,479.60		116,310.17
7/29/2025	100696	CIO Technology Solutions, inc	Invoice: 35239-MSP (Reference: Agreement Recurring: Cory Lake.)	557.27		115,752.90
7/29/2025	629	Gate Tech Inc.	Reference: Additional Troubleshooting/Service time. https://clientname(FILLIN).payableslockbo	100.00		115,652.90
7/30/2025	100697	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	100698	Hughes Exterminators Inc	Invoice: 62909234 (Reference: pest control service on two guard houses, community center, arou	195.00		115,256.65
7/30/2025	100699	Fitness Services of Florida, Inc.	Invoice: 30130 (Reference: Monthly Preventative Maintenance service of all cardio and strength e	350.00		114,906.65
7/30/2025	100700	Bandu LLC	Invoice: INV0535 (Reference: August pool service, invoice is due upon receipt..)	3,250.00		111,656.65
7/31/2025	100701		Deposit		868.68	112,525.33
7/31/2025	100702	Illuminations Holiday Lighting	QuickBooks generated zero amount transaction for bill payment stub			112,525.33
7/31/2025		Straley Robin Vericker	Invoice: 26855 (Reference: For Professional Services Rendered Through June 30, 2025.)	729.50		111,795.83
7/31/2025	100703	Roadway Concepts	Invoice: 21-1469 (Reference: Project / Jobsite: Cory Lakes CDD ADA Installation.)	24,150.00		87,645.83
7/31/2025	100704	Constant Contacts	approved by Joe Gibson-normally paid by debit card	59.00		87,586.83
7/31/2025	627			297,675.89	382,396.75	87,586.83
8/1/2025	100656	Egis Insurance Advisors LLC	Invoice: 28691 (Reference: Policy #100124518 10/01/2024-10/01/2025 Florida Insurance Alliance.	1,833.00		85,753.83
8/1/2025	100657	Bandu LLC	Invoice: INV0541 (Reference: Replaced pump for the small fountain at entry to facility..) Invoi	14,592.10		71,161.73
8/4/2025	100658	Kai Connected, LLC	Invoice: 4695 (Reference: Professional Management Services Monthly Management Services.)	5,833.33		65,328.40
8/4/2025			Funds Transfer		175,000.00	240,328.40
8/5/2025	1136	Cynthia McIntyre	CONTINUATION MEETING from 7/17/2025 meeting	184.70		240,143.70
8/5/2025	ACH080525	ADP	CONTINUATION MEETING from 7/17/2025 meeting	891.80		239,251.90
8/5/2025	100659	Business Observer	Invoice: 25-02246H (Reference: Notice of Public Hearing and Board of Supervisors Meeting.)	76.56		239,175.34
8/5/2025	100660	Don Harrison Enterprises	Invoice: 3164 (Reference: Identify electrical wire as needed.)	160.00		239,015.34
8/5/2025	100661	Roadway Concepts	Invoice: 21-1479 (Reference: Labor to remove trip hazards, Top Patch Synthetic Pavement Repair P	27,594.00		211,421.34
8/5/2025	100662	Enos Painting Inc	Invoice: 07172025-DEP (Reference: Pressure wash and paint community monument signs through	10,000.00		201,421.34
8/5/2025	100663	Bay 2 Bay Plumbing & Drains LLC	Invoice: 2627 (Reference: Faucet women.) Invoice: 2687 (Reference: Kitchen drain clog.) Invo	3,475.00		197,946.34

8/5/2025	100664	JCS Investigations	Invoice: 13 (Reference: Security at cross creek, morris bridge gate and pool guard.)	38,800.00		159,146.34
8/5/2025	100665	New Tampa Fence Inc	Invoice: 4445 (Reference: Fence install labor only 8'h 4 rail spear top alum.)	3,168.00		155,978.34
8/6/2025	100667	Architectural Fountains, Inc	VOID: Invoice: 10032411E (Reference: SERVICE CALL TO RESET BREAKER ON FOUNTAIN #1.) Invoice: 10			155,978.34
8/6/2025	100668	Sunshine Cleaning Crew LLC	Invoice: 1016 (Reference: August 2025 Cleaning Services.)	2,750.00		153,228.34
8/6/2025	100669	Bay 2 Bay Plumbing & Drains LLC	Invoice: 2788 (Reference: Toilet repair.)	375.00		152,853.34
8/7/2025	080725ACH1	Tampa Electric	Reference: Summary Bill account.	26,736.42		126,116.92
8/7/2025	080725ACH	Charter Communications	Reference: 10441 Cory lake Dr 07/14/25 - 08/13/25	930.09		125,186.83
8/8/2025	100670	Alphagraphics Tampa Print	Invoice: 251655 (Reference: Cory Lakes CDD Letter- 2 sided - 2 pages,Cory Lakes CDD #10 Window	2,812.24		122,374.59
8/8/2025	100671	WM Corp Services, Inc	Invoice: 0172345-2206-2 (Reference: Waste Management Services-Jul.)	783.79		121,590.80
8/8/2025	100672	Gate Tech Inc.	Invoice: 167511 (Reference: Additional Troubleshooting/Service time..) Invoice: 167679 (Referen	157.44		121,433.36
8/8/2025	100673	Landscape Maintenance Professionals,	Invoice: 347066 (Reference: #346383 - Volley ball court Controller install.) Invoice: 347065 (R	12,004.81		109,428.55
8/8/2025	100674	HD Supply Facilities Maintenance, LTD	Invoice: 9239285081 (Reference: 18" 175 Lbs Ties Uvb 50/Pkg-CN Handling Fee.) Invoice: 923944	2,847.14		106,581.41
8/8/2025	100675	Steadfast Alliance, LLC	Invoice: SA-14120 (Reference: Routine Aquatic Maintenance (Pond Spraying) for the month dated	4,800.00		101,781.41
8/8/2025	628		Funds wired from Kai for remaining debit card fraud funds not recouped from employee's final pay		326.18	102,107.59
8/11/2025			Deposit		2,900.00	105,007.59
8/11/2025	100676	CIO Technology Solutions, inc	Invoice: 35910-MSP (Reference: Agreement Recurring: Cory Lake.)	557.27		104,450.32
8/11/2025	100677	Gate Tech Inc.	Invoice: 167773 (Reference: Service call (Area 3).) Invoice: 167799 (Reference: Service call (A	598.00		103,852.32
8/11/2025	100678	Navitas Credit Corp	Invoice: 080425-4119 (Reference: Contract payment.)	705.74		103,146.58
8/11/2025	100679	Landscape Maintenance Professionals,	Invoice: 349964 (Reference: Cory Lake Isles CDD- Landscape Maintenance Agreement -2024 Lakel	28,657.08		74,489.50
8/12/2025			Deposit		350.00	74,839.50
8/13/2025	081325ACH1	Tampa Electric	Reference: 11589 Cory Lake BL June 10, 2025 - July 09, 2025	67.97		74,771.53
8/13/2025	081325ACH2	Frontier Communications	Reference: Frontier-Communication.	196.69		74,574.84
8/13/2025	081325ACH	Tampa Electric	Reference: 12027 Cory Lake Blvd July 10, 2025 - August 07, 2025	52.99		74,521.85
8/13/2025	100680	Steadfast Alliance, LLC	Invoice: SA-14349 (Reference: Treatment of pond for control of submerged vegetation on pond 11	3,237.50		71,284.35
8/13/2025	100681	Tigris Aquatic Services LLC	Invoice: 3911423 (Reference: Fountain/Aeration Repair & Maintenance Q3 2025 Service performe	400.00		70,884.35
8/13/2025	100682	Kai Connected, LLC	Invoice: 4729 (Reference: General Administration Services 6/24-7/2 June Meeting overage 4 hours	2,077.50		68,806.85
8/13/2025	100683	JCS Investigations	Invoice: 112 (Reference: CDD Facilities and Administration-Aug 2025.)	7,479.60		61,327.25
8/14/2025	625R	Florida Dept of Revenue	Reverse of GJE 625 -- CY 2025 Q2 Sales tax	689.50		60,637.75
8/15/2025	100684	City of Tampa Utilities	Invoice: 080825-9596 (Reference: Water Services-Aug 2025.) Invoice: 080825-9595 (Reference: \	5,513.86		55,123.89
8/15/2025	100685	City of Tampa Utilities	Invoice: 080825-9599 (Reference: Water Services-Aug 2025.) Invoice: 080825-9598 (Reference: \	370.02		54,753.87
8/18/2025			To pay bills (\$100,000 immediate need plus additional funds to pay bills)		250,000.00	304,753.87
8/21/2025	100686	Envera Systems	Invoice: 758275 (Reference: Gate Access Entrance#1.) Invoice: 00099655 (Reference: TRIP CHAR	18,924.50		285,829.37
8/21/2025	100687	Verizon	Invoice: 6119228735 (Reference: Monthly service 06/23-07/22.)	664.18		285,165.19
8/21/2025	100688	Boring Inc	Invoice: 867473 (Reference: Konika/C258.) Invoice: 870753 (Reference: Konika/C258.)	374.59		284,790.60
8/21/2025	100689	Star Environmental, Inc	Invoice: 79625 (Reference: Monthly lift station 1 Jul 31,2025.)	85.00		284,705.60
8/21/2025	100690	Pye Barker Fire & Safety Inc	Invoice: IV00570191 (Reference: Maint Rest One Tank Sys.)	712.00		283,993.60
8/21/2025	100691	SOLAR/TEK Window Tinting, Inc	Invoice: 7919-C (Reference: REMOVE ALL EXISTING FILM AND REPLACE WITH NEW SOLAR CONTR	19,508.00		264,485.60
8/21/2025	100692	HD Supply Facilities Maintenance, LTD	Invoice: 9239857823 (Reference: 18" 175 Lbs Ties Uvb 50/Pkg-CN.) Invoice: 9240010168/CR9624	1,704.26		262,781.34
8/21/2025	100693	US Bank Equipment Finance	Invoice: 560277139 (Reference: Contract payment-Prop Damage surcharge.)	321.14		262,460.20
8/21/2025	100694	Dibartolomeo, McBee, Hartley & Barn	Invoice: 90112040 (Reference: Services rendered regarding audited financial statements for the ye	6,000.00		256,460.20
8/21/2025	100695	Gate Tech Inc.	Invoice: 167901 (Reference: Service call (Area 3).)	195.00		256,265.20
8/22/2025	100696	Kai	Invoice: 20795 (Reference: Clubhouse paint and table repair,Microsoft 365 subscription,Microsoft	935.28		255,329.92
8/22/2025	629	ADP	ADP Payroll Fees 8/15 PR	67.32		255,262.60
8/25/2025	100697	Kai	Invoice: 20813 (Reference: Ramp Gas for Cory Lakes CDD ,Gas purchase for Cory Lakes CDD vehicl	2,927.21		252,335.39
8/25/2025	100698	Air Masters of Tampa Bay, Inc.	Invoice: 198089 (Reference: Found Guard shack not working at all,float switch tripped unit is ext	8,869.00		243,466.39
8/25/2025	100699	Playworx Playsets LLC	Invoice: 5348 (Reference: KB equipment RO321254003,Dumpster Rental and Disposal Charges.)	11,623.56		231,842.83
8/25/2025	100700	HD Supply Facilities Maintenance, LTD	Invoice: 9240274349 (Reference: Dashboard Prkg Prmt BI 100/Pkg-US.)	30.98		231,811.85
8/25/2025	100701	The Cary Company	Invoice: SO615188 (Reference: White 32 Gal Sig Square Bug Barrier Full Assembly Receptacle.)	1,729.53		230,082.32
8/25/2025	100702	JCS Investigations	Invoice: 113 (Reference: CDD Facilities and Administration-Aug 2025.)	7,479.60		222,602.72
8/26/2025			Deposit		733.53	223,336.25
8/26/2025	100703	Kai	Invoice: 20874 (Reference: Ramp AMZ*ComplianceSigns,Indeed US125-01734758,LITTLE LENNY'S I	1,257.34		222,078.91
8/26/2025	100704	Steadfast Alliance, LLC	Invoice: SA-14651 (Reference: Water quality baseline bundle,Microbial Bacteria (Total coliform & E	3,319.80		218,759.11
8/26/2025	627		Lakeshore checks deposited to Cory Lakes - corrected 9/9/25 MG		512.76	219,271.87

8/27/2025	082725ACH1	Frontier Communications	Reference: Frontier-Communication.	195.98		219,075.89
8/27/2025	082725ACH2	Frontier Communications	Reference: Frontier-Communication.	135.98		218,939.91
8/27/2025	082725ACH3	Frontier Communications	Reference: Frontier-Communication.	195.98		218,743.93
8/27/2025	082725ACH	Frontier Communications	Reference: Frontier-Communication.	275.98		218,467.95
8/28/2025	100705	Timber Intentions	Invoice: 164 (Reference: HANDRAIL BOARDWALK,15' X 15' BEACH CLUB 176 SQFT.)	7,609.84		210,858.11
8/28/2025	100706	Kai	Invoice: 20913 (Reference: Office Supplies,Drove from home to hotel, office, meeting location, hot	482.16		210,375.95
8/29/2025	100707	Bay 2 Bay Plumbing & Drains LLC	Invoice: 2832 (Reference: Garbage disposal not working.)	350.00		210,025.95
8/29/2025	100708	WM Corp Services, Inc	Invoice: 0181610-2206-8 (Reference: Waste Management Services-Aug.)	783.79		209,242.16
8/29/2025	100709	HD Supply Facilities Maintenance, LTD	Invoice: 9240347017 (Reference: 1250 MI Gojo Adx Soap Dspnsr-US Brillo Estracell Hd Scrub Spon	1,283.29		207,958.87
8/29/2025	100710	Bandu LLC	Invoice: INV0571 (Reference: September pool service, invoice is due upon receipt..)	3,250.00		204,708.87
8/31/2025	626	Constant Contacts	approved by Joe Gibson-normally paid by debit card	59.00		204,649.87
8/31/2025	630		checks were mailed from Strongroom and not received by Tampa Utilites prior to autopay drafting	5,883.88		198,765.99
8/31/2025	627			318,643.31	429,822.47	198,765.99

Cory Lakes Community Development District
Budget Variance Report
8/31/2025

	ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)	Notes
Supervisors Fees	12,000	11,000	11,200	(200)	Workshop meetings
Payroll service fee	600	550	3,179	(2,629)	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	64,167	67,212	(3,045)	December meeting over 3 hours
Legal - general counsel	15,000	13,750	26,672	(12,922)	Direct amount billed to Straley Robin Vericker
Audit	4,750	4,354	6,000	(1,646)	FY24 audit
Contingencies	2,000	1,833	6,213	(4,379)	CDD letters \$2812, Printing agendas \$1158, Indeed ads \$1500
Water, sewer & irrigation	24,975	22,894	48,169	(25,275)	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
Solid waste removal	9,439	8,652	9,205	(553)	Direct amount billed from WM Corp Services - timing difference two bills entered for Oct
Website	705	646	900	(254)	\$900 Strange Zone, Inc. for website hosting and maintenance
Office administrator	68,237	62,551	69,068	(6,517)	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 office equipment	4,500	4,125	5,359	(1,234)	Copier lease and ink, Microsoft subscription, constant contact subscription
Beach club gym supplies	19,000	17,417	21,866	(4,450)	100% HD Supply bills - numerous small bills
Well maintenance - irrigation	3,000	2,750	5,308	(2,558)	Well pump controller \$2254; Well # 2 repairs \$1477; well pump circuit tripping \$1059
Tree removal, replacement and maintenance	24,000	22,000	27,242	(5,242)	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	6,875	12,967	(6,092)	Hawkins Service Superflo VSP \$2786; well pump controller \$2255, volleyball controller install \$1118
Mulch	50,000	45,833	60,446	(14,613)	Landscape Maintenance Professionals remove and replace mulch-including Capri Isle \$49,996, Landscape Maintenance Professionals mulch install \$10,450 - April and May 2025
Sod replacement	5,000	4,583	5,416	(833)	Replace zoysia \$2246 and replaced declining sod in select areas \$2250; replace sod behind pool area \$700
Building equipment maintenance & repair	10,000	9,167	17,112	(7,946)	\$5340 backflow valve replacement, Bay 2 Bay Plumbing July repairs \$3336-emergency toilet and multiple plumbing repairs
Fountains	5,000	4,583	5,229	(646)	Replaced pump for small entry fountain \$2151
Monuments & signs	4,000	3,667	10,797	(7,130)	6 Stop signs \$3030; 3 signs \$1807; repair signs from Hurricane Milton \$1411; refurbish and install monument sign \$1500, "When Thunder Roars" sign \$936
Cleaning	27,560	25,263	35,618	(10,355)	Average bill \$2650 per month for cleaning to Sunshine cleaning which exceeds budget plus window cleaning 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
Security gate maintenance & repair	5,000	4,583	15,031	(10,448)	Tech Inc.
Contingency for end of year	90,000	82,500	98,912	(16,412)	Enos Painting Inc \$27,400, Handrail on boardwalk \$7610, Steadfast water quality baseline bundle and pond treatments \$6557.30 (billed subsequent to July financials)
Capital reinvestment note 2022 repayment	152,000	152,000	153,315	(1,315)	Interest
Pool maintenance	25,500	23,375	32,900	(9,525)	Monthly pool service increased from \$1725 with Suncoast to \$3250 with Bandu
Pool repairs	7,000	6,417	10,831	(4,415)	Pool motor wiring \$2578, black algae removal \$2200, drain installation \$1200, pool fountain feature motor replacement \$1354, replaced 100 filter grids \$3500

EXHIBIT 4

AGENDA



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

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT RESERVE STUDY



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

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Table of Contents

Table of Contents	2
Property Overview.....	4
Executive Summary	5
Financial Analysis	6
Property Component Definitions.....	7
Property Component Model.....	8
Reserve Expenditures - Table A	9
Pooling Funding Plan - Table B.....	11
Physical Analysis	12
Beach House, Gatehouses, and Pool House Components.....	12
1. Decks, Beach House.....	12
2. HVAC Equipment, Beach House and Gatehouses.....	13
3. Interior Renovations.....	13
4. Roofs, Tile.....	15
5. Windows and Doors.....	17
Pool Components	17
6. Deck, Pavers.....	17
7. Fences, Aluminum	18
8. Furniture.....	19
9. Mechanical Equipment.....	19
10. Pool Finish.....	20
11. Water Slide, Fiberglass	21
Property Site Components	21
12. Asphalt Pavement, Repaving.....	21
13. Boat Ramp, Concrete, Beach House.....	23
14. Boardwalk, Northwest Entrance, Replacement	23
15. Docks and Pilings, Beach House	24
16. Fence, Aluminum, Cory Lake Boulevard	25
17. Fence, Chain Link, Cory Lake Drive.....	26
18. Gate Operators	26
19. Gates, Aluminum, Vehicular	27
20. Irrigation System	27
21. Lift Station	28
22. Pavers.....	28
23. Playground Equipment	30
24. Ponds, Fountains.....	31
25. Signage	32
26. Stormwater System.....	33
27. Sport Courts, Basketball, Hockey, Pickleball, and Tennis, Light Poles and Fixtures.....	34
28. Sport Courts, Basketball, Hockey, Pickleball, and Tennis, Surface	35
29. Sport Courts, Basketball, Pickleball, and Tennis, Fences.....	37
Condition Model.....	38

<i>Expenditure Chart and Funding Graph</i>	<i>39</i>
<i>Terms and Definitions.....</i>	<i>40</i>
<i>Disclosures and Limitations.....</i>	<i>45</i>
<i>Report Credentials.....</i>	<i>45</i>

Property Overview



Tampa, Florida

Latitude: 28° 07' 52"

Longitude: -82° 17' 58"

Executive Summary

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

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

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

A Reserve Study comprises two parts:

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

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

Reference #: 1341.25

Report by: Paul Grifoni, PRA, RS

Financial Analysis

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

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

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

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

Property Component Definitions

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

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

Property Component Model

CATEGORY	COMPONENT	COMMON COMPONENTS (X)			REMAINING COMPONENTS (O)	
		RESERVES	OPERATING	LONG-LIVED	OWNER	OTHER
Property Site	Asphalt Pavement, Crack Repair and Patch		X			
	Asphalt Pavement, Mill and Overlay, Phased	X				
	Awnings		X			
	Basketball Backstops		X			
Property Site	Bleacher, Hockey Rink		X			
	Boardwalk, Northwest Entrance, Inspections and Capital Repairs		X			
	Boardwalk, Northwest Entrance, Replacement	X				
	Boat Ramp, Concrete, Beach House	X				
Property Site	Border, Hockey Rink		X			
	Bulkhead or Shoreline, Private				O	
	Concrete Sidewalks, On Lots				O	
	Deck, Pavers, Replacement	X				
Pool	Decks and Docks, Private				O	
	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	39,319	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																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

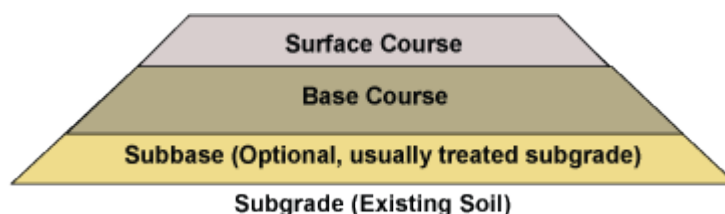


Figure 2 – Water slide exit into pool

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



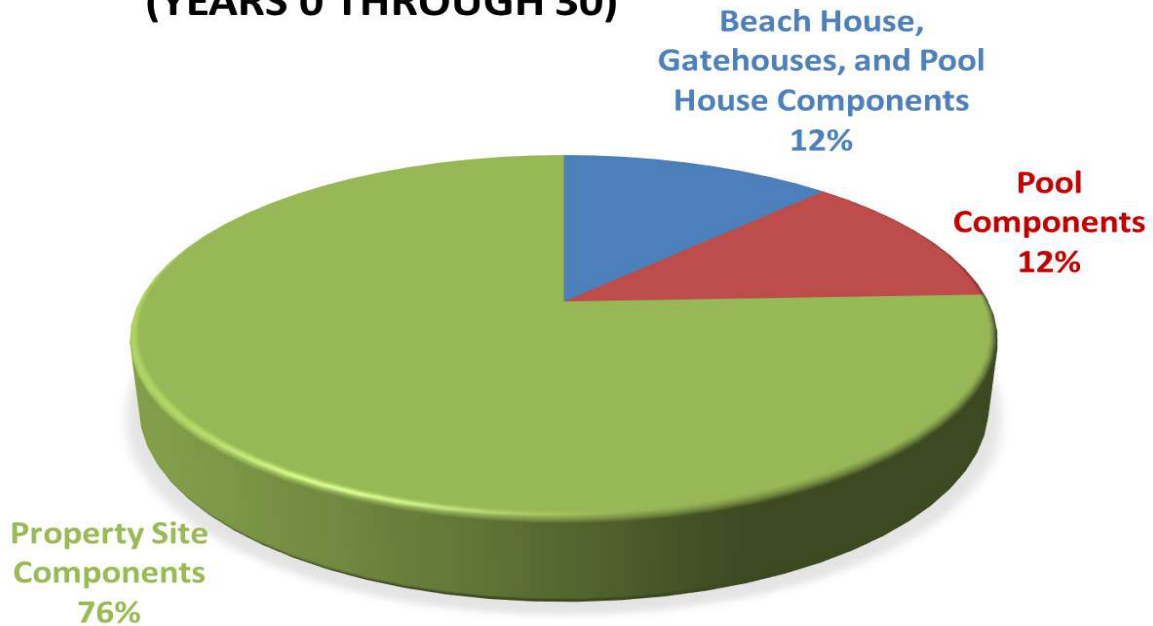
Figure 2 – Falling fence at pickleball/tennis courts

Condition Model

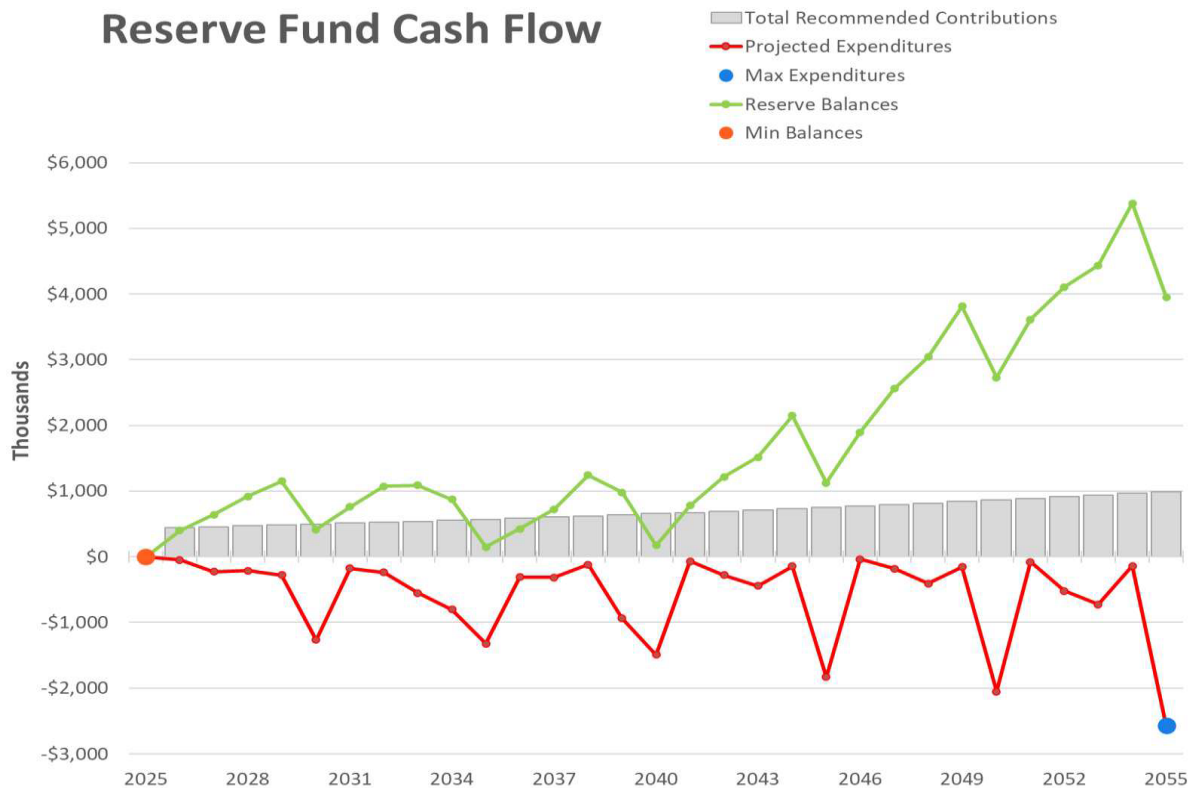
Component Type	Component Name	Condition	Urgency	1st Year of Replacement
Beach House, Gatehouses, and Pool House	Decks, Beach House	7	✓	2027
Beach House, Gatehouses, and Pool House	HVAC Equipment, Beach House and Gatehouses, Phased	7	✓	2027
Beach House, Gatehouses, and Pool House	Interior Renovations,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



EXHIBIT 5

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

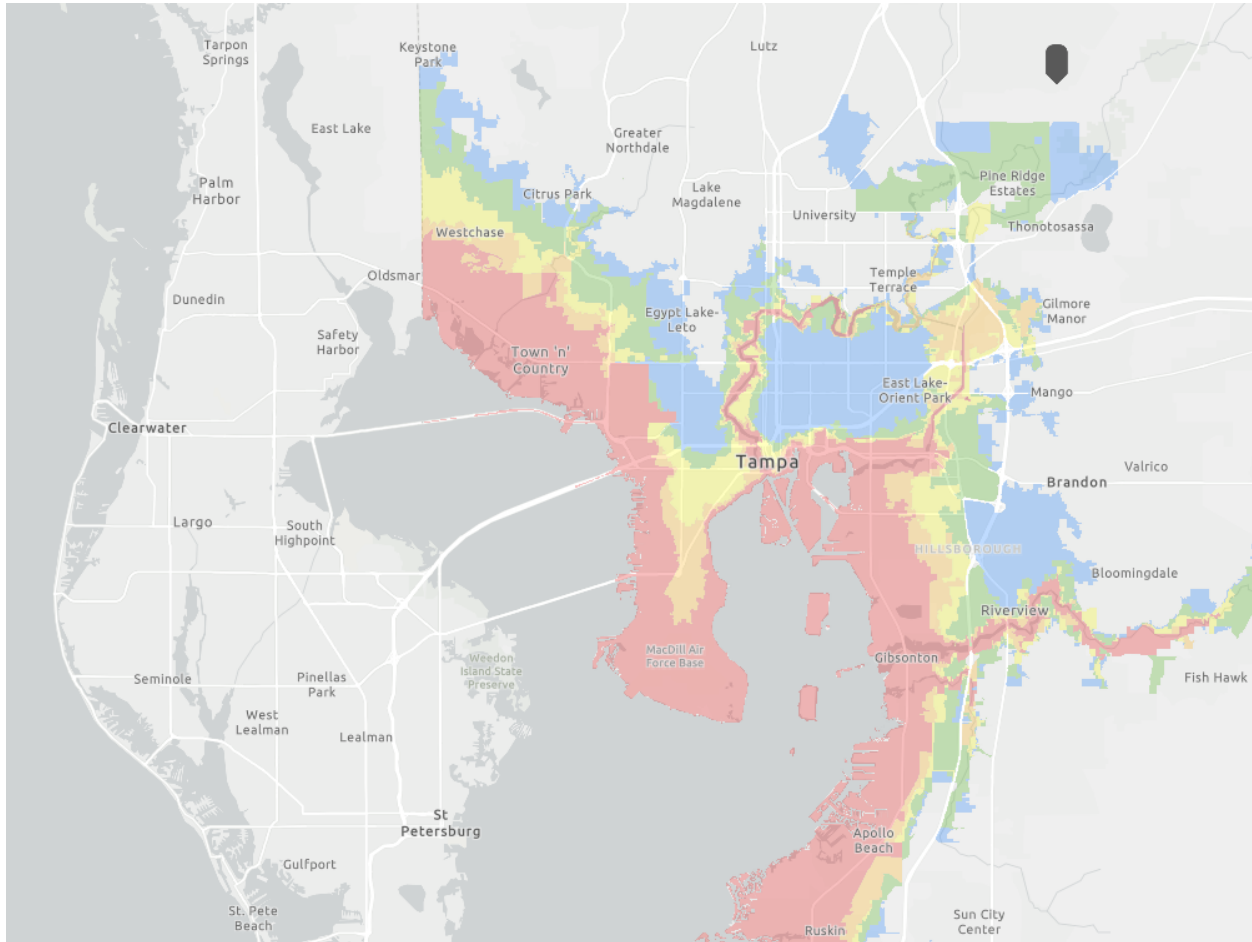
E.2 – Insurance Claim Documentation Log

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](#)

[Hurricane Preparedness | National Oceanic and Atmospheric Administration](#)

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

EXHIBIT 6

AGENDA

On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH Mr. Aliaga and Mr. Acoff VOTING NAY, the Board accepted the **July 2025 Unaudited Financial Statements**, for the Cory Lakes Community Development District.

On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board opened the **FY 2025-2026 Budget Public Hearing**, for the Cory Lakes Community Development District.

On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board closed the **FY 2025-2026 Budget Public Hearing**, for the Cory Lakes Community Development District.

On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH Ms. McIntyre VOTING NAY, the Board adopted **Resolution 2025-08, Adopting FY 2025-2026 Budget**, for the Cory Lakes Community Development District.

On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved to **amend the motion to adopt the FY 2025-2026 Budget by changing the resolution number from 2025-08 to 2025-12**, for the Cory Lakes Community Development District.

On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board opened the **FY 2025-2026 Levying O&M Assessments Public Hearing**, for the Cory Lakes Community Development District.

On a MOTION by Ms. McIntyre, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board closed the **FY 2025-2026 Levying O&M Assessments Public Hearing**, for the Cory Lakes Community Development District.

On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-09, Imposing and Levying the O&M Assessments on the FY 2025-2026 Budget**, for the Cory Lakes Community Development District.

On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved to **amend the motion to adopt the Imposing and Levying the O&M Assessments on the FY 2025-2026 Budget by changing the resolution number from 2025-09 to 2025-13**, for the Cory Lakes Community Development District.

On a MOTION by Ms. Belyea, SECONDED by Mr. Aliaga, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-14, Adopting the FY 2025-2026 Meeting Schedule**, for the Cory Lakes Community Development District.

On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved to **table the Emergency Action Plan – Hurricane Emergency Response and Recovery to September Meeting with all Supervisors sending comments to Mr. Egle for review**, 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 **July 17, 2025, Regular Meeting & Closed Session Minutes**, 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 **August 5, 2025, Continued Regular Meeting & Closed Session Minutes with changes as amended**, 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 **Proposal from Bandu for Four Pool Heater Replacement in the amount of \$28,848.45**, 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 Timber Framing Repair for implementation in October of FY 2026 in the amount of \$23,040.00**, for the Cory Lakes Community Development District.

On a MOTION by Mr. Apple, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board accepted the **Proposal from Elite Pavers for Pavers Replacement of 80 mm with Cory Lake Isles responsible for providing traffic control in the amount of \$160,278.66**, 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 Don Harrison Enterprises for the Electrical Work for the Water Fountain in the amount of \$17,900.00**, 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 JCS for Amenity Services in the amount of \$194,469.60**, 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 **Ratification of Invoices to Juniper for the Irrigation Renovation of Well #2 in the amount of \$1,476.79**, 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 **Ratification of Invoices to CIO Technology for their Services in the amount of \$1,307.50**, for the Cory Lakes Community Development District.

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

On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board closed the **Closed Session**, 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 spend for installation of two metal poles, chain, and signs in the amount not to exceed \$1,000.00**, for the Cory Lakes Community Development District.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved **continuing the meeting on September 11, 2025, at 6:00 p.m. at Cory Lakes Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647 to discuss Policies and Procedures**, for the Cory Lakes Community Development District.

Signature

Signature

Printed Name

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 7

AGENDA

MINUTES OF 08/21/25 REGULAR MEETING & CLOSED SESSION
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting, Public Hearing, and Closed Session of the Board of Supervisors of the Cory Lakes Community Development District was held Thursday, August 21, 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 6:00 p.m., conducted roll call, and led everyone in reciting the Pledge of Allegiance.

Present and constituting a quorum were:

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

Also present were:

Larry Krause	District Manager, Kai
Elizabeth Moore	Financial Strategy & Budget Manager, Kai
Brandy Marshall	Lieutenant, JCS
Dane Engle	Facilities Manager, JCS
Steve Small	Account Manager, Juniper Landscaping
Jeff Tatem	President, POA
Vivek Babbar (via Zoom)	District Counsel, Straley Robin Vericker, P.A.
Charles Reed (via Zoom)	District Engineer, Johnson Engineering, Inc.
Ashley Tonkin (via Zoom)	Account Manager, Envera

The following is a summary of the discussions and actions taken at the August 21, 2025 Cory Lakes CDD Board of Supervisors Regular Meeting, Public Hearing, and Closed Session.

SECOND ORDER OF BUSINESS – Chairman’s Opening Comments

Chairman Belyea welcomed attendees, stated it was a regular CDD meeting, noted that the public hearing on the budget would be announced during the agenda, and explained the Board would review the budget, take public comments, and then vote. She thanked everyone for their participation.

THIRD ORDER OF BUSINESS – Other Supervisors’ Opening Comments

Supervisor McIntyre thanked attendees and acknowledged the effort behind the budget. She expressed concern that it lacked funding for a reserve account, which she believed was vital for the community’s financial stability and home values. She noted that many residents shared this concern and emphasized the importance of representing their voices. Supervisor McIntyre noted that only she and one other member were elected by residents, which made it even more important to consider residents’ voices.

Supervisor Acoff, emphasized that Supervisors do not show up to show out and that managing the budget was a year-round responsibility. He stated that instead of funding reserves, the Board wisely reinvested in critical infrastructure due to the community's current needs. He acknowledged past financial challenges and believed that their approach would ensure long-term sustainability and restore home values.

FOURTH ORDER OF BUSINESS – Audience Comments

Mr. Bui questioned the \$8,000 budget for audio/visual repairs, suggesting the Wi-Fi could have been improved for less. The resident also requested more clarity on the \$30,000 allocated for fitness equipment, noting only a few machines were replaced.

FIFTH ORDER OF BUSINESS – Vendor Updates

A. District Engineer: Johnson Engineering, Inc.

1. Update: 17923 Cachet Isle

Mr. Reed informed the Board that a homeowner on Cachet Isle had built a pathway through a wetland without a permit and was now seeking after-the-fact approval from SWFWMD, which would include penalties. He confirmed the CDD would not have maintenance or financial responsibility and that removing the path could cause more harm.

Vice Chairman Apple and Supervisor Acoff raised concerns about risk and impact, but Mr. Reed stated there was no change to drainage or added risk. The permit could not move forward without the CDD co-signing, and the attorney would draft an agreement protecting the CDD. Chairman Belyea and Supervisor McIntyre agreed the homeowner should cover related costs.

Supervisor Acoff voiced frustration that the CDD lacked formal documents regarding the permit issue at Cachet Isle and requested access to the actual drawings for clarity. Mr. Babbar confirmed that he had asked the Water Management District whether a land swap was needed and was told it was not. Mr. Babbar gave the conditions as follows: The resident would enter into an agreement with the CDD to reimburse all related expenses including outstanding costs prior to signing the SWFWMD permit, assume full responsibility and liability for SWFWMD compliance, indemnify the CDD, and pay all permit-related fees directly to SWFWMD. Additionally, once SWFWMD approved the completed work, the resident would sign a recorded agreement binding future property owners to the same requirements. The CDD would not convey the requested 0.33 acres of property but was willing to allow the existing pathway to remain, pending SWFWMD approval, as part of the recorded agreement. Mr. Babbar stated that he would not draft any legal documents until the homeowner agreed, at which point he could prepare them in about ten days.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved **Subject to conditions outlined by District Counsel, a motion to authorize the CDD's execution of the requested SWFWMD Application as a co-permittee for the modifications requested by 17923 Cachet Isle. District staff would communicate the conditions to the resident and if they agree, then District Counsel would draft the agreement,** for the Cory Lakes Community Development District.

Vice Chairman Apple asked for an update on the weir repairs. Mr. Reed said construction would start in early September and take about 12 weeks. Lake water would be used for mixing concrete, with no environmental concerns. These repairs followed a SWFWMD audit. Vice Chairman Apple noted future audits might require more repairs, and Mr. Reed agreed to check the other weirs. Supervisor Acoff asked about the volleyball court, and Mr. Reed said replacement could cost up to \$7,000 and take six weeks. A quote would be shared at the next meeting.

B. Envera

Ms. Tonkin confirmed one open work order and said outage credits had been applied, promising to verify. Supervisors raised concerns about frequent gate and system crashes, requesting monthly performance reports. Ms. Tonkin agreed to provide data by the next meeting. Supervisor McIntyre mentioned a \$625 vendor charge caused by a no-show technician. Vice Chairman Apple stressed the need for immediate improvements, and Ms. Tonkin committed to addressing the issues.

C. JCS Investigation

From July 24 to August 15, there were 29 maintenance requests and 181 security incident reports involving various issues, including vandalism, trespassing, and off-leash pets. Ongoing problems with Envera were noted, including frequent gate malfunctions, Wi-Fi disruptions, and equipment failures. Continued non-compliance with parking rules was highlighted, with over 1,200 violations since last year. Physical daytime coverage was recommended to help manage these issues.

D. Juniper

Mr. Small addressed plant and drainage issues, confirmed all approved plantings are complete, and is open to proposals for future monument upgrades. Board members raised concerns about dead plants, drainage near Arbor Green, and potential landscaping improvements.

E. Exhibit 1: Steadfast – Waterway Inspection Report conducted on 08/12/25

Supervisor McIntyre raised concerns about water lilies in a pond near the Cross Creek entrance. Mr. Engle confirmed that treatment is already underway.

1. Exhibit 2: Consideration/Approval of Updated Aquatic Maintenance Contract - \$4,965.00/month

Supervisor McIntyre noted that the insurance inspection report recommended reviewing all vendor contracts to ensure proper legal and insurance provisions are included. Chairman Belyea confirmed that District Counsel Mr. Babbar reviews all major contracts prior to execution.

On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved the **Updated Aquatic Maintenance Contract from Steadfast in the amount of \$4,965.00 per month**, for the Cory Lakes Community Development District.

SIXTH ORDER OF BUSINESS – POA Reports

Mr. Tatem thanked the team for progress on guest registration, which helped identify non-compliant tenants. He expressed concerns about ongoing speeding and traffic violations, noting that while JCS generated reports, they lacked detail. He suggested upgrading the current camera system to capture speed data and photos for more effective enforcement and potential fines. Mr. Tatem also reminded the Board that residents were responsible for their guests' behavior. Lastly, he proposed holding a combined meeting in November to educate the community on the roles of the CDD, POA, JCS, and Envera.

Mr. Joe explained that his company had been in business for 13 years, originally starting in IT before expanding into security systems. They offered a proposal including a new access control system, updated cameras with license plate recognition, a secure Wi-Fi network, and system integration for gate and amenity access. He noted that existing gate operators and underground loops were likely 20 years old and should be replaced during ongoing construction. The system would support mobile phone access, key fobs, visitor passcodes, and could track users by groups such as renters with expiration dates. If the Envera database could not be accessed, all residents would need to re-register. Custom training videos and support services were included.

The proposed cameras would range from 4 to 5 megapixels with features like starlight visibility and 60-day data retention, stored both onsite and in the cloud. License plate readers would be installed at all gates, but speed tracking was not confirmed. Amenity access would be controlled via phone or fob, and the system could log visitor data. While the hardware would be owned by the community, the software would remain proprietary. Short-term rental enforcement and visitor history reporting would be possible with additional configurations.

Supervisor Acoff asked if the project would go through an RFP, stressing the need for a clear scope. Chairman Belyea said Mr. Engle was gathering proposals to replace Envera. Supervisor Aliaga asked about pricing, and Mr. Joe stated his company offered balanced pricing, though cheaper options might exist. Mr. Joe explained the system used Bluetooth mobile passes, not cell signals, and backup options could be added. He

confirmed revisions to the proposal would be made based on Board feedback. Concerns were raised about gate control, with Mr. Joe stating manual override could be added. Supervisor McIntyre and Mr. Krause asked about data access, system compatibility, and ownership. Mr. Joe confirmed hardware would be owned by the District, but some software features were proprietary. Chairman Belyea emphasized the need for an RFP and inclusion of JCS in future planning.

SEVENTH ORDER OF BUSINESS – Financial Items

A. Exhibit 3: Consideration/Acceptance of the Audited Financial Statements for the year ended September 30, 2024

Supervisor Acoff asked for the final end-of-year balance, noting there had been many numbers discussed and requesting clarification on the exact amount remaining.

On a MOTION by Mr. Apple, SECONDED by Ms. Belyea, WITH Mr. Acoff ABSTAINING, the Board accepted the **Audited Financial Statements for the year ended September 30, 2024**, for the Cory Lakes Community Development District.

B. Exhibit 4: Consideration/Acceptance of July 2025 Unaudited Financial Statements

1. Variance Report

Vice Chairman Apple explained that earlier financial reports showed about \$200,000 in unassigned funds, but this was corrected to \$53,000 after accounting for interest income, restricted funds, and reserve allocations. Supervisor Acoff reminded the Board that part of the funds was already set aside for two months of working capital, and expressed concern that the numbers no longer matched prior plans.

Ms. Moore noted that after expected spending, around \$93,000 might remain. However, Supervisor Acoff insisted the goal was to keep \$200,000 available for a switch away from Envera, and the drop from \$248,000 to \$57,000 was not normal. Chairman Belyea and Supervisor McIntyre questioned whether enough funds were available for Envera's removal, considering the bids ranged from \$125,000 to \$205,000.

Supervisor Acoff warned that relying on optimistic assumptions was risky, stating the facts showed a different financial picture than planned. He also questioned why the audit delay had been presented as unique to their district when other districts were affected as well.

On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH Mr. Aliaga and Mr. Acoff VOTING NAY, the Board accepted the **July 2025 Unaudited Financial Statements**, for the Cory Lakes Community Development District.

EIGHTH ORDER OF BUSINESS – Business Items

A. FY 2025-2026 Budget Public Hearing

1. Open Public Hearing

Supervisor Acoff stepped away during the vote.

On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board opened the **FY 2025-2026 Budget Public Hearing**, for the Cory Lakes Community Development District.

2. Exhibit 5: Presentation of the FY 2025-2026 Budget

a. Exhibit 6: Affidavits of Publication: July 25 & August 1, 2025

Ms. Moore stated the budget remained unchanged except for the addition of the Fiscal Year 2025 project list. Mr. Krause added that updated versions with line items were printed and hard copies were placed on the back table.

Supervisor McIntyre noted some storm drains were over 50% blocked and believed cleaning had not been budgeted. Mr. Krause clarified that the budget for stormwater drainage was included in the package. Supervisor McIntyre also suggested funding the reserve study. Chairman Belyea and Supervisor Acoff agreed to focus on restoring the community first and planned to begin building the reserve fund next year after the note was paid off.

3. Public Comments

A resident proposed adding a project to repair the hockey rink, noting that the fence was damaged and potentially dangerous, the Boards needed maintenance, and a small pothole near the back corner should be fixed.

A resident asked about the status of the district's reserve study and expressed interest in knowing where it stood.

4. Close Public Hearing

On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board closed the **FY 2025-2026 Budget Public Hearing**, for the Cory Lakes Community Development District.

B. Exhibit 7: Consideration/Adoption of Resolution 2025-12, Adopting the FY 2025-2026 Budget

1. Exhibit A: FY 2025-2026 Adopted Budget

On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH Ms. McIntyre VOTING NAY, the Board adopted **Resolution 2025-08, Adopting FY 2025-2026 Budget**, for the Cory Lakes Community Development District.

Ms. Belyea made a motion to change the resolution number of previously adopted resolution from 2025-08 to 2025-12.

On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved to **amend the motion to adopt the FY 2025-2026 Budget by changing the resolution number from 2025-08 to 2025-12**, for the Cory Lakes Community Development District.

C. FY 2025-2026 Levying O&M Assessments Public Hearing

1. Open Public Hearing

On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board opened the **FY 2025-2026 Levying O&M Assessments Public Hearing**, for the Cory Lakes Community Development District.

2. Public Comments

3. Close Public Hearing

On a MOTION by Ms. McIntyre, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board closed the **FY 2025-2026 Levying O&M Assessments Public Hearing**, for the Cory Lakes Community Development District.

D. Exhibit 8: Consideration/Adoption of Resolution 2025-13, Imposing and Levying the O&M Assessments on the FY 2025-2026 Budget

1. Exhibit A: FY 2025-2026 Budget

On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-09, Imposing and Levying the O&M Assessments on the FY 2025-2026 Budget**, for the Cory Lakes Community Development District.

Ms. Belyea made a motion to change the resolution number of previously adopted resolution from 2025-09 to 2025-13.

On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved **to amend the motion to adopt the Imposing and Levying the O&M Assessments on the FY 2025-2026 Budget by changing the resolution number from 2025-09 to 2025-13**, for the Cory Lakes Community Development District.

E. Exhibit 9: Consideration/Adoption of Resolution 2025-14, Adopting the FY 2025-2026 Meeting Schedule

1. Exhibit A: FY 2025-2026 Meeting Schedule

On a MOTION by Ms. Belyea, SECONDED by Mr. Aliaga, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-14, Adopting the FY 2025-2026 Meeting Schedule**, for the Cory Lakes Community Development District.

F. Discussion: Crosswalks

Supervisor Aliaga raised concerns about missing signage at the school bus stop. Chairman Belyea supported adding a sign, and Mr. Engle agreed to look into it. Mr. Engle said paint for crosswalks was not feasible and recommended installing signs instead, with pricing expected by Monday.

G. Exhibit 10: Discussion Rules of Procedures

Supervisor McIntyre suggested postponing the rules discussion. Vice Chairman Apple confirmed the district had a 2014 version. Supervisor Acoff said it needed updates, and the Board agreed to revisit it later until it was brought up again.

H. Update: Road Pavers

Ms. Moore assured the Board there was \$125,000 budgeted for Fiscal Year 2025, with \$28,474 already spent, leaving \$96,526 remaining. She also reminded them of an additional \$93,000 available from the contingency line, providing a financial buffer for the project list.

I. Exhibit 11: Discussion: 2025 Reserve Study – *This item was brought back from the last meeting.*

The Board tabled the item for the next meeting.

J. Exhibit 12: Discussion: Emergency Action Plan – Hurricane Emergency Response and Recovery

Supervisor McIntyre suggested adding more detail to the document, including securing pool furniture, addressing damaged fences, and evaluating picnic tables and sports facilities. Supervisor Acoff had several comments but was unsure if this was the right setting to share them. Chairman Belyea stated that each Board member should have sent comments to Mr. Engle, who would review them before the next meeting.

On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved **to table the Emergency Action Plan – Hurricane Emergency Response and Recovery to September Meeting with all Supervisors sending comments to Mr. Engle for review**, for the Cory Lakes Community Development District.

NINTH ORDER OF BUSINESS – Approval of Minutes

A. Regular Meeting & Closed Session: July 17, 2025

1. Exhibit 13: Summary of Motions

2. Exhibit 14: Meeting Minutes

On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved the **July 17, 2025, Regular Meeting & Closed Session Minutes**, for the Cory Lakes Community Development District.

B. Continued Regular Meeting & Closed Session: August 5, 2025

1. Exhibit 15: Summary of Motions

2. Exhibit 16: Meeting Minutes

Supervisor Acoff noted that it should have stated the continuation from July 17, 2025. Chairman Belyea clarified that line 235 should have referred to Supervisor McIntyre, not herself.

On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved the **August 5, 2025, Continued Regular Meeting & Closed Session Minutes with changes as amended**, for the Cory Lakes Community Development District.

3. Exhibit 17: Action Item List as of August 14, 2025

Vice Chairman Apple questioned the need for history back to 2021. Mr. Krause said it could have been presented differently. Chairman Belyea recommended including only the current fiscal year to be presented to the Board moving forward. Mr. Krause agreed.

4. Exhibit 18: Contract List as of August 14, 2025

Mr. Krause confirmed that this only contain contractor information.

TENTH ORDER OF BUSINESS – Staff Report

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

1. Exhibit 19: Consideration/Approval of CDD Revised Policies as of July 2025

Supervisor McIntyre suggested extending the meeting to discuss the revised policies, noting that the previous approach was very effective. The discussion was scheduled for the continued meeting on September 11, 2025.

B. Facility Manager

1. Exhibit 20: July 2025 Report

Mr. Engle followed up on the pool heaters, asking if approval was being postponed, noting the price had increased from around \$24,000–\$25,000 to \$29,000. Mr. Krause recalled that the Board had approved setting aside funds in the budget but had not approved a vendor. He added that the project was delayed until fall due to budget confirmation and warm weather.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board accepted the **Proposal from Bandu for Four Pool Heater Replacement in the amount of \$28,848.45**, for the Cory Lakes Community Development District.

Supervisor Acoff raised concerns about whether the spending would impact the \$53,000 threshold. Ms. Moore clarified that it would not, explaining there was still \$93,000 available in the Fiscal Year 2025 project lines based on current and anticipated spending.

2. Consideration/Approval of Proposals:

a. Exhibit 21: Timber Framing/Repair – Timber Intentions - \$23,040.00

Mr. Engle said the deck and beam work would continue, with the contractor available between October and November.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **Proposal from Timber Intentions for Timber Framing Repair for implementation in October of FY 2026 in the amount of \$23,040.00**, for the Cory Lakes Community Development District.

b. Exhibit 22: Paver Replacement – Elite Pavers - \$145,278.66

A proposal was presented for paver replacement, recommending an upgrade from 60mm to more durable 80mm pavers due to heavy traffic for an additional amount of \$15,000.00. The earliest start date could have been late October or early November, with a three-week lead time for materials. While an exact color match for existing pavers might not be possible, efforts would be made to get close. Repairs to uneven sections could also be handled. Traffic could be maintained by working on one side of the road at a time, with coordination from security. A right-of-way permit would be needed for any road closures. The contractor was open to phasing the work and confirmed a proper base of at least six inches of road-grade rock would be used.

On a MOTION by Mr. Apple, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board accepted the **Proposal from Elite Pavers for Pavers Replacement of 80 mm with Cory Lake Isles responsible for providing traffic control in the amount of \$160,278.66**, for the Cory Lakes Community Development District.

The Board discussed the matter of the ice machine and agreed that there should not be an outdoor ice machine. It was decided that the existing indoor machine should remain functional and available for individuals renting the facility. However, concerns were raised about potential misuse, and it was acknowledged that the machine could be abused if not properly monitored

c. Exhibit 23: Protection for 4 Water Fountains – Don Harrison - \$17,900.00

Mr. Engle stated that the update included all electrical boxes, wiring, code, and permitting. Supervisor Acoff confirmed it would come from the operating expense budget. Ms. Moore discussed the financials and exchanged ideas with the Supervisors. She asked if the \$17,900 should be added to the fiscal year 2025 project list, and received confirmation.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **Proposal from Don Harrison Enterprises for the Electrical Work for the Water Fountain in the amount of \$17,900.00**, for the Cory Lakes Community Development District.

Mr. Engle discussed a notice to residents about staff treatment and community conduct. Chairman Belyea and Vice Chairman Apple supported sending it, stressing proper complaint channels. Supervisor McIntyre noted possible consequences for mistreatment. Mr. Krause recommended using the customer support email CoryLakes@hikai.com. He suggested the Board provide initial wording to be refined by his team and proposed sending a positive message first, followed by a firmer one if needed.

d. Exhibit 24: Amenity Services – JCS - \$194,469.60

Vice Chairman Apple supported approving the contract for stability, with the option to seek alternative quotes later under the \$200,000 budget. Supervisor Acoff said the team was performing well and there was no need to make changes.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **Proposal from JCS for Amenity Services in the amount of \$194,469.60**, for the Cory Lakes Community Development District.

Supervisor McIntyre proposed opening the Beach Club for four hours on Sundays due to issues when no staff were present. She cited lack of supervision and personal experience. Supervisor Acoff and Chairman Belyea said they had not heard complaints and suggested observing the situation first.

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

a. Exhibit 25: Juniper – Irrigation Renovation (Well #2) - \$1,476.79

On a MOTION by Mr. Apple, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the **Ratification of Invoices to Juniper for the Irrigation Renovation of Well #2 in the amount of \$1,476.79**, for the Cory Lakes Community Development District.

b. Exhibit 26: CIO Technology – Services - \$1,307.50

On a MOTION by Mr. Apple, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the **Ratification of Invoices to CIO Technology for their Services in the amount of \$1,307.50**, for the Cory Lakes Community Development District.

C. District Manager: Kai

1. Exhibit 27: FY 2024-2025 Meeting Schedule

2. Quorum Check for Regular Meeting and Closed Session – 09/18/2025 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

Supervisor McIntyre asked about the status of the credit card for Mr. Engle, and Mr. Engle confirmed he had received it.

Supervisor Acoff asked for a towing update. Mr. Marshall said towing had begun, with over 1,200 violations but no tows yet. Chairman Belyea and Ms. Marshall discussed permit issues, while blocked sidewalks were identified as a growing concern. Mr. Krause emphasized it was a safety and code issue. Towing was expected soon for repeat offenders.

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

A. Open Closed Session

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

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

On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board closed the **Closed Session**, for the Cory Lakes Community Development District.

The Supervisors had a discussion about restricting access to the amenities after hours. Mr. Krause suggested adding a chain with a "CLOSED" sign and sending a community reminder. Chairman Belyea and Supervisor McIntyre agreed that clear signage was necessary. Supervisor Acoff raised the question of gate opening times, and Mr. Krause noted it should be closed at 10:30 PM and reopened at 5:00 AM.

On a MOTION by Mr. Apple, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved **to spend for installation of two metal poles, chain, and signs in the amount not to exceed \$1,000.00**, for the Cory Lakes Community Development District.

Chairman Belyea suggested moving the gave back, and Mr. Engle agreed to take care of it.

FOURTEENTH ORDER OF BUSINESS – Adjournment

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved **continuing the meeting on September 11, 2025, at 6:00 p.m. at Cory Lakes Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647 to discuss Policies and Procedures**, for the Cory Lakes Community Development District.

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

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

Signature

Signature

Printed Name

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 8

AGENDA

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

AS OF **09/11/2025 05:00 PM**

# of task item	DATE OPENED - Insert Date	PRIORITY - Choose From Drop Down	DELIVERABLE/FOCUS	OWNER	TARGET DATE - Insert Date	STATUS - Choose from drop down	DATE CLOSED - Insert Date	NOTES
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			Mulching proposals	Amenity		Ongoing		
316	09/19/24		BM/JO - Send weekly summary of security items to Board	Field Services		Ongoing		
317	09/19/24		Send email to community about pool hours being from 7 a.m. to 7 p.m. now through next meeting and include Kim Bittar from ENVERA	Amenity		Ongoing		
318	09/19/24		Reach out to Steadfast re: more details/information on fish kills	Field Services		Completed		
319	09/19/24		Provide lease information both district trucks (white and blue Ford)	District Manager		Completed		See October agenda
320	09/19/24		Follow up with Fl. Heat and Air re: AC maintenance agreement for new units at Gym	Field Services		Ongoing		
321	09/19/24		Get Hecker, Engineer and Counsel together to get moving on WEIR project install	District Manager		Ongoing		
322	09/19/24		Get proposals to restore CDD and Conservation areas at 17923 Cachet Isle Drive (SWFWMD)	Field Services		Ongoing		
323	09/19/24		Refund Syedd for 5/30/24 event rental and security deposit	District Manager		Completed		
324	09/19/24		Reach out to pool slide manufacturer for fixing cracks	Field Services		Completed		
325	09/19/24		Reach out to Suncoast Pools for update on Health Department infractions	Field Services		Completed		
326	09/19/24		Get quotes for new pool vendor (LK to provide information from Cooper Pools)	Field Services		Completed		Bandu and Cooper Pools
327	09/19/24		Get quotes for elevating pool pump motor to reduce flooding shorts	Field Services		Ongoing		
328	09/19/24		Send projects list to JO	District Manager		Ongoing		
329	09/19/24		Send Paver and ENVERA PPTs to Supervisors	District Manager		Completed		Done 9/20/24
330	09/19/24		Work with Supervisor Acoff to get JCS to provide security for Paver work (installation)	Field Services		Ongoing		
331	09/19/24		Check with Vivek Babbar (Counsel) on cease and desist for using CDD name, likeness and other images	District Manager		Ongoing		
332	09/19/24		Look into gate arms at Cross creek (moving slowly)	Amenity		Ongoing		
333	09/19/24		Include summary sheet with all multiple proposals for easy comparison	District Manager		Ongoing		See October agenda
334	09/19/24		Get more detailed scope of work from City Cleaners, additional quotes for cleaning from Sunshine Cleaning and a third vendor	Field Services		Completed		Sunshine, City Wide, and Stratus
335	09/19/24		Reach out to other vendors re: window cleaning at the amenity center (quarterly)	Field Services		Completed		See proposals
336	09/19/24		Serve as liaison with JO and LK re: janitorial scope of work	Supervisors		Completed		See scope of work
337	09/19/24		Get scope of work form other vendors in other communities	District Manager		Completed		See scope of work
338	09/19/24		Donate SPARK to Habitat for Humanity – get with counsel on form to file	District Manager		Completed		
339	09/19/24		Add name of dissenting votes on minutes	District Manager		Completed		See motions and minutes
340	09/19/24		Include vendors for holiday lights, HVAC, and auditing services to contract list	District Manager		Completed		See updated contract list
341	10/17/24		Ask Counsel to attend Next Meeting	District Manager		Completed		
342	10/17/24		Ask Counsel for update on: Weir Contract	District Manager		Completed		
343	10/17/24		Ask Counsel for update on: 17923 Cachet Isle	District Manager		Completed		

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

AS OF **09/11/2025 05:00 PM**

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

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

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

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405	12/19/24		Draft contract for Bandu	District Attorney		Completed		Start Date 02/08/25; executed
406	12/19/24		Table discussion of updated CDD Rules and Regulations to January meeting	District Manager		Completed		See January agenda
407	12/19/24		Advertise new meeting date for June 17, 2025	District Manager		Ongoing		Scheduled to publish on June 6, 2025
408	12/19/24		Remind Clubhouse renters to clean (charge to deposit fee if not)	Amenity		Ongoing		
409	12/19/24		Separate list of maintenance items for consideration until budget meeting	Field Services		Ongoing		
410	12/19/24		Chairman Belyea to refer a company for chimney cover	Field Services				Board decided not to proceed
411	12/19/24		Remove amenity privileges of the resident who damaged the gate until \$195 was paid	Amenity		Ongoing		
412	12/19/24		Table stormwater drain cleaning proposals to next meeting	District Manager		Completed		See January agenda
413	01/16/25		Send WEIRS contracts update to Supervisors	District Manager		Completed		requested from Engineer 1/18/25
414	01/16/25		ADVERTISE - SECURITY SHADE SESSION at end of February agenda (discuss QR Codes, JCS Report)	District Manager		Completed		Advertised; see February Agenda
415	01/16/25		Ask Engineer to Attend Next meeting (call in)	District Manager		Completed		email sent 1/18/25
416	01/16/25		Ask Engineer his opinion and recommendation on MRI proposals and Inspection	District Manager		Completed		email sent 1/18/25
417	01/16/25		Need to advertise the joint POA/CDD meeting for Jan. 28, 2025	District Manager		Completed		Advertised; see Joint Meeting agenda
418	01/16/25		Bring Updated Policies back to Board each month as they address 3-4 pages a meeting	District Manager		Completed		See February agenda
419	01/16/25		Contact Tampa Police for status of contract with them for services/speeding	District Manager		Completed		See February agenda
420	01/16/25		Check with County on if CDD can piggyback on any existing contracts/projects to cut costs	District Manager		Ongoing		
421	01/16/25		Check with City to see if any grants available to CDD re: lighting	District Manager		Completed		email sent 1/18/25
422	01/16/25		Set up meeting with Acoff, Joe, Vivek, Patricia, me to discuss Pavers/contracts	District Manager		Ongoing		
423	01/16/25		CHANGE/ADVERTISE April meeting to Wednesday the 16th (from the 17th)	District Manager		Ongoing		Updated webiste; scheduled to advertise
424	01/16/25		Work on MASTER LIST of projects in EXCEL that includes COST, SAFETY LEVEL, DESCRIPTION	Field Services		Ongoing		
425	01/16/25		Get with Envera to see if there are any new updates on the horizon	Field Services		Ongoing		
426	01/16/25		Get with Steadfast on dormant grassy areas and any treatment/replacement option	Field Services		Completed		See February agenda
427	01/16/25		Get with Steadfast to include more details in their monthly reports	Field Services		Ongoing		
428	01/16/25		Get a TV Monitor in the Amenity Center for posting amenity center events	Amenity				
429	01/16/25		Send Chairman Belyea a summary of the meeting highlights	District Manager				
430	01/16/25		Check with Vivek on if the Board can VOTE at the Joint POA/CDD meeting	District Manager		Completed		email sent 1/18/25
431	01/16/25		Check with Vivek on Board options re: threatening Dec. meeting attendee	District Manager		Completed		email sent 1/18/25
432	01/16/25		What is the balance of the Bonds left 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

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

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

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

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

AS OF **09/11/2025 05:00 PM**

# of task item	DATE OPENED - Insert Date	PRIORITY - Choose From Drop Down	DELIVERABLE/FOCUS	OWNER	TARGET DATE - Insert Date	STATUS - Choose from drop down	DATE CLOSED - Insert Date	NOTES
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
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

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557	06/24/25		Reach out to Engineer for update on all projects: Weirs, Pedestrian Walkway along Cross Creek Entrance, Floating Docks, Patios, Volleyball Court, Fence Repairs, MRI Storm Drains	District Manager		Ongoing		LK sent email 6/24/25 and again on 6/27/24
558	06/24/25		Add discussion of Truck Sale to the July 17 CDD Meeting agenda – requested by Cynthia McIntyre	District Manager				
559	06/24/25		Reach out to Counsel with Scope of work from Engineer once received to proceed with letter from Counsel to resident	District Manager		Ongoing		Waiting on Engineer to provide scope of work
560	06/24/25		Send email to resident re: hockey lessons not allowed to be advertised, or if interested, appeal to the Board and obtain COI for liability	District Manager		Completed		LK sent text to phone on 6/27/25 at 2:44 a.m.
561	06/24/25		Send all approved proposals and contracts to the Chairman and onsite staff for execution	District Manager		Completed		LK sent 2 emails on 6/26/25 to Chairman and staff
562	06/24/25		Add CONTINUED MEETING (to July 2) to website and community signs	District Manager		Completed		COMPLETED: Website Updated as of 6/25/25
563	06/24/25		Update financials to include line 53 on page 5 of 17 needs to be changed to "Total Security Operations"; under Field Office Administration, need to regroup lines 55-57 on page 5 of 17 for the Field Manager, Assistant Field Manager and Office Administrator positions into the current organization chart – check with JCS ; on line 108 on page 6 of 17, need to make TOTAL FIELD OPERATIONS bold and justified right and more prominent, as it summarizes several sections of the financials	Accounting		Completed		
564	06/24/25		Provide update on ADP expenditures and refund for PAYROLL SERVICES	Accounting		Completed		
565	06/24/25		Confirm in May 2025 Financials that the NET CASH SURPLUS projected in line 22 of the Financial Report Summary is \$196,212.20 and is expected to be the amount carried over into FY 2026	Accounting		Completed		
566	06/24/25		Need proposal for Air Conditioning unit for the Cross Creek Security Booth for the Chairman to execute (as approved by the Board)	Field Services		Ongoing		Wschduled 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		

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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)
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				

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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
604	08/21/25		Bring QUOTE to next meeting for VOLLEYBALL COURT	District Engineer				
605	08/21/25		Will get to LK information on OUTAGE CREDIT to send to Board - Envera	Field Services				
606	08/21/25		Will send LK MONTHLY PERFORMANCE REPORTS to send to Board - Envera	Field Services				
607	08/21/25		Contact Manager of Arbor Green re: Power washing the fence between the communities	Field Services				
608	08/21/25		Get proposal to install sign for crossing between Pool and Tennis Courts	Field Services				
609	08/21/25		NTE \$1000 to install 2 posts, chains, signage at amenities	Field Services				
610	08/21/25		Continue meeting to 9/11/25 (update website)	District Manager		Completed		LK sent email to staff 8/22/25
611	08/21/25		Update minutes for continuation meetings to include date of original meeting			Completed		LK sent email to staff 8/22/25
612	08/21/25		Ask Counsel to review ENVERA CONTRACT re: ownership of District Data					LK sent email to staff 8/22/25
613	08/21/25		Present ONLY CURRENT FISCAL YEAR in ACTION ITEMS (archive other)			Completed		LK sent email to staff 8/22/25
614	08/21/25		Find out what District has paid in meeting overages under kai			Completed		LK sent email to staff 8/22/25
615	08/21/25		Find out how much District had in carry forward from FY 2024 per Audit			Completed		LK sent information to Supervisors 8/22/25
616	08/21/25		Send Community Messaging re: respect of staff (after staff softens)			Completed		LK sent to staff 8/22/25; sent draft to Chairman for review 8/22/25

EXHIBIT 9

AGENDA

	Service	Vendor	Start Date	Addendum Date	Amount	Expiration Date	Renewal	Termination Clause	Status
1	District Management	Kai Connected, LLC (Breeze)	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	8/21/25	\$4,965/month	8/18/26	Automatic: 1 year	without cause with 30 days written notice	Ongoing
5	Preventive Maintenance	Fitness Services of Florida	3/1/23	-	\$275/visit	2/28/25	Automatic: 1 year for approval	30 days written notice	Ongoing
6	1143 Commercial Security: Active Video Surveillance & Access Control	Envera Systems	8/26/16	9/2/16	Monitoring/Database: \$650/month Service & Maintenance Plan: \$532/month	8/25/25	Automatic: 1 year	without cause with 30 days written notice	Ongoing
7	1144 Remote Monitoring		8/26/16	8/26/16	Monitoring/Database: \$2,000/month Service & Maintenance Plan: \$340/month				
8	1144 Guard Module Sublicense		8/26/16	8/26/16	\$400/month				
9	Commercial Security: Passive Video Surveillance		10/24/16	-	Monitoring/Database: \$250/month Service & Maintenance Plan: \$125/month				
10	Outdoor Lighting (Capri Isle)	Tampa Electric Company	7/11/13	-	\$2,255.12/month	7/10/25	Automatic: 1 year	90 days written notice	Ongoing
11	Outdoor Lighting (Cory Lake Dr.)		6/2/17	-	\$7,353.92/month	6/1/25			
12	District Counsel	Straley Robin Vericker (Vivek Babbar)	10/1/15	-	\$250/hour				Ongoing
13	Landscape	Landscape Maintenance Professionals Inc.	2/1/23	-	\$426,445/year	1/31/26		30 days written notice	Ongoing
14	District Engineer	Johnson Engineering, Inc.	6/29/16	-	\$220/hour			30 days written notice	Ongoing
15	Holiday Lighting	Illuminations Holiday Lighting	4/17/25	-		CY 2029	-		Awaiting
16	Maintenance Contract to HVAC	FL-Air Heating & Cooling	8/15/24	-	-	2-year maintenance	-		Installation Date: 9/18/2024
17	Auditor	DiBartolomeo, McBee, Hartley, & Barnes, P.A.	12/27/23	-	2023: \$4,600 2024: \$4,750 2025: \$4,900	FY 2025	-	with or without cause upon 30 days written notice	Ongoing
18	Security Guard and Roving Patrol	JCS Investigations and Security, LLC	7/1/24	-	\$34,320/month	6/30/25	Automatic: 1 year	without cause with 30 days written notice	Ongoing
19	Pool Monitor		7/18/24	-	\$4,480/month	9/17/24	-		
20	Amenity Services		2/28/25	8/21/25	\$194,469.60				

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	Elite Pavers	8/21/25	-	\$160,278.66				Awaiting
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	Framing Repair				\$23,040				Awaiting
47	Window Tint	SolarTek			\$19,508				Awaiting
48	Pool Furniture	Florida Patio			\$4,542.95				Awaiting
48	Water Fountain (Electrical Work)	Don Harrison			\$17,900.00				Awaiting

EXHIBIT 10

AGENDA

Agenda Proposal Items:

- Envera Replacement Options:
 - Complete IT: **Quote: \$192,600.93**
 - MHD: **Sent multiple emails. No Response.**
 - Safe Streets: **Quote: \$275,030.96**
 - Gate Sentry: **Sent multiple emails. No Response.**
 - ECS: **Refused to provide RFP/Bid for services.**
- HVAC (Pool Restrooms):
 - Strategic Air Conditioning:
 - Install entirely new AC Unit and Remove Old Mini Split system
 - **Quote: \$10,850**
 - PM Plan: **Awaiting Quote**
 - Add Electricity: **Awaiting Quote (Don)**
 - Drywall Repair: **Awaiting Quote (Fast Track)**
 - FL Heating and Cooling:
 - Same System: **Awaiting Quote**
 - New System (including Drywall & Electrical): **Awaiting Quote**
 - PM Plan: **Awaiting Quote**
 - Air Masters:
 - Replace with same system: **Quote: \$29,642**
 - PM Plan for All AC's: **Quote: \$1,200 quarterly / \$4,800 annually**
 - Alvarez:
 - Replace with same/current system: **Quote: \$30,960**
 - IERNA's and Acree: **Not taking on any New Commercial Clients**
- Amenities Gate Movement: **Quote: \$2,010**
- Volleyball Court:
 - **Charles Reed - Quote: \$7,000**
 - **Mark Carnes – Quote: \$5,400 (Heritage Isles Vendor)**
- Precisions Sidewalk Repair Discussion
 - Approved and Moving Forward? Waiting until the start of next fiscal year?

Agenda Planned / In Progress Items:

- Roadway Pavers Project
 - Met with Elite Pavers (Jason)
 - Decided on Paver Color
 - Did Full Scope Walkthrough of all areas.
 - Awaiting Start Date (October/November)
- Beach Club Dock Repairs (Timber Intentions): Scheduled for 10/13
- Monument and Building Paintings: Scheduled to start within the next couple weeks
- Florida Patio Furniture: Picked up Half of Furniture on 08/06 & 08/15
 - Couches Purchased. Will arrive with New Furniture.
- Lawson Courts: TBD - “End of September” - Depends on the Weather
- Pool Heaters (Bandu): Heaters being ordered - Awaiting Start Date
- AV Group: Awaiting Quotes for New System for CDD Meetings
- Fountains Electrical Work: Permits have been submitted, and parts are being ordered. The Electrician (Don) will be doing one Fountain at a time.
- Fence Repairs:
 - Weir Fence – Waiting for standing water to clear.
- Weir Project: Scheduled to begin on 09/22
- Pool Trash Cans: Ordered - Awaiting Materials
- Maxim Lights: Received Materials – Awaiting Quote for Installation
- Wireless Ethernet Radios for Hyoco Signs: Ordered – Awaiting Materials
- Cachet Isle Gate: Temporary Installed.
 - Original was sent out to be fixed. Could take 4-6 weeks.
- Adding New Solar Lights to Plant Beds in Pool Area
- Planning on Staining/Painting Cross Creek Boardwalk
- Adding Paver Walkway Path to the back of the Tennis Courts
- Adding Paver Walkway Path between Pool and Playground
- Pressure Washing/Cleaning Cross Creek Fencing (Arbor Green)
- Pressure Washing/Cleaning Cachet Isle Fencing
- Post/Pole Pads for Volleyball and Basketball Courts Ordered – Awaiting Materials
- Looking into Speakers for Music at the Pool
- Flag Pole needs repaired – Awaiting Quote
- Septic Tank Issue at Guard Booths – Awaiting Quote

Agenda Completed Items:

- Playworx Playground Replacement Parts Completed:09/10
- Beach Club Chimney Work Completed: 09/10
- Morris Bridge Gutter Work Completed: 09/10
- Power Cord to Bike in the Fitness Center Fixed: 09/12
- Replaced (5) 25 mph signs
- Hockey Area: Painted Top Rail, Tied down Fencing, Painted Nets
- Purchased and Setup New Small Soccer Nets
- Installed New Signage:
 - Bus Stop Posts & Signs
 - Pedestrian Crosswalk Posts & Signs
- Touchup Painting in Beach Club
- New Solar Lights Installed for Flagpole
- Pressure Washing of Beach Club Areas

EXHIBIT 11

AGENDA



4830 N Florida Ave Tampa, FL 33603
Ph (813) 234-2419 Fax (813) 234-2209

Proposal

Commercial Division

Purchaser:**Job Location:**

Cory Lakes Beach Club Dane	Cory Lakes Beach Club Replacement of 3-Zone Mini Split
10441 Cory Lake Drive Tampa FL 33647	10441 Cory Lake Drive Tampa FL 33647
Cell: 513-869-0919	
Email: clcddfm@corylakecdd.com	Date: August 16, 2025

Air Masters of Tampa Bay, Inc. proposes the following:

Item 1: Remove and replace the existing Mitsubishi 3-Zone Mini Split System (ODU M# MXZ-8B448NA, S# 3YU02531A with three ceiling cassette air handlers M# PLAA18BA4) with a new Mitsubishi 3-Zone Mini Split **\$27,975.00**

- Perform lock-out/tag-out procedures for the existing Mitsubishi 3-Zone Mini Split System
- Recover and properly dispose of existing refrigerant
- Remove and properly dispose of existing equipment (ODU M# MXZ-8B448NA, S# 3YU02531A with three ceiling cassette air handlers M# PLAA18BA4)
- Furnish and install (1) new Trane/Mitsubishi condenser (M# PLP-41EAEU, 208/230V, single phase) in the existing location
- Furnish and install (3) new Trane/Mitsubishi ceiling cassette units (M# PLA-AE18NL) in the existing locations (two in the Women's Restroom and one in the Men's Restroom)
- Includes reuse of existing branch box
- Furnish and install (3) new thermostats
- Connect to existing line sets and pressurize system to perform leak check
- Pull vacuum and connect electrical wiring
- Perform complete system start-up and record all operational data
- Clean and restore the job site
- Includes a one (1) year labor and Manufacturer's parts warranty; and 5 years Manufacturer's Compressor warranty
- Work to be performed during normal working hours

Item 2: AHU #3 and #4 Supply Plenum Sealing Install FB Return Grill

\$1,667.00

- Seal supply plenums for AHU #3 and #4 using mastic
- Seal and support the plenum at the unit
- Furnish and install (1) 16"x24" filter back grille in the fitness center (currently no filter on this return)
- Inspect evaporator coil, as the system has been operating without a filter
- Work to be performed during normal working hours

Terms: Customer agrees to pay Air Masters of Tampa Bay, Inc. a 50% Deposit (for all projects over \$10,000) and the Balance upon completion of work. Payment by credit card will incur an additional 3%. Accounts over 30 days past due will be charged 1.5% interest.

Purchaser Acceptance:

Seller Acceptance:

Authorized Signature

Patrick Couture
Authorized Signature

Printed Name
Page 129/170

Date

Patrick Couture
Printed Name

EXHIBIT 12

AGENDA

COMMERCIAL ENERGY SAVING PREVENTIVE MAINTENANCE AGREEMENT

Worry-Free Preventative Maintenance

Top 3 Benefits

01

Priority Service
when you have
an emergency and
need it most.

02

Discounted rates
for all HVAC
services.

03

Sustained equipment
life and improved
energy efficiency
with lower utility
costs.

PREPARED FOR:

Cory Lake Clubhouse

***10441 Cory Lake Drive
Tampa FL 33647***



Prepared by:

Patrick Couture

Air Masters
of Tampa Bay, Inc. Since 1983
Air Conditioning & Heating
4830 N. Florida Avenue
Tampa, FL 33603
813.234.2419 ~ www.airmasters.net



4830 N Florida Ave Tampa, FL 33603
Ph (813) 234-2419 Fax (813) 234-2209

Proposal

Commercial Division

Purchaser:**Job Location:**

Cory Lakes Club House Dane	Cory Lakes Club House Preventive Maintenance Proposal
10441 Cory Lake Drive Tampa FL.33647	10441 Cory Lake Drive Tampa FL. 33647
Dane Phone: 513-869-0919	
Email: clcddfm@corylakecdd.com	Date: 8/16/25

Air Masters of Tampa Bay, Inc. proposes the following:

Perform two (2) semi-annual preventive maintenance inspections with four (4) quarterly filter changes, drain cleanings, and limited inspections of the following HVAC equipment located at 10441 Cory Lake Drive in Tampa:

- Rheem;#3 A/H M#RHSTZ60,S#W302443995,ODU M#RP14AZ60 S# W292437123
- Rheem #4 A/H M#RH27Z60 S#W302443985,ODU M# RH2TZ60 S#W302443995
- Trane #2A AHU M#4TEL3F60 S#1026406N1V; ODU M#4TWR3060 S# 9441MB42E
- Trane #2B AHU M#4TEC3F60 S# 1026444K1V; ODU M#4TWR3060, S#100453212F
- Tempstar (Guard Shack 1) AHU M#FMA5L180UAL, S#V250764335, ODU M# N5A518, S# E245101343
- Rheem (Guard Shack 2) AHU M# RH2TY48; S# V250764345, ODU M#, S# Can't Read
- Max Ice Ice Maker M# MIM45, S# 04521218148
- Filter List: 2) 16x20x1, 1) 20x20x1, 1)16x16x1,1) 18x24x1, 2) 20x22x1, 1) 18x18x1

Included with contract:

- Includes once a year general coil cleaning for outdoor unit only
- Includes, cleaning supplies, and 1" pleated disposable filters only (MERV 8 or better)
- Includes twice a year cleaning of the Ice Maker Bin and Ice Cube Tray (and all components)
- Flush drain lines on each visit
- Inspect condition of blower bearings / grease as needed
- Inspect integrity of blower wheel, housing, cabinet panel and insulation
- Inspect all electrical connections, tighten as needed
- Check refrigerant charge on units on annual inspections
- Reset thermostat after filter changes
- Test heat on winter inspection and cool on all inspections
- Check overall condition and report any abnormalities
- Certified Technicians will leave a PM Checklist report (for PM Inspections only)

Months to perform services:

September	December	March	June
Preventative Maintenance w/ Checklist, Filter Changes, and Clean Drain Lines	Filter Changes, Limited / Visual Inspection, Clean Condenser Coil Cleaning, and Drain Lines	Preventative Maintenance w/ Checklist, Filter Changes, and Clean Drain Lines	Filter Changes, Limited / Visual Inspection, and Clean Drain Lines

Total Quarterly Maintenance for six (6) HVAC Systems (no Ice Maker)

Your cost for the above-described work to be performed is.....,Annual Cost **\$4,800.00/Year**
Your cost per quarter is..... Cost **\$1200.00/Quarter**

Additional Cost for Twice a Year Maintenance on Ice Maker

Your cost for the above-described work to be performed is.....,Annual Cost **\$1,072.00/Year**



4830 N Florida Ave Tampa, Fl 33603
Ph (813) 234-2419 Fax (813) 234-2209

Proposal

Commercial Division

Terms and Agreement:

- Term of this Agreement will be one (1) year and shall be renewed at the end of this term with an average 3.0% annual rate increase.
- Commencement shall be upon acceptance.
- Any Preventative Maintenance price increase shall be submitted in writing prior to renewal within thirty (30) days.
- This Agreement shall be terminated by either party within a thirty (30) day written notice.
- The total cost of this work will be invoiced immediately upon completion and is due within thirty (30) days of invoice date.
- The invoice will become delinquent thirty (30) days after the invoice date. Any amount due after this period shall bear an interest rate of 1.5% per month.
- All past due collection costs including reasonable attorney's fees will be paid by the purchaser.
- All work to be performed during normal business hours: Monday through Friday 8:00am – 5:00pm.
- Any additional labor or materials will be at a discounted rate (10% off materials and \$115.00/hour labor). Holidays Excluded: New Years Day, Memorial Day, Labor Day, Fourth of July, Thanksgiving and Christmas Day.

Purchaser Acceptance:

Seller Acceptance:

Authorized Signature

Authorized Signature

Printed Name

Patrick Couture
Printed Name

Title

Date

EXHIBIT 13

AGENDA



1623 S. 51st Street
Tampa, FL 33619-5327

Alvarez Plumbing and Air Conditioning
1623 S 51st Street, Tampa, Florida 33619
(813) 655-7520
Plumbing #CFC019219 / Air Conditioning #CAC1822951

BILL TO

Cory Lakes CDD
10441 Cory Lake Drive
Tampa, FL 33647 USA

ESTIMATE
234701146

ESTIMATE DATE
Sep 05, 2025

JOB ADDRESS

Cory Lakes CDD
10441 Cory Lake Drive
Tampa, FL 33647 USA

Job: 72122

ESTIMATE DETAILS

Mitsubishi Replacement:

Alvarez Plumbing and Air Conditioning proposes to furnish and install the following

- *Replace the existing Mitsubishi M-Series 4 ton multi zone ductless system for all New Mitsubishi M-Series with R454b refrigerant.
- *Install (1) New 4 ton outdoor unit, connecting to the existing refrigerant lines after an RX11 flush. Mitsubishi Model - MXZ-SM48NL.
- *Install new R454b Branch box model - PAC-LMA30BC, connecting refrigerant lines to the outdoor and indoor units.
- *Remove all three ceiling cassettes and wireless controllers, install new 3x3 cassettes connecting refrigerant lines, electrical and condensate. Install a 3 pole disconnect at each indoor unit to act as a means for service. Cassette Model - PLA-AE18NL
- *Install MHK2 Mitsubishi/Honeywell wireless controller at each indoor unit
- *Perform pressure check on the refrigerant lines and confirm the system is leak free
- *Evacuate system down to 500 microns, break vacuum with trim charge and then open the service valves
- *Install new cassette grilles and connect all electrical connectors, test system and confirm operation. Grille model - TLP-41EAEU
- *Mitsubishi has a 10 year parts and compressor warranty
- *Alvarez will provide a 1 year labor warranty

POTENTIAL SAVINGS	\$0.00
SUB-TOTAL	\$30,960.00
TOTAL	\$30,960.00
EST. FINANCING	\$387.00

SYNCHRONY FINANCING AVAILABLE - Ask about our easy application and fast funding solutions.

CUSTOMER AUTHORIZATION

My signature or other manner of acceptance denotes that I have read and agree to the attached Terms & Conditions section,

and that I am the owner/authorized representative of the premises at which work will be performed and guarantee payment for services rendered at the completion of work.

THIS IS AN ESTIMATE FOR PROPOSED WORK. The summary above is furnished by Alvarez Plumbing & Air Conditioning as a good faith estimate of work to be performed at the location described above. This estimate is based on our evaluation of known circumstances and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after work has started.

THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized above and agree to pay the full amount for all work performed. All materials remain the property of Alvarez Plumbing & Air Conditioning until paid in full. Alvarez Plumbing & Air Conditioning reserves the right to remove and repossess any materials not paid for at the conclusion of work.

*This estimate is valid for thirty (30) days from the date of the estimate.

*50% deposit is required prior to scheduling.

Sign here

Date



Alvarez Plumbing and Air Conditioning
1623 S. 51st Street, Tampa, Florida 33619
(813) 655-7520

Plumbing #CFC019219 / Air Conditioning #CAC1822951

Terms & Conditions

CUSTOMER AUTHORIZATION

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. Alvarez Plumbing & Air Conditioning will not be responsible for damage, if any, to water, gas, electric or telephone lines, driveways, sidewalks, curbs, culverts, lawns, trees, or roots, etc. APAC shall not be liable for any delay due to circumstances beyond our control including strikes, casualty, and general unavailability of materials, errors, omissions or deletions by the Owner, General Contractor, Architect Engineers, etc. All invoices not paid within thirty days will accrue interest at the highest rate allowed by law. The purchaser agrees to pay all costs for collection, including attorney fees, court fees, and collection agency fees if placed for collections.

PLEASE NOTE:

Payment is not contingent upon time or manner in which customer may be paid. A notice to owner will be filed on this property for any job not paid COD. Any location of utilities for digging is the responsibility of the customer.

CUSTOMER ACKNOWLEDGEMENT

I find and agree that all work performed by Alvarez Plumbing & Air Conditioning has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

MXZ-SM48NL

48,000 BTU/H HEAT PUMP OUTDOOR UNIT



Job Name:

System Reference:

Date:



GENERAL FEATURES

- Compatible with M- and P-Series and CITY MULTI® indoor units (branch box required for connection with M- and P-Series)
- Compressor overcurrent detection
- Compressor thermal protection
- Fan motor overheating/voltage protection
- High pressure protection
- INVERTER-driven compressor: Compressor generates the precise capacity needed to maintain a temperature set point.
- Quiet operation: Outdoor units are as quiet as a typical conversation, and most indoor units are whisper quiet.
- Seacoast protection: Seacoast protection on heat exchanger and base panel (rated for 2,000 hrs. in accordance with ASTM B117 testing)
- Thermal Differential 1°F

Specifications			System
Unit Type			MXZ-SM48NL
Cooling at 95F ¹ (Non-Ducted // Mixed // Ducted)	Maximum Capacity	Btu/h	48,000 // 48,000 // 48,000
	Rated Capacity	Btu/h	48,000 // 48,000 // 48,000
	Minimum Capacity	Btu/h	15,000 // 15,000 // 15,000
	Maximum Power Input	W	4,000 // 4,710 // 5,715
	Rated Power Input	W	4,000 // 4,710 // 5,715
	Power Factor (208V)	%	98.60 // 98.60 // 98.60
	Power Factor (230V)	%	98.60 // 98.60 // 98.60
Heating at 47F ² (Non-Ducted // Mixed // Ducted)	Maximum Capacity	Btu/h	50,000 // 50,000 // 50,000
	Rated Capacity	Btu/h	50,000 // 50,000 // 50,000
	Minimum Capacity	Btu/h	13,000 // 13,000 // 13,000
	Maximum Power Input	W	3,665 // 4,140 // 4,730
	Rated Power Input	W	3,665 // 4,140 // 4,730
	Power Factor (208V)	%	98.60 // 98.60 // 98.60
	Power Factor (230V)	%	98.60 // 98.60 // 98.60
Heating at 17F ³ (Non-Ducted // Mixed // Ducted)	Maximum Capacity	Btu/h	43,000 // 43,000 // 43,000
	Rated Capacity	Btu/h	31,400 // 32,400 // 33,400
	Maximum Power Input	W	6,305 // 6,705 // 7,160
	Rated Power Input	W	3,410 // 3,740 // 4,080
Heating at 5F ⁴ (Non-Ducted // Mixed // Ducted)	Maximum Capacity	Btu/h	35,400 // 35,400 // 35,400
	Maximum Power Input	W	4,940 // 5,140 // 5,295
Heating at -13F ⁵ (Non-Ducted // Mixed // Ducted)	Maximum Capacity	Btu/h	22,800 // 22,800 // 22,800
	Maximum Power Input	W	4,455 // 4,455 // 4,455
Efficiency (Non-Ducted // Mixed // Ducted)	SEER ² ¹		23 // 20 // 17
	EER ² ¹		12 // 10.20 // 8.40
	HSPF ² (IV) ²		10.40 // 9.95 // 9.50
	COP at 47°F ²		4 // 3.55 // 3.10
	COP at 17°F at Maximum Capacity ³		2 // 1.88 // 1.76
	COP at 5°F at Maximum Capacity ⁴		2.10 // 2.02 // 1.96
	ENERGY STAR® Certified		Yes // No // No

NOTES

¹Cooling at 95°F (Indoor: 80°F DB, 67°F WB // Outdoor: 95°F DB, 75°F WB)

²Heating at 47°F (Indoor: 70°F DB, 60°F WB // Outdoor: 47°F DB, 43°F WB)

³Heating at 17°F (Indoor: 70°F DB, 60°F WB // Outdoor: 17°F DB, 15°F WB)

⁴Heating at 5°F (Indoor: 70°F DB, 60°F WB // Outdoor: 5°F DB, 4°F WB)

⁵Heating at -13°F (Indoor: 70°F DB, 60°F WB // Outdoor: -13°F DB, -14°F WB)

• Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

• A Maximum connected units reduced when PLA connected. Refer to manual for details

• B Branch box should be placed within the level between the outdoor unit and indoor units

• C 5°F DB - 115°F DB when optional wind baffles are installed

For actual capacity performance based on indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance.

Although the maximum connectable capacity is 130%, the outdoor unit cannot provide more than 100% of the rated capacity.

Please utilize this over capacity capability for load shedding or applications where it is known that all connected units will NOT be operating at the same time.

** Outdoor Unit Operating Temperature Range (Cooling Thermal Lock-out / Re-start Temperatures; Heating Thermal Lock-out / Re-start Temperatures):

• System cuts out in heating mode and automatically restarts at these temperatures.

SPECIFICATIONS: MXZ-SM48NL

Specifications			System
Unit Type			MXZ-SM48NL
Electrical	Electrical Power Requirements	V AC / V AC, , Hz	208 / 230, 1, 60
	Guaranteed Voltage Range	V AC	198 - 253
	Voltage: Indoor - Outdoor, S1-S2	V AC	230
	Short-circuit Current Rating (SCCR)	kA	5
	Recommended Fuse/Breaker Size if Branch Box Powered by Outdoor Unit	A	40
	Recommended Fuse/Breaker Size without Branch Box or Branch Box Powered Separate	A	30
	MCA if Branch Box Powered by Outdoor Unit	A	42
	MOCP if Branch Box Powered by Outdoor Unit	A	70
	MCA without Branch Box or Branch Box Powered Separate	A	36
	MOCP without Branch Box or Branch Box Powered Separate	A	64
Outdoor Unit	Fan Motor Output	W	70+70
	Defrost Method		Reverse Cycle
	Blue Fin Heat Exchanger Coating		Yes
	Sound Pressure Level, Cooling ¹	dB (A)	51
	Sound Pressure Level, Heating ²	dB (A)	54
	Compressor Type		Twin Rotary
	Compressor Model		MRB36FEGMC-L
	Compressor Motor Output	kW	3.4
	Compressor Oil Type // Charge	Type // oz	RM68EH // 78
	External Finish Color		Munsell 3Y 7.8/1.1
	Base Pan Heater		Optional
	Unit Dimensions (W x D x H)	inch [mm] inch [mm] inch [mm]	41-11/32 [1,050] 13 [330] 52-11/16 [1,338]
	Package Dimensions (W x D x H)	inch [mm] inch [mm] inch [mm]	43 [1,090] 18 [450] 58-5/16 [1,480]
	Unit Weight	lbs [kg]	250 [113]
	Package Weight	lbs [kg]	276 [125]
ODU Operating Temp. Range	Cooling Intake Air Temp (Maximum / Minimum ^c)	°FDB	115 / 23
	Cooling Thermal Lock-out / Re-start Temperatures	°FDB	N/A / N/A
	Heating Intake Air Temp (Maximum / Minimum)	°FDB	70 / -13
	Heating Thermal Lock-out / Re-start Temperatures**	°FDB	-24 / -14
Refrigerant	Type		R454B
	Pre-Charged Refrigerant Amount	lbs, oz	2, 11
IDU Connection	Maximum Number of Connected IDU with Branch Box ^A		8
	Maximum Number of Connected IDU without Branch Box		12
	Minimum Connected Capacity with Branch Box	Btu/h	12,000
	Minimum Connected Capacity without Branch Box	Btu/h	24,000
	Maximum connected capacity	Btu/h	62,400
Piping	Liquid Pipe Size O.D. (Flared)	inch [mm]	3/8 [9.52]
	Gas Pipe Size O.D. (Flared)	inch [mm]	5/8 [15.88]
	Total Piping Length when using Branch Box	ft [m]	492 [150]
	Total Piping Length without Branch Box	ft [m]	787 [240]
	Maximum Height Difference ^B , ODU above IDU	ft [m]	164 [50]
	Maximum Height Difference ^B , ODU below IDU	ft [m]	131 [40]
	Maximum Height Difference ^B , between branch boxes	ft [m]	39 [12]
	Maximum Height Difference between IDU and IDU without branch box	ft [m]	49 [15]
	Maximum Piping Length between ODU and Branch Box	ft [m]	180 [55]
	Farthest Piping Length from ODU to IDU with Branch Box	ft [m]	262 [80]
	Farthest Piping Length from ODU to IDU without Branch Box	ft [m]	262 [80]
	Farthest Piping Length after Branch Box	ft [m]	82 [25]
	Total Piping Length between Branch Boxes and IDU	ft [m]	312 [95]
	Maximum Number of Bends for IDU		15

NOTES

¹Cooling at 95°F (Indoor: 80°F DB, 67°F WB // Outdoor: 95°F DB, 75°F WB)

²Heating at 47°F (Indoor: 70°F DB, 60°F WB // Outdoor: 47°F DB, 43°F WB)

³Heating at 17°F (Indoor: 70°F DB, 60°F WB // Outdoor: 17°F DB, 15°F WB)

⁴Heating at 5°F (Indoor: 70°F DB, 60°F WB // Outdoor: 5°F DB, 4°F WB)

⁵Heating at -13°F (Indoor: 70°F DB, 60°F WB // Outdoor: -13°F DB, -14°F WB)

* Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

• A Maximum connected units reduced when PLA connected. Refer to manual for details

• B Branch box should be placed within the level between the outdoor unit and indoor units

• C 5°F DB - 115°F DB when optional wind baffles are installed

For actual capacity performance based on indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance.

Although the maximum connectable capacity is 130%, the outdoor unit cannot provide more than 100% of the rated capacity.

Please utilize this over capacity capability for load shedding or applications where it is known that all connected units will NOT be operating at the same time.

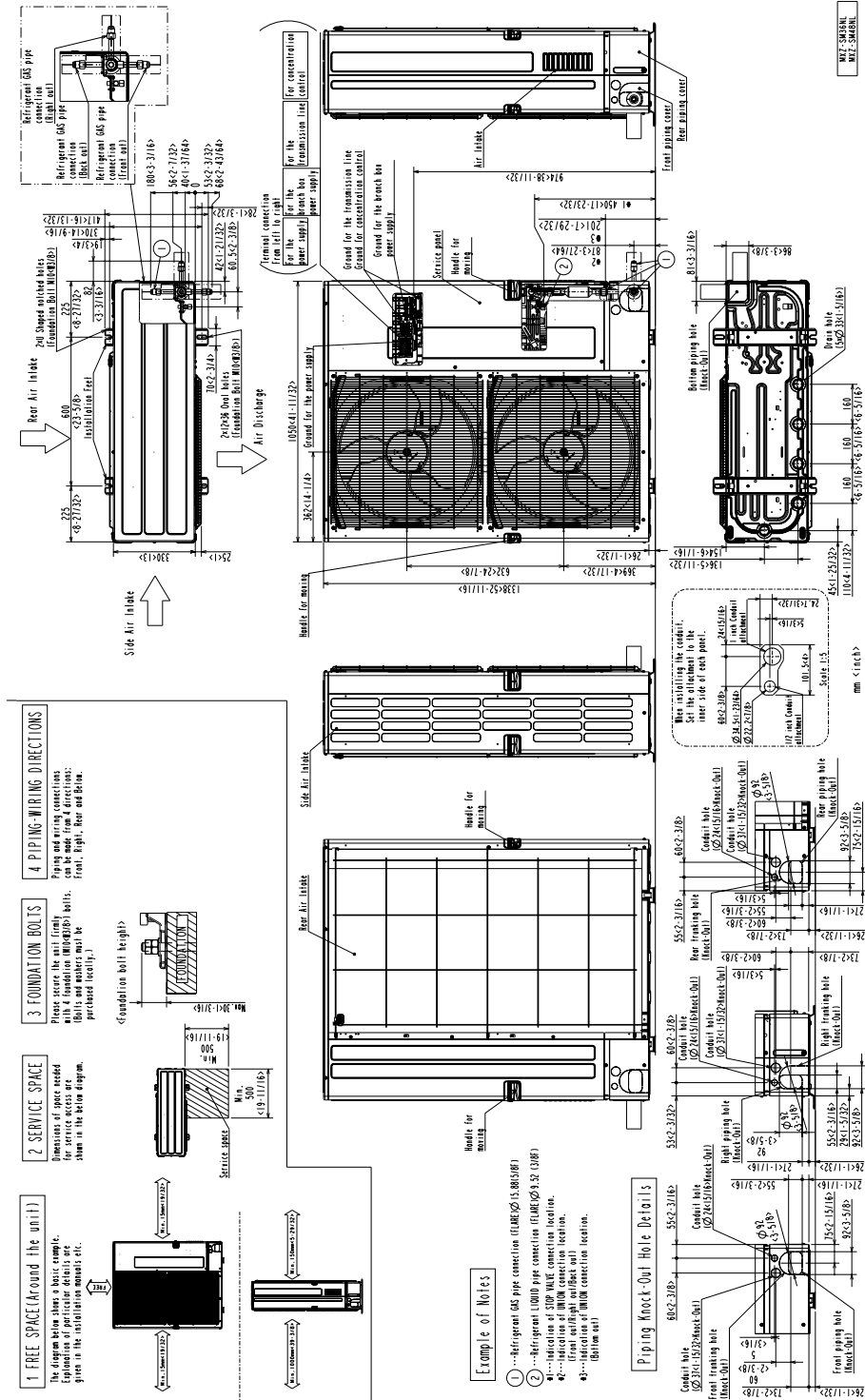
** Outdoor Unit Operating Temperature Range (Cooling Thermal Lock-out / Re-start Temperatures; Heating Thermal Lock-out / Re-start Temperatures):

• System cuts out in heating mode and automatically restarts at these temperatures.

OUTDOOR UNIT ACCESSORIES: MXZ-SM48NL

Hail Guards	Hail Guard	HG-A2
Snow/Rain Diverter	SnowRain Diverter	SRD-5
Ball Valve	Refrigeration Ball Valve - 1/2	BV12FFSI2
	Refrigeration Ball Valve - 1/4	BV14FFSI2
	Refrigeration Ball Valve - 3/8	BV38FFSI2
	Refrigeration Ball Valve - 5/8	BV58FFSI2
Mini-Split Wire	14 Gauge 4 wire Armored MiniSplit Cable250 ft roll	SW144-250
	14 Gauge 4 wire Armored MiniSplit Cable50 ft roll	SW144-50
	14 Gauge 4 wire MiniSplit Cable250 ft roll	S144-250
	14 Gauge 4 wire MiniSplit Cable50 ft roll	S144-50
	16 Gauge 4 wire Armored MiniSplit Cable250 ft roll	SW164-250
	16 Gauge 4 wire Armored MiniSplit Cable50 ft roll	SW164-50
	16 Gauge 4 wire MiniSplit Cable250 ft roll	S164-250
Control Wire	M-Net Control Wire 1000 Roll 16-AWG Standard Twisted Pair Shielded Jacketed- Plenum rated	CW162S-1000
	M-Net Control Wire 250 Roll 16-AWG Standard Twisted Pair Shielded Jacketed- Plenum rated	CW162S-250
Port Adaptor	Adaptor 1/4 x 3/8	PAC-SJ87RJ-E
	Adaptor 12 x 38	PAC-SK88RJ-E
	Adaptor 12 x 58	PAC-SK89RJ-E
	Adaptor 38 x 12	ADP3812
	Adaptor 38 x 58	PAC-SK90RJ-E
Stand	18 Dual Fan Stand	QSMS1802M
	24 Dual Fan Stand	QSMS2402M
	Condenser Wall Bracket	QSWB2000M-1
	Condenser Wall Bracket - Stainless Steel Finish	QSWBSS
	Outdoor Unit 3-14 inch Mounting Base Pair - Plastic	DSD-400P
	Outdoor Unit Stand 12 High	QSMS1202M
Wind Baffle	Front Wind Baffle	WB-PA3 (two pieces are required)
Branch Box	3 Port Branch Box	PAC-LMA30BC
	5 Port Branch Box	PAC-LMA50BC
	Branch Box Enclosure	BBE-1
Power Supplies & Auxiliary Components	3-Pin Wiring Harness	PAC-715AD
	5-Pin Wiring Harness	PAC-725AD
Control/Service Tool	Maintenance Tool Interface	PAC-USCMS-MN-1
Drain Socket	Drain Socket	PAC-SG60DS-E
Centralized Drain Pan	Centralized Drain Pan	PAC-SH97DP-E
Optional Defrost Heater	Optional Defrost Heater	PAC-SJ20BH-E
Mounting Pad	Condensing Unit Mounting Pad 24 x 42 x 3	ULTRILITE2
Distribution pipe	Brazed Connection	MSDD-50BR-E
	Flare Connection	MSDD-50AR2-E
Air Deflector	Vertical Air Deflector	ADV-1
Alarm Kit	Alarm Kit	PAC-SL54AL-E
	Alarm Kit Interface	PAC-IF55AL-E
Air Outlet Guide	Air Outlet Guide 1 Piece	PAC-SH96SG-E (two pieces are required)
NOTES		

OUTDOOR UNIT DIMENSIONS: MXZ-SM48NL



1340 Satellite Boulevard Suwanee, GA 30024
Toll Free: 800-433-4822 <https://mitsubishicomfort.com>



EXHIBIT 14

AGENDA

EXHIBIT 15

AGENDA



1908 Wood Ct
Plant City FL 33563
(813) 752-9242,

CUSTOMER

Estimate

ESTIMATE
#

16715

DATE

09/03/2025

SERVICE LOCATION

Cory Lake CDD*

10441 Cory Lake Dr.
Tampa, FL, 33647

DESCRIPTION

Move existing gates to new location on same street and mount same way

Estimate

Estimate



Description

Qty

Rate

Total

Installation Labor

Labor for the installation of gates, fence, operators and accessories.

10.00

\$200.00

\$2,000.00

Installation Scheduling

Notice: Due to current project volume, all approved installation estimates are currently being scheduled a minimum of 12 weeks from the date of customer approval. We appreciate your understanding and recommend confirming early to secure a preferred installation window.

1.00

\$0.00

\$0.00

MiscMaterial

Misc. materials including connectors and fasteners

1.00

\$10.36

\$10.36

CUSTOMER MESSAGE

Move existing gates to new location on same street and mount same way
Page 145/170

**Estimate
Total:**

\$2,010.36

Terms and Conditions

This quote is valid for the next 30 days, after which prices may be subject to change. Unless otherwise agreed upon and noted above a deposit of 50% will be required to initiate work. Please sign a copy of this estimate and return to us to begin work. Accounts not paid within 10 days of the due date unless otherwise agree upon in writing are subject to a 1.5% monthly finance charge. Any alterations after quote is signed will require a signed work change order before changes are made. In the event that, during or leading up to the work described, Contractor's costs for materials used or to be used herein are increased by more than 110% over the Contractor's costs for same at the time this Contract was signed, for any cause(s) beyond the control of Contractor, then, and in such event(s), Contractor shall have the right to pass the entire amount of materials costs increase(s) along to Owner by adding the total amount(s) to the Contract Price. See gatetechinc.com/warranties for warranty information. New Installations are scheduled 3-4 months from approval date.

EXHIBIT 16

AGENDA



SIDEWALK TRIP HAZARD REMOVAL

Price Proposal

CORY LAKE ISLES



PRECISION SIDEWALK SAFETY CORP • April 10, 2025

1202 SW 17th Street, Suite 201-122 • Ocala, FL 34471 • www.precisionsidewalksafety.com
Trent Kurcu • (877) 799-6783 x 531

THE INFORMATION IN THIS PROPOSAL IS CONFIDENTIAL



PREPARED FOR:

Cory Lakes Community Development District for Cory Lake Isles • Tampa, FL

- Mr. Joe Gibson, Field Manager, Cory Lake Isles
- Members of Cory Lakes CDD Board of Supervisors

Precision Sidewalk Safety Corp (PSSC) uses proprietary and patented cutting technology to repair trip hazards created by changes in level on sidewalk panels. Our horizontal saw cut equipment and technique allow us to reach both ends of the sidewalk without damaging the adjacent slabs, retaining walls, sprinkler heads, landscaping, or anything else surrounding the walkway, resulting in a very high-quality repair. This unique approach has afforded Florida and South Carolina communities the ability to minimize liability and improve safety and aesthetics in their neighborhoods at more reasonable rates than conventional alternatives.

Site Review Summary

As requested, PSSC visited Cory Lake Isles to review sidewalks to identify hazards that create trip and fall liabilities that PSSC can repair. Prior to the review, PSSC exchanged emails and met with Mr. Gibson to discuss what is important to Cory Lakes Community Development District (CDD) and to understand specifications and boundaries for this project. Mr. Gibson directed PSSC to identify and price all changes in level measuring ¼" to 2" high that our company can repair in specified areas of the community. As directed by Mr. Gibson, the areas are the sidewalks on:

- Cory Lake Blvd
- Canary Isle Drive
- St. Croix Isle Drive
- Canary Point Lane
- Cory Lake Drive from the intersection of Cory Lake Blvd to Martinique Isle Drive
- Cachet Isle Drive
- St. Lucia Isle Drive
- Bermuda Isle Drive
- Bimini Isle Court

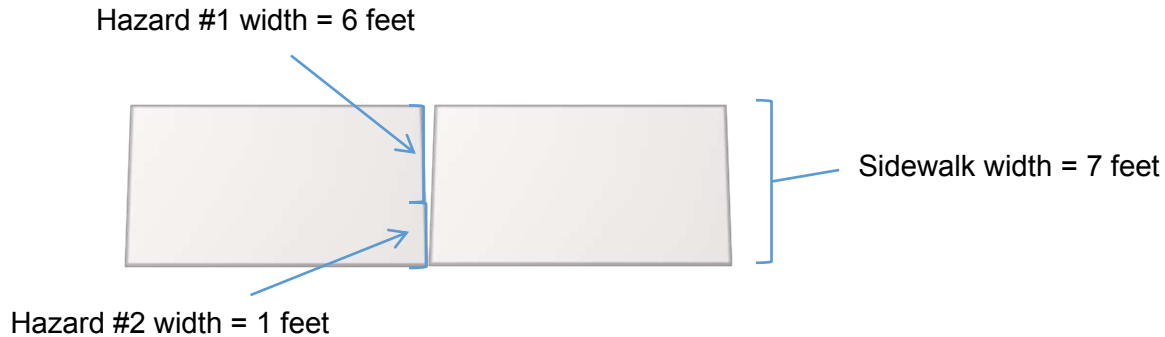
A review of the sidewalks in the specified areas was subsequently completed to estimate the number of hazards present and their sizes (see map on page 4 for boundaries). Sidewalks in all other areas of the community were not reviewed and are not included in this proposal. The Americans with Disabilities Act (ADA) excerpts relevant to changes in level on walkways are included in Exhibit A.

Changes in level measuring ¼" – 2" in height in the specified areas of Cory Lake Isles were inventoried and a total of 969 hazards meeting the specifications were observed.

PSSC calculates pricing based upon the amount of concrete we remove in order to achieve the proper slope. For improved accuracy on height averages, our technicians measure hazards 6 feet long or less. For larger panels on Cory Lake Boulevard which are approximately 8 feet wide, two measurements were taken if the hazard was longer than 6 feet (see Figure 1 below).



Figure 1: Panels Over Six Feet Wide



In order to provide an accurate, comprehensive proposal, PSSC takes height and width measurements of every hazard. To provide examples for the community, PSSC-repairable hazards on a sample area of Cory Lake Drive were marked with a blue lumber crayon. A number representing the height of the hazard in eighths of an inch is recorded on the highest portion of the hazard. For example, the number “3” would represent a hazard measuring $\frac{3}{8}$ inches high and the number “12” would represent a hazard measuring $\frac{12}{8}$ inches ($1 \frac{1}{2}$ inches) high.

Previous repairs utilizing a grinder have been attempted at Cory Lake Isles (see Figure 5 in Photo Examples below). Several of those locations that have a change in level are **included** in this proposal since they will need to be repaired again by PSSC in order to remove remaining portions of the hazard and provide the proper slope to meet ADA compliance. To meet slope requirements for each repair, PSSC must take into account both the past measurements of the concrete that has been removed and the new amount that must be removed in order to eliminate the hazard.

As directed by Mr. Gibson, this proposal includes repairs to hazards created by the concrete surrounding storm drains and utility panels intruding into the sidewalk right-of-way (see Figure 6). Repairs to these types of hazards will be made to the best slope allowed by the distance between the storm drain cover and the edge of the concrete surrounding it if a 1:12 slope cannot be achieved.

Non-grouted brick pavers laid in sand often sink or move over time, which can create a trip hazard on adjacent concrete. At Cory Lake Isles, this situation exists where sidewalks meet driveways composed of brick pavers (see Figure 7). PSSC recommends that the pavers be repositioned, which prevents a permanent repair being made to the concrete. In addition, even after the concrete repair is completed to remove the change in level, the pavers will likely continue to shift, sink, or move. Mr. Gibson directed PSSC to **exclude** repairs to the concrete sidewalks adjacent to these driveways composed of brick pavers.

This location is an ideal application for our precision concrete cutting repair method. The service will allow Cory Lakes CDD to mitigate risk and liability before an accident occurs, and to do it at a minimal cost. Our service includes a detailed, auditable report of every hazard repaired, so efforts to maintain safe sidewalks are well documented (see Repair Specifications section). This can be submitted to the insurance company, which will often provide lower rates or “credits” for properties with proactive programs in place to reduce liabilities.

When repair work is initiated, our experienced trip hazard removal specialists will precisely identify and record the exact quantity, measurement and location of each hazard PSSC can repair. This more precise evaluation may result in quantities and measurements that vary slightly from this estimate, however the price provided is a “not to exceed” estimate.



Hazards Identified in Specified Areas of Cory Lake Isles



The map in this proposal shows the approximate locations of trip hazards included in the scope of this proposal. The accuracy of this map is dependent on the technology available on smart phones and should be relied upon as approximations only. The **Turquoise Pin** designates hazards previously repaired utilizing a grinder; these locations must be repaired once again by PSSC in order to completely remove the hazard and provide the proper slope. The **Blue Pin** designates hazards caused by storm drain incursions into the sidewalk.

Methodology – Preparing This Estimate

1. PSSC conducts a census of hazards that we can repair on the property's specified sidewalks; the hazards are then grouped into 3 categories:

<u>CATEGORY</u>	<u>SPECIFICATION</u>
Least Severe	¼ inch
Severe	⅜ inch to ⅞ inch
Most Severe	1 inch to 2 inches

2. An estimate of the volume of concrete needing to be removed for each category was prepared based on our experience data base.
3. A "not to exceed" bid was prepared based on the estimated volume of repairs.

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Hazards above 2 inches in height are normally not included in PSSC estimates. Since most sidewalks are a total of 3.5 to 4 inches deep, municipal engineers recommend repairs to not exceed 2 inches in height because removing more than that will reduce the structural integrity of the sidewalks if a vehicle or other heavy equipment drives over it. Sidewalks with hazards greater than 2 inches in height are recommended for alternative means of remediation by the property owner. Severely broken panels and panels hollowed out underneath should also need to be alternatively remedied by the property owners. **PSSC noticed at least one panel that is raised over 2 inches in height and multiple panels with severe cracks present (see Figures 8 and 9). Since PSSC does not provide demolition and replacement, locations with these issues are excluded from this estimate.**

Before work commences, our on-site trip hazard removal specialists will assess all panels identified in this proposal to ensure changes in level can be repaired using our technique. If it is determined that any locations should be remedied in an alternative way instead of repaired using our horizontal saw cut method, PSSC will exclude those repairs from our service.

Some sidewalk panels have holes, missing pieces, or hairline cracks which do not result in changes of level. These types of sidewalk imperfections cannot be repaired utilizing our precision concrete cutting method and are also **excluded** from this estimate. In some cases, where a crack exists on a stable panel, the concrete on one side will be raised higher, creating a trip hazard. PSSC will always repair this type of trip hazard unless directed otherwise, but the original crack in the panel will remain.

Our initial proposal identified **969 PSSC-repairable hazards measuring ¼" – 2" in height** on the sidewalks in the specified areas in Cory Lake Isles (shown in Table 1 below)

TABLE 1: CORY LAKE ISLES TRIP HAZARDS IN SPECIFIED AREAS MEASURING ¼" – 2" BY HEIGHT CATEGORIES				
LOCATION	LEAST SEVERE	SEVERE	MOST SEVERE	TOTAL
Bermuda Isle Drive	14	59	2	75
Bimini Isle Court	3	38	1	42
Cachet Isle Drive	45	112	5	162
Canary Isle Drive	5	75	14	94
Canary Point Lane	1	8	2	11
Cory Lake Boulevard	23	93	3	119
Cory Lake Drive	100	248	12	360
Cory Lake Isle	2	1	0	3
St Croix Isle	12	27	0	39
St Lucia Isle	23	40	1	64
	228	701	40	969
TOTAL				



Photo Examples

Figure 2



Example of a $\frac{1}{4}$ -inch high "Least Severe" hazard located on Cory Lake Drive. These are often the hazards that people catch their toe on, as they do not notice them. This hazard is in the sample area marked for the community; it is marked "2" representing the height of the hazard in eighths of an inch.

Figure 3



Example of a $\frac{5}{8}$ -inch high "Severe" hazard on Cory Lake Drive. This hazard is in the sample area marked for the community; it is marked "5" representing the height of the hazard in eighths of an inch.

Figure 4



Example of a $1\frac{1}{4}$ -inch high "Most Severe" hazard located on Cachet Isle Drive.

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Example of a hazard that was previously “angled out” by a grinder rather than being repaired with an ADA-compliant 1:12 slope. The change in level was not eliminated and left a $\frac{3}{8}$ -inch “Severe” hazard. This location must be repaired properly by PSSC to remove remaining portions of the hazard and provide the proper slope.

Figure 5



Figure 6



Example of a $\frac{1}{2}$ -inch “Severe” hazard located on Cachet Isle Drive created by the concrete surrounding a storm drain intruding into the sidewalk right-of-way. As directed by Mr. Gibson, these types of hazards are **included** in this proposal.

Example of a hazard on concrete adjacent to non-grouted brick paver driveways. As directed by Mr. Gibson, these types of hazards are **excluded** from this proposal.

Figure 7



Figure 8



Example of a panel on Cory Lake Drive that is severely cracked and damaged. All locations like this are **excluded** from this proposal.

Figure 9



Example of a hazard that is raised over 2 inches in height on Cachet Isle Drive. All locations like this are **excluded** from this proposal.





Pricing Summary

Option 1: Table 2 below provides an estimated price range to repair the 969 hazards measuring 1/4" – 2" high that PSSC can repair on the sidewalks throughout the specified areas of community, as identified in Table 1. Repairs will be made at the ADA-compliant, 1:12 slope. Our technicians take exact measurements of every hazard when we perform our work, so the final price will be determined by the actual volume of concrete removed to achieve the 1:12 slope for repairs, however **the high end of the range estimated is a "not to exceed" price.**

PSSC proposals are valid for 90 days, but if the signed authorization to repair all 969 hazards is returned to PSSC within 45 days of the proposal date, PSSC will extend a discounted rate. If the District chooses to do any other portion of the work, no discount will be applied. If the signed authorization is received after the 45 days but before the 90-day expiration, the standard price range will apply.

TABLE 2: PRICING FOR 969 HAZARDS 1/4" – 2" HIGH IN SPECIFIED AREAS OF CORY LAKE ISLES	
1:12 REPAIR SLOPE	REPAIR PRICE
Price if signed authorization is returned to PSSC by May 25, 2025	\$74,860 - \$78,603
Price if signed authorization is returned to PSSC by July 9, 2025	\$78,800 - \$82,740

PSSC understands that due to budget considerations, it is not always possible to complete all of the necessary repairs to attain compliance with the Americans with Disabilities Act at one time. Precision Sidewalk Safety is happy to work with our customers to complete the repairs in phases to accommodate this situation. Based upon our experience working with cities, colleges, and private communities all over the state of Florida, we have found that the best way to accomplish a phased approach is to divide the community into sections. All repairs can be completed in one section at a time, beginning with high-risk areas or areas that experience the heaviest foot traffic. Customers using this approach try to complete all repairs in 2 or 3 budget cycles.

If Cory Lake Isles decides to do the work in a phased approach other than the one already determined for this proposal, PSSC is happy to complete the selected amount of work on areas prioritized by the District. However, since the size and number of trip hazards will change over time, the pricing associated with the hazards will also change over time.

Option 2: If the Cory Lakes CDD has a determined budget that it would like to spend on sidewalks in this first phase, it can stipulate a not-to-exceed price to PSSC and highlight priority areas, in which case PSSC will work in that priority order until the price is met.

When the District is ready to make additional repairs, PSSC will either review the next area and provide a proposal for the next phase, or Cory Lakes CDD can once again stipulate a not-to-exceed price. **The price range shown for the 969 hazards present today on the sidewalks reviewed for this proposal will no longer be valid in future years. This estimate FLP-AF-202 is valid for 90 days.**



Precision Sidewalk Safety estimates that the work can be completed in 10 -11 days with the note that wet weather will delay our operations. We will re-route pedestrian traffic on small sections of sidewalk (10'-15') for periods that range from 3 minutes to 20 minutes while those sections are being repaired. We request that the District make arrangements for all vehicles to be moved away from the driveways and sidewalks in order for our crew to make the repairs. **We also require that a representative of the property review and accept the work (or request adjustments) prior to the crew's estimated departure.** While the sidewalk restoration project is underway, we will:

- keep the sidewalks in service
- require no heavy equipment or traffic control
- remove all debris and recycle the concrete waste materials
- leave the proposed areas clean and trip hazard-free

Figure 10: Precision Sidewalk Safety Work Example



Savings Summary

Precision Sidewalk Safety provides a professional service to hundreds of municipalities, private communities and schools throughout Florida and South Carolina. Based on data shared by many of these customers, the comparative analysis in Table 3 shows the differences between available methods for sidewalk trip hazard repair.

TABLE 3: REPAIR METHOD COMPARISON FOR CORY LAKE ISLES			
METHOD	ADA COMPLIANT	TIME REQUIREMENT	POSSIBLE INCIDENTAL DAMAGES
Precision	Yes	10-11 Days	None
Grinding	No	48-50 Days	Adjacent sidewalk panels, landscaping, and sprinkler heads
Replacement	Yes	5-6 Months	Broken sidewalk panels from weight of trucks, damage to landscaping, and possible tree damage if root pruning



Grinding

Although grinding is sometimes used for the removal of trip hazards at private properties, it is not an ideal method for sidewalk repair as the equipment is not specifically designed for this use. Grinding often leaves unpleasant pitting and grooves on the surface of the concrete. Because it is very inflexible equipment, these markings occur not only on the panels with hazards, but also on the sidewalk panels adjacent to those panels. In addition, a grinder often leaves a hazard in place where someone could still trip and fall, because operators are forced to choose from either damaging something adjacent to the affected panel (landscaping, sprinkler heads, etc.) or leaving the repair with upturned edges. This repair method literally scrapes and pulverizes the concrete surface to take off some of the height differential, but it cannot meet the specified ADA requirements for proper slope.

In addition, grinding causes considerable dust and mess. If the dust is managed with water, the property risks slurry and runoff into storm drains or local water. In most cases, grinding cannot be compared to the Precision method, since grinding cannot achieve like results. Still, in a comparison of the same number and size hazards, Precision Sidewalk Safety is comparable in cost. Figure 11 shows results from a typical grind.

Figure 11: Typical Results from a Grinder



Demolition and Replacement

The conventional approach to fully eliminating trip hazard liability is to demolish and replace hazardous panels. Done correctly to ensure a zero point of differential between existing and new sections, this method meets ADA specifications and is the most comparable alternative to the PSSC method. However, the number of hazards that can be repaired on a fixed budget is very limited. Demolition and replacement can also be very obtrusive to a property. Sidewalks are often closed for days, and cars sometimes need to be moved. Incidental damages to landscaping can occur.

Based upon various panel sizes totaling approximately 32,518 square feet and an estimated replacement cost of roughly \$15.00 per square foot, we estimate the cost to demolish and replace 969 panels is \$487,770. This takes into account:

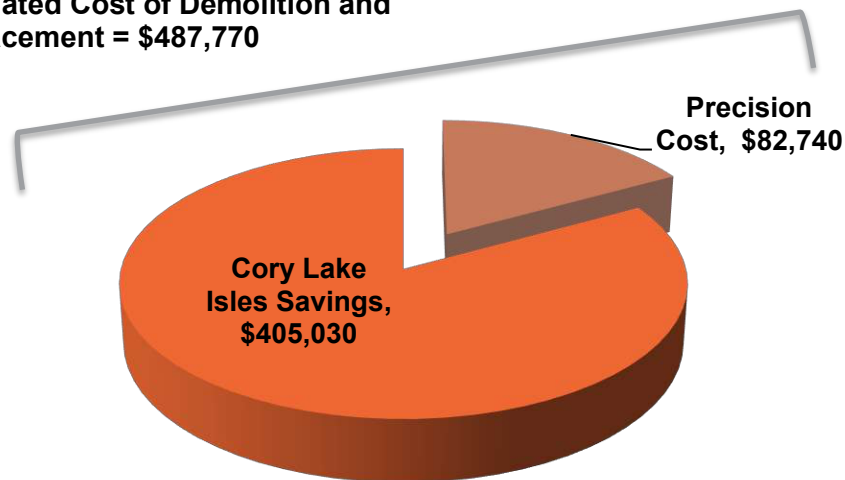
- Cost of concrete
- Labor to break up and remove existing concrete
- Labor to pour, form, level, finish, float & cut control joints
- Fuel for multiple site visits to repair or break-up, remove, pour, remove forms, and restore adjacent items
- Equipment such as a backhoe, vehicle to transport backhoe, utility vehicle, and dump truck to remove debris
- Miscellaneous materials to prepare concrete



Based upon the “not to exceed price to repair all PSSC-repairable hazards measuring ¼” – 2” in the specified area of the community, the maximum cost for PSSC repairs is \$82,740 which is an **estimated savings of \$405,030 or 83%**. This comparison assumes that only one panel would be demolished and replaced, which is usually not the case since replacing slabs often requires a “run” of two to five slabs. The *actual* cost for demolition and replacement would likely be two to three times this amount.

COST SAVINGS COMPARED TO DEMOLITION AND REPLACEMENT

Estimated Cost of Demolition and Replacement = \$487,770



Environment Savings:

As a member of several “green” building associations, Precision Sidewalk Safety tracks savings from the use of our service, which is a green building practice. We utilize a dust containment system to minimize dust and portable equipment that consumes minimal energy. The small sections of concrete we remove are recycled. By using Precision Sidewalk Safety instead of demolition and replacement, Cory Lakes CDD would achieve the following environmental savings:

Natural Resources Saved:

- approximately **736 tons** of waste concrete from removal and placement in landfills (est. **10,828 cubic feet** of concrete at an average weight of 132 lbs. per cubic foot)
- approximately same amount of materials and resources to replace the concrete that was removed

Fossil fuels saved: estimated 1,150 gallons

- hauling equipment to and from the site to remove sidewalks
- operating backhoe equipment to break up and remove concrete
- round trip transportation of estimated **736 tons** of debris to the landfill
- round trip transportation of new materials to replace the removed sidewalks

Prevented release of Carbon Dioxide gas: estimated 10 Metric Tons

THE INFORMATION IN THIS PROPOSAL IS CONFIDENTIAL





Repair Specifications

Precision Sidewalk Safety will submit a summary itemizing each trip hazard repaired. This report will include the following, which serves as a detailed, auditable invoice for each repair:

- a. The physical location (address, light pole #, etc.) of each repair
- b. The specific hazard height - high side and low side measurement – in 8ths of an inch
- c. The total width of actual repair in inches
- d. The square footage of repaired panel

Debris from repaired areas will be collected and removed and a dust abatement system will be used during all repair operations. All resulting repairs will be flat and uniform with a coefficient of friction exceeding OSHA requirements for public walkways.

This proposal is based upon a repair slope of 1:12, removing all hazards that PSSC can repair from ¼” - 2” in height on the sidewalks in the specified areas of Cory Lake Isles.

The following special conditions **are** included in this proposal for the hazards identified in Table 1:

- Only hazards in the specified areas of Cory Lake Isles
- Panels which are intact, stable, and not cracked, fractured, or settled
- Panels with hairline, spider, or multiple cracks(s) which are otherwise “stable” and “intact”
- Panels with surface imperfections or missing/sunken partial sections that are 90% useable
- Access ramps that transition sidewalk to crosswalk
- Hazards on concrete surrounding storm drains, utility panels, or similar sidewalk incursions when directly in sidewalk right-of-way. Repairs to these types of hazards will be made at the best possible slope if a 1:12 slope cannot be achieved.

The following special conditions **are not** currently included in, or relevant to this proposal:

- Hazards greater than 2” or panels that are too broken for repair or are hollow underneath
- Hazards adjacent to driveways composed of brick pavers which are not grouted into place
- Hazards in sections of the community outside of the specified areas

Safety:

Precision Sidewalk Safety Corp has a perfect safety record; we use OSHA approved equipment, certify all employees who work directly in trip hazard repair, and have outstanding safety practices for both employees and the public who may be using the walkways we are repairing. We have worked in dense urban, high pedestrian traffic areas, as well as residential neighborhoods and historic districts to complete projects without incident. Our clients often receive unsolicited compliments for the work we have performed.

Insurance and Incorporation:

Precision Sidewalk Safety Corp is a corporation registered in the state of Florida. Proof of liability, workers compensation, and auto insurance will be provided as requested.





Protection Under U.S. Patent and Trademark Laws:

The work provided by Precision Sidewalk Safety reveals equipment and processes, which are protected under United States patent laws. It is the use of these patents that enables us to provide the best available trip hazard removal service to our clients. Due to the nature of our business and in lieu of the ability to receive competitive bids for like services, our company provides documentation and reference to the patents that have been issued to our corporate office. Precision Concrete Cutting of Utah and its affiliates, along with The United States Patent and Trademark Office, takes an active and exacting role to protect and enforce intellectual property rights.

U.S. Pat. No. 6,896,604

U.S. Pat. No. 6,827,074

U.S. Pat. No. 7,143,760

U.S. Pat. No. 7,402,095

U.S. Pat. No. 7,000,606

U.S. Pat. No. 7,201,644

About Precision Sidewalk Safety Corporation:

Wendy and Alan MacMurray, the founders of Precision Sidewalk Safety Corp, have over 70 years combined experience in customer management, service delivery and project implementation and have been respected executives for global Fortune 500 companies as well as start-up companies. They introduced the Precision technology to Florida in late 2006 and South Carolina in 2007 and they now support hundreds of customers. The company has used its unique, patented technique to make over 700,000 repairs on sidewalks in the two states, saving communities an estimated \$141 million on sidewalk repairs.



EXHIBIT A: Excerpts from ADA Guidelines

Federal Register / Vol. 56, No. 144 / Friday, July 26, 1991 / Rules and Regulations

Federal Regulations on Trip Hazard Removal

Part III

Department of Justice

Office of the Attorney General

28 CFR Part 36

Nondiscrimination on the Basis of Disability Public Accommodations and in Commercial Facilities; Final rule

4.5 Ground and Floor Surfaces

Excerpts from Federal Register

4.5.2 Changes in Level. Changes in level up to 1/4 in (6 mm) may be vertical and without edge treatment. Changes in level between 1/4 in and 1/2 in (6mm and 13mm) shall be beveled with a slope no greater than 1:2. Changes in level greater than 1/2 in (13 mm) shall be accomplished by means of a ramp that complies with 4.7 or 4.8.

4.7.2 Slope. Slopes of curb ramps shall comply with 4.8.2. Transitions from ramps to walks, gutters, or streets shall be flush and free of abrupt changes. Maximum slopes of adjoining gutters, road surface immediately adjacent to the curb ramp, or accessible route shall not exceed 1:20.

4.8.2 Slope and Rise. The least possible slope shall be used for any ramp. The maximum slope of a ramp in new construction shall be 1:12. The maximum rise for any run shall be 30 in (760 mm). Curb ramps and ramps to be constructed on existing sites or in existing building or facilities may have slopes and rises as allowed in 4.1.6(3)(a) if space limitations prohibit the use of a 1:12 slope or less.

3 – a – 1. A slope between 1:10 and 1:12 is allowed for a maximum rise of 6 inches.

3 – a – 1. A slope between 1:8 and 1:10 is allowed for a maximum rise of 3 inches. A slope steeper than 1:8 is not allowed.





AUTHORIZATION TO PROCEED • FAX TO 866-669-1175

>>ESTIMATE IS VALID FOR 90 DAYS FROM DATE OF ISSUE<<

SCOPE OF PROJECT	Repair at a 1:12 slope trip hazards measuring ¼" – 2" in height that PSSC's method is able to repair according to the District selected option identified in Proposal FLP-AF-202 Please fill in the option selected, corresponding price (range), and authorization date in the cost box below, then complete invoice information in the approved by / billing info table below.		
PROPERTY	Cory Lakes CDD for Cory Lake Isles		
COST	OPTION SELECTED:	PRICE (RANGE):	DATE

This proposal provides a price which will not be exceeded given the scope of work specified and is based on: 1) an estimated number of hazards we anticipate our technician(s) can repair and 2) the resulting amount of concrete material our technician(s) will remove to render repairs compliant with approved customer specifications. Your final inventory of repairs may vary from this estimate. PSSC repairs only those uneven sidewalks specifically requested by you, our customer, and therefore makes no guarantee that the property is free of uneven sidewalk hazards or other trip hazards. PSSC may not complete a repair(s) because; 1. a hazard's actual measurement at the time of repair exceeds approved customer specifications, and/or 2. in the crew leader's judgment, our repair attempt would cause further damage to the concrete slab or be insufficient to satisfactorily remove the existing hazard and/or mitigate its potential liability. Such excluded hazards, if any, will be left "as found" and will require customer's alternative remedy. After the project is completed, new trip hazards will occur or reoccur due to tree roots, water, settling, and other natural and man-made causes outside of PSSC's control. Upon completion of the project, PSSC is not liable for any related claims, losses, or damages. At least 30 minutes prior to the crew's scheduled departure, customer (or designee) agrees to have inspected and either accepted all repairs as completed, or determined suitable adjustment(s) (if any) as may be required, such that the crew's departure will not be delayed. PSSC will not be held responsible for cracks or other defects in poured concrete that may exist due to materials or methods used by original installer.

The undersigned acknowledges the above explanation of our estimate of work as well as the exclusions set forth in this Proposal, that he/she is legally authorized to engage Precision Sidewalk Safety Corp to deliver designated work, has seen a sample – photo or actual – of the resulting repair, and agrees to notify or mediate affected property owners.

Initial below in the space provided if you authorize PSSC to INCLUDE the following repair types:

_____ **Hazards on concrete surrounding storm drains, utility covers, or similar sidewalk incursions when directly in sidewalk right-of-way**

APPROVED BY	NAME	
	SIGNATURE	
	TITLE	
	PHONE	ALT. PHONE
BILLING INFO (All invoices sent electronically)	INVOICE TO NAME	
	ADDRESS	
	INVOICE TO EMAIL ADDRESS	

Upon receipt of this signed acceptance of the details provided throughout this proposal, PSSC will schedule the requested repairs.
Every effort will be made to accommodate the requested start date.

THE INFORMATION IN THIS PROPOSAL IS CONFIDENTIAL



EXHIBIT 17

AGENDA



SIDEWALK TRIP HAZARD REMOVAL

Survey Estimate and Price Proposal

April 18th, 2025

PREPARED FOR:

Cory Lakes CDD for Cory Lake Isles • Tampa, FL

- Mr. Joe Gibson, Field Manager, Cory Lake Isles
- Members of Cory Lakes CDD Board of Supervisors

PROPOSAL FLP-AF-202 ADDENDUM 1

DESCRIPTION	PRICE IF AUTHORIZATION IS RECEIVED BY JULY 9th, 2025
Using a slope of 1:12, repair only the 417 PSSC repairable trip hazards measuring ½" – 2" high in the specified areas at Cory Lakes CDD as identified in FLP-AF-202.	\$52,445 - \$55,067
NOTES: 1. As requested by Mr. Gibson, hazards measuring ¼" - ¾" in height identified in the original proposal are excluded from this Addendum 1. 2. As directed, this proposal includes hazards on concrete surrounding storm drains, utility panels, or similar sidewalk incursions when directly in sidewalk right-of-way. Repairs to these types of hazards will be made at the best possible slope if a 1:12 slope cannot be achieved. 3. As directed, hazards adjacent to driveways composed of non-grouted brick pavers are excluded from this proposal. 4. Panels with hazards over 2" in height, severely broken panels, and panels that are hollow underneath are recommended for alternative repair methods. Since PSSC does not provide demolition and replacement, these types of panels are excluded from this proposal.	
	\$52,445 - \$55,067
	TOTAL

PRECISION SIDEWALK SAFETY CORP

1202 SW 17th Street, Suite 201-122 • Ocala, FL 34471 • www.precisionsidewalksafety.com
Trent Kurkcü • 877-799-6783 x 513

THE INFORMATION IN THIS PROPOSAL IS CONFIDENTIAL





AUTHORIZATION TO PROCEED • FAX TO 866-669-1175

>>THIS ESTIMATE EXPIRES ON JULY 9th, 2025<<

SCOPE OF PROJECT	Repair at a 1:12 slope trip hazards measuring ½" – 2" high that PSSC can repair in areas identified in Proposal FLP-AF-202 Addendum 1. Please fill in the authorization date, then complete invoice information in the approved by / billing information table below.	
PROPERTY	Cory Lakes CDD for Cory Lake Isles	
COST	PRICE IF AUTHORIZATION IS RECEIVED BY JULY 9th, 2025 \$52,445 - \$55,067	DATE

This proposal provides a price which will not be exceeded given the scope of work specified and is based on: 1) an estimated number of repairs we anticipate our technician(s) will complete and 2) the resulting amount of concrete material our technician(s) will remove to render repairs compliant with approved customer specifications. Your final inventory of repairs may vary from this estimate. PSSC repairs only those uneven sidewalks specifically requested by you, our customer, and therefore makes no guarantee that the property is free of uneven sidewalk hazards. PSSC may not complete a repair(s) because; 1. a hazard's actual measurement at the time of repair exceeds approved customer specifications, and/or 2. in the crew leader's judgment, our repair attempt would cause further damage to the concrete slab or be insufficient to satisfactorily remove the existing hazard and/or mitigate its potential liability. Such excluded hazards, if any, will be left "as found" and will require customer's alternative remedy. After the project is completed, new trip hazards will occur due to tree roots, water, settling, and other natural and man-made causes outside of PSSC's control. Upon completion of the project, PSSC is not liable for any related claims, losses, or damages. At least 30 minutes prior to the crew's scheduled departure, customer (or designee) agrees to have inspected and either accepted all repairs as completed or determined suitable adjustment(s) (if any) as may be required, such that the crew's departure will not be delayed. PSSC will not be held responsible for cracks or defects in poured concrete that may exist due to materials or methods used by original installer.

The undersigned acknowledges the above explanation of our estimate of work as well as the exclusions set forth in the "Repair Specifications" Section of this Proposal, that he/she is legally authorized to engage Precision Sidewalk Safety Corp to deliver designated work, has seen a sample – photo or actual – of the resulting repair, and agrees to notify or mediate affected property owners.

Initial below in the space provided if you authorize PSSC to INCLUDE the following repair types:

_____ **Hazards on concrete surrounding storm drains, utility covers, or similar sidewalk incursions when directly in sidewalk right-of-way. Repairs to these hazards will be made at the best possible slope if a 1:12 slope cannot be achieved.**

APPROVED BY	NAME	
	SIGNATURE	
	TITLE	
	PHONE	ALT. PHONE
BILLING INFO (All invoices sent electronically)	INVOICE TO NAME	
	ADDRESS	
	INVOICE TO EMAIL ADDRESS	

Upon receipt of this signed acceptance of the details provided throughout this proposal, PSSC will schedule the requested repairs.
Every effort will be made to accommodate the requested start date.

THE INFORMATION IN THIS PROPOSAL IS CONFIDENTIAL



EXHIBIT 18

AGENDA

BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION:		
<i>Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647</i>		
DATE	MEETING TYPE	TIME
October 17, 2024	Regular Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456
November 21, 2024	Regular Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456
December 19, 2024	Regular Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/3900480969?pwd=HjZF0hZKMt7G0awKuNuVy06jeqasuC.1&omn=87588041607		
Dial In: 1-305-224-1968	Meeting ID: 390 048 0969	Passcode: 54321
January 16, 2025	Regular Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/3900480969?pwd=HjZF0hZKMt7G0awKuNuVy06jeqasuC.1&omn=87064764825		
Dial In: 1-305-224-1968	Meeting ID: 390 048 0969	Passcode: 54321
January 28, 2025	Joint CDD/POA Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/3900480969?pwd=HjZF0hZKMt7G0awKuNuVy06jeqasuC.1&omn=88209573470		
Dial In: 1-305-224-1968	Meeting ID: 390 048 0969	Passcode: 54321
February 20, 2025	Regular Meeting and Closed Session	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/3900480969		
Dial In: 1-305-224-1968	Meeting ID: 390 048 0969	Passcode: 54321
February 24, 2025	Continued Regular Meeting and Closed Session	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/3900480969		
Dial In: 1-305-224-1968	Meeting ID: 390 048 0969	Passcode: 54321
March 20, 2025	Regular Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/3900480969		
Dial In: 1-305-224-1968	Meeting ID: 390 048 0969	Passcode: 54321

April 17, 2025	Regular Meeting and Closed Session	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/3900480969		
Dial In: 1-305-224-1968	Meeting ID: 390 048 0969	Passcode: 54321
April 22, 2025	Budget Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/3900480969		
Dial In: 1-305-224-1968	Meeting ID: 390 048 0969	Passcode: 54321
May 15, 2025	Regular Meeting and Closed Session	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/3900480969		
Dial In: 1-305-224-1968	Meeting ID: 390 048 0969	Passcode: 54321
June 24, 2025	Regular Meeting and Closed Session	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/3900480969		
Dial In: 1-305-224-1968	Meeting ID: 390 048 0969	Passcode: 54321
July 2, 2025	Continued Regular Meeting and Closed Session	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/3900480969		
Dial In: 1-305-224-1968	Meeting ID: 390 048 0969	Passcode: 54321
July 17, 2025	Regular Meeting and Closed Session	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/3900480969		
Dial In: 1-305-224-1968	Meeting ID: 390 048 0969	Passcode: 54321
August 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 11, 2025	Continued 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