

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT**

Advanced Meeting Package

Regular Meeting and Closed Session

Date/Time:

*Thursday, January 15, 2026
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, January 15, 2026**, 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, January 15, 2026

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	

TEAMS: [Join the meeting now](#)

Meeting ID: 223 730 841 579 33

Passcode: 34np7r6v

Dial in by phone: [+1 312-667-7136,,872351178#](tel:+13126677136,,872351178#)

Phone conference ID: 872 351 178#

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. Chairman's Opening Comments

III. Other Supervisors' Opening Comments

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

V. Business Items

- A. Consideration/Acceptance of the Resignation of JCS [Exhibit 1](#)
- B. Consideration/Acceptance of Proposal for Facility, Lifestyle, & Field Services – YKV Living - \$194,101.30 (FY 2026 remainder total) [Exhibit 2](#)
- C. Consideration/Acceptance of Proposal for Amenity Staffing – 813 Services - \$20/hr [Exhibit 3](#)
- D. Consideration/Adoption of Resolution 2026-02, Budget Amendment [Exhibit 4](#)
 - 1. FY 2026 Amended Budget

VI. Vendor Updates

- A. Elite Pavers – Consideration/Approval of Items:
 - 1. Paver Repair Proposal (10818 Barbados Isle Dr.) - \$2,500.00 [Exhibit 5](#)
 - 2. Updated Invoice - \$172,687.75 [Exhibit 6](#)
- B. District Engineer: Johnson Engineering, Inc.
- C. District Counsel: Straley Robin Vericker, P.A.
 - 1. Update: 17923 Cachet Isle
- D. Juniper
- E. Steadfast – January 2026 Waterway Inspection Report [Exhibit 7](#)
- F. Envera

VII. POA Reports

VIII. Financial Items

- A. Consideration/Acceptance of December 2025 Unaudited Financial Statements
 - 1. Variance Report, Prepaid Expenses, and Project List

Exhibit 8

IX. Approval of Minutes

- A. Regular Meeting & Closed Session: December 18, 2025
 - 1. Summary of Motions
 - 2. Meeting Minutes
 - 3. Action Item List as of January 8, 2026
 - 4. Contract List as of January 8, 2026

Exhibit 9

Exhibit 10

Exhibit 11

Exhibit 12

X. Staff Reports

A. Facility Manager

- 1. January 2026 Report
- 2. Consideration/Approval of Proposals:
 - a. Enos Executive – Clean, Repair, & Paint Bridge and Signs (Cachet Isle) - \$10,500.00 – *This item was brought back from the last meeting.*
 - b. Roadway Concepts – Sidewalk and Inlet Curb Repairs Proposal - \$7,897.60

Exhibit 13

Exhibit 14

Exhibit 15

B. District Manager: Kai

- 1. FY 2026 Meeting Schedule
- 2. Quorum Check for Regular Meeting and Closed Session – 02/19/2026 at 6:00 p.m.

Exhibit 16

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

XII. Supervisor Requests

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

- A. Open Closed Session
- B. Discussion: Amenity Access, Cameras, Gates, Rover, Resident Issues, Pool Security, Playground Security, Amenity Center Security
 - 1. Envera
- C. Close Closed Session

XIV. Adjournment

EXHIBIT 1

AGENDA

Larry Krause

From: John Scanlon <John@myjcosservices.com>
Sent: Friday, January 9, 2026 12:27 PM
To: Larry Krause; abelyea@corylakescdd.net
Subject: Resignation of Services

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Cory Lakes Team,

It is with deep regret that I inform you that, due to personal health and wellness concerns, JCS will be resigning from providing Amenity & Field Services as well as Security Services for Cory Lakes CDD.

We are committed to assisting with the transition and will keep our staff onsite for as long as possible to assist during this process. I strongly urge the Board to retain the current staff under their new entity, as they have consistently demonstrated exceptional dedication to the growth of the community and have maintained a high level of service that benefits all residents.

I wish you and the community continued success and will always cherish the time I have had the privilege to serve here.

Thank you for your understanding and support.

Sincerely,



John Scanlon

Owner

P:(813) 616-1405

E:John@myjcosservices.com | www.myjcosservices.com

Tampa |Florida, US

EXHIBIT 2

AGENDA

Facility, Lifestyle & Field Services: Cory Lakes CDD



Presented by: The YKV Living Team, Your Trusted Property Management Experts

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Thank You

We look forward to being great partners, and working as a team.

Our Foundation

Mission

Our mission is to enhance the quality of life within every community we serve by delivering exceptional amenity and lifestyle services that prioritize safety, service excellence, and resident satisfaction. Through proactive management, trained professionals, and thoughtful programming, we create welcoming, well-maintained environments where residents feel valued and connected.

Who We Are

YKV Living is a close-knit team of professionals with deep experience working together toward one shared goal: exceptional resident and client satisfaction. Our strength lies in our people—individuals who collaborate seamlessly, support one another, and take pride in the work we do every day.

We are passionate about creating positive, well-managed living environments, and that dedication shows in our attention to detail, reliability, and hands-on approach. Communication is a cornerstone of our culture. We believe in constant, open communication with one another and with our clients, ensuring transparency, consistency, and trust at every level. No one is singled out—every voice matters, and teamwork is always prioritized.

To support this philosophy, we invest in comprehensive training for all staff, emphasizing effective, respectful, and equitable communication. This commitment not only strengthens our internal team but also enhances the experience of the residents and clients we serve.

Above all, this is work we truly love. Along the way, we've built lasting friendships and strong vendor partnerships, and we're proud to share those trusted connections to further support our communities and clients.

Your Dedicated Team

Dane Engle

Office Manager

Dane is a seasoned facilities and operations professional with over 15 years of experience in managing large-scale operations, security, and guest relations within the facilities, events, and hospitality industries.

Before transitioning to community management, he served as General Manager for Best Crowd Management in Nashville, where he spearheaded the growth of high-profile accounts, including the Tennessee Titans, Nashville SC, the Grand Ole Opry, and more. His extensive experience includes contributing to major national events, including the Super Bowl, Daytona 500, and a Stanley Cup Championship.

Currently, Dane is the Facilities Manager at Cory Lakes CDD, managing all aspects of district facilities and community projects. He has been at the forefront of community projects and events, developing strong relationships with residents and managing all aspects of the district's facilities. He is passionate about developing a positive culture, prioritizing safety and security, and ensuring excellent relations with all residents, team members, and vendors through open communication and transparency.

Michael Sakellarides

Facilities Manager

Michael brings over a decade of comprehensive experience in property and facility management across both commercial and residential environments. His background includes managing high-profile commercial properties and venues with Vinik Sports Group before transitioning into the HOA and Community Development District (CDD) sector, where he has overseen physical assets, operations, and staff across communities throughout Florida.

Michael has a proven ability to lead and develop teams, manage complex operating budgets, and implement efficient, results-driven maintenance programs. He has successfully built maintenance departments from the ground up and led physical property turnarounds for more than 40 properties statewide, improving asset condition, operational efficiency, and long-term value. His hands-on leadership style and deep understanding of facilities, staffing, and budgeting make him a trusted partner for communities seeking reliable, professional property management solutions.

Comprehensive Property Solutions



Facility Management

We specialize in providing a full range of services for coordinating and supporting community events. Our focus is on ensuring effective staff management, maintaining operational excellence, and fostering clear and transparent communication. Our expertise goes beyond managing clubhouses to include overseeing pools, courts, splash pads, and pavilions/theaters. We also deliver regular written reports that cover everything from operational issues to incidents, ensuring a thorough understanding of daily onsite activities.

Maintenance

We provide a full spectrum of maintenance services, combining experienced trade professionals with responsive handyman support to ensure residents enjoy a well-maintained, worry-free community. Our team follows detailed daily inspection and maintenance checklists to address issues quickly, uphold community standards, and deliver consistent results residents can see and trust. By proactively identifying and resolving concerns before they escalate, we enhance resident satisfaction, protect the community's financial investment, and reduce long-term risks and disruptions.

Field Management

Our Amenity & Field team is built on a strong foundation in field services, enabling clear, effective communication with vendors and a deep understanding of operational best practices. We prioritize building strong, collaborative relationships that drive accountability, improve performance, and ensure both vendors and staff consistently meet community standards. This proactive, hands-on approach results in well-maintained amenities, seamless operations, and an elevated resident experience. In addition, we offer Field Services as a separate, supplemental option to further support and enhance our Amenity Services program.

Lifestyle Services

Our Lifestyle Services are designed to enhance the resident experience and foster a true sense of community. Supported by an experienced, highly communicative, and event-driven team, we partner closely with property leadership to plan and execute engaging, well-organized events at the highest level. From family favorites like Trunk or Treats and Cookies with Santa to vibrant pool parties and community celebrations of all kinds, our team manages every detail with professionalism, creativity, and care—delivering memorable experiences that bring residents together and elevate the lifestyle of each community we serve

Cory Lakes CDD

The below proposal is for continued service through the end of the 2025-2026 fiscal year. YKV Living will work with the Board during budget season on an extension of services and annual costs associated

Position	Hours/Week	Cost
Facility Manager	FT	\$78,313.85
Office Manager	FT	\$78,313.85
Admin & Lifestyle	25	\$18,120
Maintenance	30	\$19,353.60

Total for remainder of 25/26 fiscal		\$194,101.30
Total per pay period		\$10,783.41

Signature

Date

The cost for the full time positions in this proposal includes salary burden and benefits. Invoices will be billed per payroll period.

Beach Club Hours

Monday: 9-5
Tuesday: 9-7
Wednesday: 9-5
Thursday: 9-7
Friday: 9-5
Saturday 12-5
Sunday: Office Closed

YKV Living is committed to working with the Board on adjusted hours, or adding Sunday hours as we enter the 26/27 fiscal.

How to contact YKV Living



PHONE NUMBER

727-459-9457

EMAIL ADDRESS

Michael@YKVLiving.com

Thank You!

Thank you for your time, consideration, and the opportunity to serve your community. We truly appreciate the trust you have placed in our team and value the collaboration we share with both the Board and residents.

We remain committed to delivering a consistently high level of service, focused on professionalism, communication, and resident satisfaction. It is our goal to continue supporting your community with dedication, transparency, and a proactive approach that reflects the standards you expect and deserve.

We look forward to continuing our partnership and providing dependable, high-quality service now and in the future.

**Sincerely,
The YKV Living Team**

EXHIBIT 3

AGENDA

Proposed Cost of Service

Cory Lakes CDD

Our onsite staff are trained in the rules and regulations in place for your District.

For all shifts, staff reports will be provided. These reports include detailed timestamps, descriptions of any incidents, supporting photographs, and identification of the personnel involved. Our communication is timely, clear, and essential, ensuring management receives all relevant information promptly.



Service	Scope	Price
Amenity Staff	One non-security staff member assigned where needed to supplement	\$20/hr

Signature

Date

Invoices are issued per payroll period.

Termination of contract is 30 days written notice

EXHIBIT 4

AGENDA

RESOLUTION 2026-02

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

WHEREAS, the Board of Supervisors (the “**Board**”) of the Cory Lakes Community Development District (the “**District**”) previously adopted its budget for fiscal year 2025/2026;

WHEREAS, the Board desires to reallocate funds budgeted to reflect appropriated revenues and expenses approved during the fiscal year;

WHEREAS, the District is empowered by section 189.016, Florida Statutes to adjust the budget based on actual revenues and expenses; and

WHEREAS, the District Manager has submitted a proposed amended budget to reflect appropriated revenues and expenses approved during the fiscal year 2025/2026 (the “**Amended Budget**”), attached hereto as **Exhibit “A”** and incorporated as a material part of this Resolution by this reference.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. **Recitals.** The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. **Amended Budget.** The Board hereby finds and determines as follows:
 - a. That the Board has reviewed the Amended Budget, a copy of which is on the District’s website, on file with the office of the District Manager, and at the District’s Records Office.
 - b. The Amended Budget is hereby adopted and shall accordingly amend the previously adopted budget for fiscal year 2025/2026.
 - c. That the Amended Budget shall be maintained in the office of the District Manager and at the District’s Records Office and identified as the “Amended Budget for the Cory Lakes Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026”.
 - d. The Amended Budget shall be posted by the District Manager on the District’s official website within five (5) days after adoption and remain on the website for at least two (2) years.
3. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other

section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

4. **Conflicts.** This Resolution is intended to supplement the original resolution adopting the budget for fiscal year 2025/2026, which remains in full force and effect. This Resolution and the original resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

5. **Effective Date.** This Resolution shall become effective upon its adoption.

Passed and adopted January 15, 2026.

Attest:

**Cory Lakes Community
Development District**

Name:_____

Secretary/Assistant Secretary

Name:_____

Chair/Vice Chair of the Board of Supervisors

Exhibit A: 2025/2026 Amended Budget

STATEMENT 1
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
FY 2026 AMENDED BUDGET

	FY 2026 ADOPTED BUDGET		FY 2026 AMENDED BUDGET
1 REVENUE			
2 ASSESSMENTS LEVY: ALL RESIDENTS	\$ 2,794,048	\$ -	\$ 2,794,048
3 ASSESSMENTS LEVY: CACHET	2,550	-	2,550
4 ALLOWABLE DISCOUNTS (4%)	-	-	-
5 ASSESSMENTS LEVY - NET	2,796,598	-	2,796,598
6 ON-ROLL EXCESS FEES	-	-	-
7 INTEREST AND MISCELLANEOUS	30,000	-	30,000
8 PRIOR YEAR UNASSIGNED FUND BALANCE CARRYFORWARD	54,100	-	54,100
9 INTERFUND TRANSFER INCOME	-	-	-
10 RENTAL INCOME	-	-	-
11 BAR CODE ACCESS	-	-	-
12 MISCELLANEOUS REVENUE	-	-	-
13 TRANSFER FROM WEIR PROJECT BANK ACCOUNT	-	322,800	322,800
14 TOTAL REVENUE	2,880,698	322,800	3,203,498
15			
16 EXPENDITURES			
17 ADMINISTRATIVE EXPENSES			
18 SUPERVISORS FEES	14,000	-	14,000
19 PAYROLL SERVICE FEE	-	-	-
20 PAYROLL TAXES	1,071	-	1,071
21 DISTRICT MANAGEMENT	70,000	-	70,000
22 AUDITING SERVICES	4,900	-	4,900
23 ASSESSMENT ROLL PREPARATION	-	-	-
24 LEGAL SERVICES - GENERAL	20,000	-	20,000
25 DISTRICT ENGINEER	15,000	-	15,000
26 INSURANCE- GENERAL LIABILITY & PUBLIC OFFICIALS	80,000	-	80,000
27 INSURANCE - WORKERS COMPENSATION	-	-	-
28 LEGAL ADVERTISING	1,500	-	1,500
29 BANK FEES	1,500	-	1,500
30 CREDIT CARD DISCOUNT	200	-	200
31 DUES & LICENSES	175	-	175
32 POSTAGE	2,500	-	2,500
33 OFFICE SUPPLIES	-	-	-
34 TAX COLLECTOR FEES	-	-	-
35 WEBSITE	1,000	-	1,000
36 ADA WEBSITE COMPLIANCE	210	-	210
37 CONTINGENCIES	2,000	-	2,000
38 TOTAL ADMINISTRATIVE EXPENDITURES	214,056	-	214,056
39			
40 DEBT SERVICE			
41 BOND AMORTIZATION SCHEDULE FEE	-	-	-
42 ARBITRAGE REBATE CALCULATION	2,500	-	2,500

STATEMENT 1
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
FY 2026 AMENDED BUDGET

	FY 2026 ADOPTED BUDGET		FY 2026 AMENDED BUDGET
43 DISSEMINATION SERVICES (DISCLOSURE REPORT)	-	-	-
44 TRUSTEES FEES	3,558	-	3,558
45 CAPITAL REINVESTMENT NOTE 2022 REPAYMENT	145,323	-	145,323
46 COI	-	-	-
47 TOTAL DEBT SERVICE	151,381	-	151,381
48			
49 UTILITIES			
50 COMMUNICATION	38,000	-	38,000
51 STREETLIGHTS	255,000	-	255,000
52 ELECTRICITY	95,280	-	95,280
53 PROPANE	-	-	-
54 WATER, SEWER UTILITY SERVICES	40,000	-	40,000
55 SOLID WASTE REMOVAL	12,000	-	12,000
56 SEWER LIFT STATION	5,000	-	5,000
57 TOTAL UTILITIES	445,280	-	445,280
58			
59 SECURITY OPERATIONS			
60 SECURITY STAFFING CONTRACT SERVICES	415,000	-	415,000
61 SUMMER TIME POOL GUARD	24,480	-	24,480
62 ROVER SECURITY SERVICES	-	-	-
63 CONTRACTUAL VIRTUAL GUARD	66,912	-	66,912
64 OFF DUTY POLICING	-	-	-
65 SECURITY CONTINGENCY	-	-	-
66 TOTAL SECURITY OPERATIONS	506,392	-	506,392
67			
68 CONTRACTED PERSONNEL			
69 CONTRACTED PERSONNEL	200,000	-	200,000
70 FIELD MANAGER	-	-	-
71 ASSISTANT FIELD MANAGER	-	-	-
72 OFFICE ADMINISTRATOR	-	-	-
73 POOL & BEACH CLUB ATTENDANTS	-	-	-
74 PAYROLL TAXES	-	-	-
75 TOTAL CONTRACTED PERSONNEL	200,000	-	200,000
76			
77 AMENITY AND FIELD OPERATIONS			
78 SEASONAL DECORATIONS	55,000	-	55,000
79 BEACH CLUB OFFICE EQUIPMENT	4,500	-	4,500
80 BEACH CLUB OFFICE SUPPLIES	4,500	-	4,500
81 BEACH CLUB GYM SUPPLIES	19,000	-	19,000
82 GUARD OFFICE EQUIPMENT	1,000	-	1,000
83 GUARD OFFICE SUPPLIES	1,500	-	1,500
84 COMMUNITY EVENT SUPPLIES	18,000	-	18,000

STATEMENT 1
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
FY 2026 AMENDED BUDGET

	FY 2026 ADOPTED BUDGET		FY 2026 AMENDED BUDGET
85 MISCELLANEOUS FIELD EXPENSE - FURNITURE AND COURT RESURFACE	-	-	-
86 TOTAL AMENITY AND FIELD OPERATIONS	103,500	-	103,500
87			
88 LANDSCAPE MAINTENANCE			
89 LANDSCAPE MAINTENANCE	350,000	-	350,000
90 MULCH	50,000	-	50,000
91 LANDSCAPE REVIEW CONTRACT	-	-	-
92 BEACH SAND	6,000	-	6,000
93 ANNUALS & SEASONAL PLANT INSTALLATION	7,500	-	7,500
94 PLANT REPLACEMENT	25,000	-	25,000
95 SOD REPLACEMENT	5,000	-	5,000
96 WELL MAINTENANCE - IRRIGATION	3,000	-	3,000
97 IRRIGATION - MAINTENANCE	15,000	-	15,000
98 TREE REMOVAL, REPLACEMENT & MAINTENANCE	24,000	-	24,000
99 LAKE & POND MAINTENANCE	60,000	-	60,000
100 TOTAL LANDSCAPE MAINTENANCE	545,500	-	545,500
101			
102 FACILITIES MAINTENANCE			
103 OUTSIDE FACILITIES MAINTENANCE	50,000	-	50,000
104 WEIR PROJECT	-	322,800	322,800
105 CAR & CART REPAIRS AND MAINTENANCE	9,000	-	9,000
106 RENTALS & LEASES	10,824	-	10,824
107 CLEANING	35,000	-	35,000
108 PEST CONTROL	2,340	-	2,340
109 SECURITY GATE MAINTENANCE & REPAIR	10,000	-	10,000
110 SECURITY GATE MAINTENANCE & REPAIR - CACHET	2,550	-	2,550
111 MONUMENTS AND SIGNS	6,000	-	6,000
112 FOUNTAINS	8,000	-	8,000
113 STORM WATER DRAINAGE	30,000	-	30,000
114 RECREATIONAL EQUIP. MAINTENANCE & REPAIR	15,000	-	15,000
115 BUILDING EQUIPMENT MAINTENANCE & REPAIR	10,000	-	10,000
116 PRESSURE WASHING	7,500	-	7,500
117 FACILITIES MAINTENANCE CONTINGENCY	258,300	-	258,300
118 CONTINGENCY FOR END OF YEAR	53,500	-	53,500
119 PAVER, STREETS AND SIDEWALKS REPAIRS, CLEANING	100,000	-	100,000
120 TOTAL FACILITIES MAINTENANCE	608,014	322,800	930,814
121			
122 FACILITIES MAINTENANCE (POOL)			
123 POOL MAINTENANCE	39,000	-	39,000
124 POOL REPAIRS	12,000	-	12,000
125 POOL HEATER UTILITIES	5,000	-	5,000
126 POOL PERMIT	575	-	575

STATEMENT 1
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
FY 2026 AMENDED BUDGET

	FY 2026 ADOPTED BUDGET		FY 2026 AMENDED BUDGET
127 TOTAL FACILITIES MAINTENANCE (POOL)	56,575	-	56,575
128			
129 RESERVE			
130 RESERVE STUDY	-		-
131 TOTAL RESERVE	-	-	-
132			
133 TOTAL EXPENDITURES BEFORE FINANCING SOURCES/USES	2,830,698	322,800	3,153,498
134			
135 OTHER FINANCING SOURCES/USES			
136 INCREASE IN FUND BALANCE - WEIR PROJECT	-	-	-
137 INCREASE IN FUND BALANCE - OPERATING RESERVE	50,000	-	50,000
139 TOTAL OTHER FINANCING USES	50,000	-	50,000
140			
141 TOTAL EXPENDITURES	2,880,698	322,800	3,203,498
142			
143 FUND BALANCE			
144 NET CHANGE IN FUND BALANCE	-	-	-
145 FUND BALANCE - BEGINNING	1,188,088	-	1,188,088
147 INCREASE IN FUND BALANCE	50,000	-	50,000
148 LESS WEIR PROJECT FUND BALANCE FORWARD		(322,800)	(322,800)
149 FUND BALANCE ENDING	1,238,088	(322,800)	915,288
150 FUND BALANCE USES:			
151 NO SPENDABLE - PREPAIDS & DEPOSITS (AMTS IN FY 2022 ARE FROM THE AUDIT)	27,087		27,087
152 FUND BALANCE RESERVED	50,000		50,000
153 ASSIGNED - 3 MONTHS WORKING CAPITAL AT BOY - GFOA			
154 NOW ADVISES 2 MONTHS FOR FY 2025 LESS WEIR PROJECT	480,116		480,116
155 ASSIGNED FOR WEIR	-		-
156 BALANCE CARRIED FORWARD			
156 POOL HEATERS FB FORWARD			
157 VOLLEYBALL COURT FB FORWARD			
158 UNASSIGNED FUND BALANCE	680,885		358,085
159 TOTAL FUND BALANCE USE	\$ 1,238,088	\$ -	\$ 915,288

EXHIBIT 5

AGENDA



Cory Lake Isles CDD
10441 Cory Lake Dr
Tampa, FL 33647

📞 (813) 924-4673
✉️ CLIBeachClub@corylakescdd.net

ESTIMATE

Services	amount
Pavers - Repair 10818 Barbados Isle Dr.	\$2,500.00
Lift area with standing water, relay, and compact the existing pavers so it can better drain towards the gutter	
Total	\$2,500.00

ESTIMATE	#12906
ESTIMATE DATE	Jan 9, 2026
EXPIRATION DATE	Feb 28, 2026
TOTAL	\$2,500.00

CONTACT US

25352 Wesley Chapel Blvd
Lutz, FL 33559

📞 (813) 996-7290
✉️ info@elitepavers.com



EXHIBIT 6

AGENDA



JOB	#12180
INVOICE DATE	Jan 14, 2026
PAYMENT TERMS	Upon completion
AMOUNT DUE	\$92,195.92

Cory Lake Isles CDD
10441 Cory Lake Dr
Tampa, FL 33647

📞 (813) 924-4673
✉️ CLIBeachClub@corylakescdd.net

CONTACT US

25352 Wesley Chapel Blvd
Lutz, FL 33559

📞 (813) 996-7290
✉️ info@elitepavers.com

INVOICE

Services	amount
Pavers-Cross Creek Replacement - Updated scope 1.13.26	\$165,687.75

This estimate is an update to the original proposal that was approved on 8/22/2025 and scheduled for installation on 12/1/2025. This project was cancelled by the Cory Lake CDD on 11/20/2025 prior to installation. Scope was modified during a subsequent onsite meeting with the Cory Lake CDD Engineer on 12/12/2025 and a new request for proposal was requested on 12/19/2025.

This project will be a direct replacement of approximately 415LF of roadway as agreed upon with the District Engineer during the onsite meeting. The starting point will begin as the entrance narrows to the roadway with the stopping point being just prior to the drainage culvert as documented.

There will be a ribbon curb installation at the beginning of the roadway replacement with a secondary curb installation at the final termination point of the replacement.

All pavers to be installed will utilize Belgard 80mm Adobe 4x8 Pavers as approved Anne Belyea and Dane Engle.

Prior to re-installation Elite Pavers will verify a minimum of 8 inches compacted road base depth level and all final grade will follow the grade as originally built to. This will be a replacement in kind only with no additional roadway engineering.

Johnson Engineering will be onsite to supervise and approve work as the project proceeds.

Total 15705 sq ft pavers to be installed with finished square footage estimated between 90%-92%.

Access to the roadway will be required with no through traffic for the period of time during construction with an additional 72-96 hours upon completion.

Pavers - Ribbon Curb	\$7,000.00
----------------------	------------

Installation of 18x24 Ribbon Curbs formed and poured utilizing 4000 PSI concrete. There will be a total of 2 curbs installed to serve as the starting and stopping point to properly anchor the pavers.

*Any additional curbs requested will need to be submitted by Johnson Engineering and the Cory Lake CDD prior to the start of work with design guidelines and install specifications.

Pavers - Includes	\$0.00
-------------------	--------

Excavation of Job Site

Installation of Road base and 3/8' Crushed Concrete Paver Base to ensure a minimum compacted depth of 8 inches. Samples will be taken throughout the space to check base depth. Base levels at the proper depths will not be excavated.

Pavers and Delivery of Pavers

Bedding Sand for Leveling and Setting of Pavers

Construction Clean Up and Debris Removal

Pavers - Sealer Not included	\$0.00
-------------------------------------	---------------

It is highly recommended to seal your pavers 2-4 weeks after installation for proper lifespan and maintenance.

Pavers - What To Expect	\$0.00
--------------------------------	---------------

*Please have vehicles moved prior to arrival and roadways properly barricaded. Cory Lake CDD is responsible for traffic monitoring and communications.

*Elite Pavers Has to be Able to Access the Install Area and have access for third party carriers. Prior to arrival materials will need to be staged on site in a close proximity to the worksite.

*The Sand In Between Joints is Up To Approximately 1/8 of an Inch Below the Chamfer (Shoulder) Edge of the Pavers. There may be variation in the amount of sand that can be seen between each of the joints.

*Upon completion of work please refrain from walking on edges of pavers and any steps as they need at least 24 hours to dry.

*Projected timeframe for completion 2-4 weeks.

*Elite Pavers will not perform any work other than areas specifically within scope of this project.

*Any change orders will require a written change order and approval.

Subtotal	\$172,687.75
Job Total	\$172,687.75
Invoice Amount	\$92,195.92

Payment History

Jan 14	Wed 8:41am	Check	\$80,491.83
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See our [Terms & Conditions](#)

EXHIBIT 7

AGENDA



Cory Lakes CDD

Inspection Date:

1/8/2026 12:47 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:

No algae or nuisance grass observed. Routine monitoring and treatment 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	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 2

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No algae or nuisance grass observed. Routine monitoring and treatment 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	Chara
	Hydrilla	Slender Spikerush	Other:	

Inspection Report

SITE: 3

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

All floating material is dwarf babytears that have uprooted after treatment. Most have decayed and will continue to break down over the next week or so. Technicians have been applying follow-up treatments to hasten this process. 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	Minimal	<input checked="" type="checkbox"/> Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	<input checked="" type="checkbox"/> Pennywort	<input checked="" type="checkbox"/> Babytears
	Hydrilla	Slender Spikerush	Chara Other:

SITE: 8.1

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Mild hydrilla growth by the water's edge. I have a small write-up on the overall condition of hydrilla in the lake in the notes below.
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>			
	Torpedo Grass	<input checked="" type="checkbox"/> Pennywort	<input checked="" type="checkbox"/> Babytears
	<input checked="" type="checkbox"/> Hydrilla	Slender Spikerush	Chara Other:

Inspection Report

SITE: 8.2

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No algae or nuisance grass observed. Routine monitoring and treatment 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
NUISANCE SPECIES OBSERVED:				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 8.4

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No algae or nuisance grass observed. Routine monitoring and treatment 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
NUISANCE SPECIES OBSERVED:				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

Inspection Report

SITE: 8.5

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No algae or nuisance grass observed. Routine monitoring and treatment 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
NUISANCE SPECIES OBSERVED:				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 8.7

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No algae or nuisance grass observed. Routine monitoring and treatment 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
NUISANCE SPECIES OBSERVED:				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

Inspection Report

SITE: 8.8

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Only a few mild patches of hydrilla present. Ongoing treatments will continue.
No algae observed.

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

SITE: 10

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Planktonic algae has persisted. I have asked the technician to change up his algae mix to better treat this growth. This pond was treated yesterday and will be followed up on next week.

The spatterdock will also be treated at that time.

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

Inspection Report

MANAGEMENT SUMMARY



With January here, winter is at its peak. Morning and nighttime temperatures have decreased, with the occasional daytime highs reaching 80°F. The growth rate for both algae and nuisance plants are slowing as a result, giving technicians the ability to make headway in more overgrown areas. Rainfall events have been few and far between, thus the water levels of most ponds have decreased as winter progresses. Decreased rainfall also provides assistance in the growth of algae. Decreased nighttime temperatures extend the time it takes for treated algae to decay (beyond the usual 7-10 day period). Additionally, most types of vegetation that enter a dormant period will do so during winter's shortened daylight hours. It may look as though many types of vegetation are "dead" or "dying" but are simply awaiting the return of spring, where these species will re-color and become more lively.

Most ponds were in great condition today. Previous efforts targeting specific species (babysteats and hydrilla) have become evident as the types of growth have almost completely cleared. Only one pond currently has algae and other nuisance grasses are sparsely present. Continued treatment through the winter will help keep conditions at this level or better.

Regarding hydrilla: After a few rounds with stronger, specialized herbicide and multiple cold snaps in December, most of the growth has cleared from the lake. This particular strain of hydrilla seems to be highly cold intolerant and did not fare well during the cooler days last month. Any growth that survived is still highest priority in the lake and routinely treated during maintenance events.

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!

Excellent – The pond is in optimal condition with no visible issues; no improvement needed at this time.

Great – The pond is in strong overall health, with only minor, isolated concerns that do not currently impact function or appearance.

Good – The pond is generally healthy but displays multiple minor issues that may require continued monitoring or treatment.

Poor – The pond is impacted by significant algae, weeds, or submerged vegetation overgrowth, or contains excessive debris/trash.

Mixed Condition – The pond displays both healthy and problematic areas, with inconsistencies across the site.

Improving – Recent treatments or clean-up efforts are showing measurable success; signs of overgrowth or debris are visibly reduced.

MAINTENANCE AREA



Cory Lakes CDD

10441 Cory Lake Drive, Tampa, Florida 33647

Gate Code:

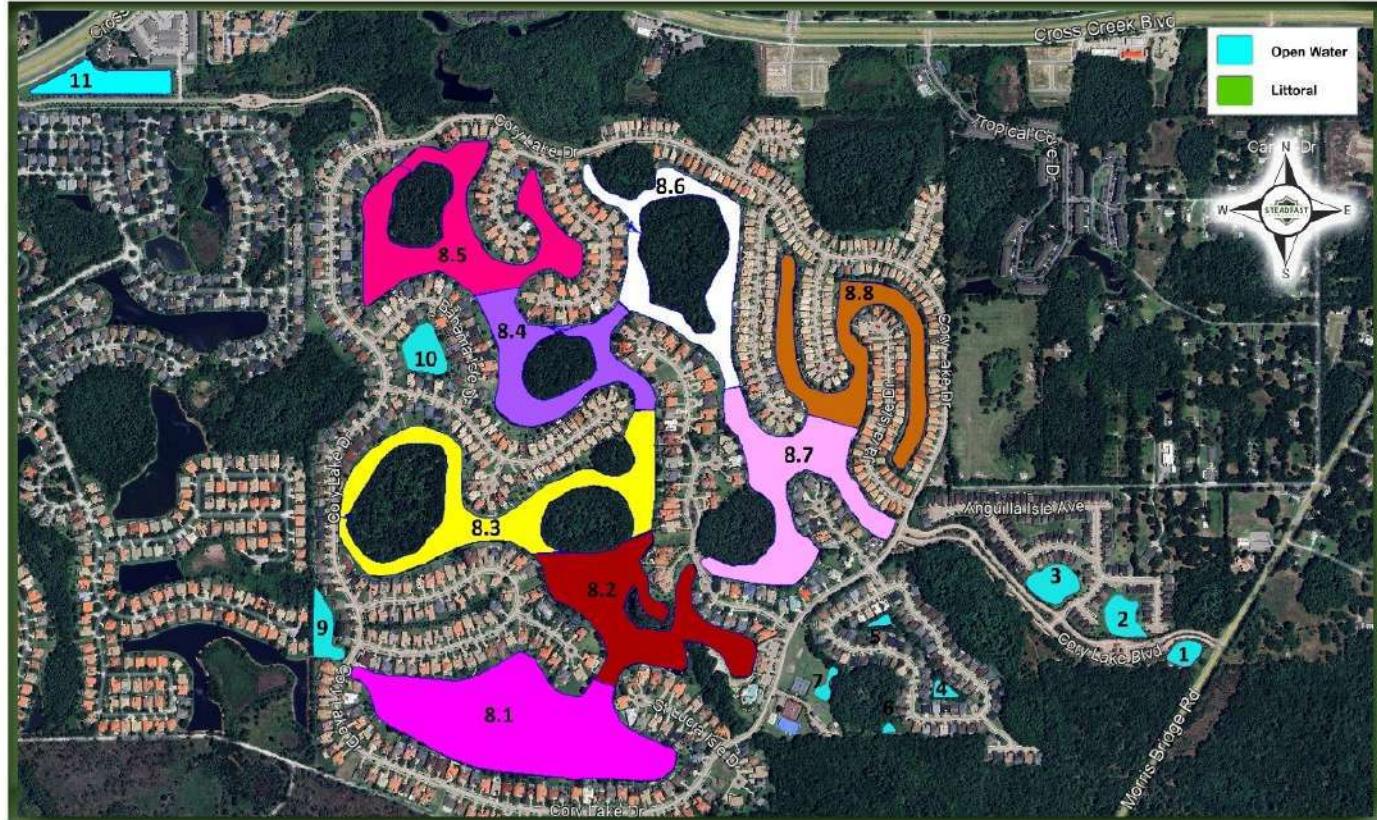


EXHIBIT 8

AGENDA

**Cory Lakes
Community Development District**

**Financial Statements
(Unaudited)**

December 31, 2025

CORY LAKES CDD
Financial Report Summary - General Fund - DRAFT PROJECTIONS
12/31/2025

	BS Line	GENERAL FUND 12/31/2025	DEBT SERVICE 2013 12/31/2025
1 For The Period Ending :			
2 CASH BALANCE (MM AND OP ACCOUNTS)	3, 4, 8	\$ 2,008,308	\$ 190,559
3 CASH RESERVED FOR WEIR PROJECT (includes earned interest)	6	56,517	-
4 CASH RESERVED FOR OPERATING RESERVE (includes earned interest)	7	480,116	-
5 RESTRICTED CASH FOR DEBT SERVICE	9	90,877	-
6 PLUS: ACCOUNTS RECEIVABLE - ON ROLL	20	323,661	-
7 DUE FROM OTHER FUNDS	16,17,18,19	-	-
8 PLUS: ACCOUNTS RECEIVABLE - OTHER	22	300	-
9 PLUS: PREPAID AND DEPOSITS	23, 24	144,721	-
10 LESS: ACCOUNTS PAYABLE & ACCRUED EXPENSES	28, 29, 31,34, 35	(44,120)	-
11 LESS: DEFERRED REVENUES	32	(323,661)	-
12 LESS: DUE TO DEBT SERVICE	33	(90,877)	-
13 NET CASH BALANCE		\$ 2,645,842	\$ 190,559
14 Budgeted Fund Balance Analysis:(Based on 100% of the Budget to be Expended)			
15 NON SPENDABLE FOR PREPAIDS AND DEPOSITS		\$ 144,721	
16 FY2025 TWO MONTH OPERATING RESERVE (Budgeted Expenditure)/12*2		\$ 2,880,698/12*2	\$ 480,116
17 ASSIGNED FOR FY2026 PROJECT IN PROGRESS - (EOY)		\$ -	
18 ASSIGNED FOR WEIR AFTER BUDGET (Contract \$322,000+Bond \$9,660+\$18,340 contingency - \$202,860 spent)		\$ 56,517	
19 REMAINING BUDGET NEEDED FOR FY 2026 FISCAL YEAR		\$ 2,146,681	
20	Total Cash Required	\$ 2,828,035	
21 DIFFERENCE BETWEEN NET CASH BALANCE AND CASH REQUIRED		\$ (182,193)	
22 DEFERRED ASSESSMENTS RECEIVABLE TO BE COLLECTED		\$ 323,661	
23	Net Cash Surplus (Deficit) Projected at EOY	\$ 141,468	
24 ACTUAL GENERAL FUND REVENUE AND EXPENDITURES:(AFTER BUDGET COST SAVING MEASURES)		12/31/2025	12/31/2025
		ACTUAL	BUDGET
		YEAR-TO-DATE	(UNFAVORABLE)
25 REVENUE (YTD) COLLECTED	\$ 2,785,839	\$ 1,416,989	\$ 1,368,850
26 EXPENDITURES (YTD)	(1,000,300)	(974,089)	(26,211)
27 NET OPERATING CHANGE	\$ 1,785,539	\$ 442,901	\$ 1,342,639
28 AVERAGE MONTHLY EXPENDITURES	\$ 500,150	\$ 487,044	\$ (13,105)
29 PROJECTED EOY BASED ON AVERAGE	\$ 6,001,798	\$ 3,203,498	\$ (2,798,300)
30 GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:		12/31/2025	12/31/2025
		ACTUAL	BUDGET
		YEAR-TO-DATE	(UNFAVORABLE)
31 REVENUE:			
32 ASSESSMENTS ON-ROLL (NET)	\$ 2,472,937	\$ 1,118,894	\$ 1,354,043
33 ASSESSMENTS OFF-ROLL	-	-	-
34 INTEREST	11,007	7,500	3,507
35 MISCELLANEOUS REVENUE	11,299	-	11,299
36 TRANSFER	290,595	290,595	-
37 DECREASE IN RESERVES	-	-	-
38 TOTAL REVENUE	2,785,839	1,416,989	1,368,850
39 EXPENDITURES:			
40 ADMINISTRATIVE EXPENDITURES & DEBT SERVICE	47,383	91,491	44,107
41 UTILITIES	110,980	111,320	340
42 SECURITY OPERATIONS	135,161	126,598	(8,563)
43 CONTRACTED PERSONNEL AND AMENITY & FIELD OPERATIONS	90,905	75,875	(15,030)
44 LANDSCAPE MAINTENANCE	110,971	136,375	25,404
45 FACILITIES MAINTENANCE	493,454	418,287	(75,168)
46 FACILITIES MAINTENANCE (POOL)	11,445	14,144	2,699
47 CONTINGENCY	-	-	-
48 TOTAL EXPENDITURES	\$ 1,000,300	\$ 974,089	\$ (26,211)

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

HISTORICAL GENERAL FUND BUDGET VS ACTUAL EXPENDITURES COMPARISON



'(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
DECEMBER 31, 2025**

		GENERAL FUND	DEBT SERVICE 2013	TOTAL GOVERNMENTAL FUNDS
1	ASSETS			
2	Operating account			
3	Bank United - operating account	\$ 252,732	\$ -	\$ 252,732
4	Bank United - debit card	-	-	-
5	Suntrust - Operating	-	-	-
6	MMK account 4004	37,288	-	37,288
7	MMK account 4004 -Weir Assigned	56,517	-	56,517
8	MMK account 4004 -two months operating	480,116	-	480,116
9	MMK account 5435	1,755,577	-	1,755,577
10	MMK account 5435-restricted cash	90,877	-	90,877
11	Investments			
12	Revenue	-	80,659	80,659
13	Reserve	-	49,903	49,903
14	Prepayment	-	-	-
15	Sinking fund	-	-	-
16	Undeposited funds	-	-	-
17	Due from other funds	-	-	-
18	Due from Debt service fund - series 2013 A-1	-	-	-
19	Due from General fund	-	90,877	90,877
20	Due from Debt service fund - series 2013	-	-	-
21	Retainer	-	-	-
22	Accounts receivable-On Roll Assessments	323,661	11,787	335,447
23	Accounts receivable	300	-	300
24	Prepays	121,566	-	121,566
25	Deposits	23,154	-	23,154
26	Total assets	<u>3,141,788</u>	<u>\$ 233,226</u>	<u>\$ 3,375,014</u>
27	LIABILITIES AND FUND BALANCE			
28	Liabilities:			
29	Accounts payable	\$ 5,320	\$ -	\$ 5,320
30	Accrued expenses payable	38,800	-	38,800
31	Due to others	99	-	99
32	Sales tax payable	-	-	-
33	Deferred revenue-On roll assessments	323,661	11,787	335,447
34	Due to debt service fund - series 2013	90,877	-	90,877
35	Other payables	-	-	-
36	Rental deposits	-	-	-
37	JSAPP deposit	-	-	-
38	Total liabilities	<u>458,756</u>	<u>11,787</u>	<u>470,543</u>
39	FUND BALANCES			
40	Nonspendable	144,721	-	144,721
41	Restricted for Debt Service	90,877	221,439	312,316
42	Assigned for Two Month Operating Reserve	480,116	-	480,116
43	Assigned for Weir Project Reserve	56,517	-	56,517
44	Assigned for Projects	-	-	-
45	Unassigned	1,910,801	-	1,910,801
46	Total fund balances	<u>2,683,032</u>	<u>221,439</u>	<u>2,904,471</u>
47	Total liabilities and fund balances	<u><u>\$ 3,141,788</u></u>	<u><u>\$ 233,226</u></u>	<u><u>\$ 3,375,014</u></u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
GENERAL FUND
FOR THE PERIOD BEGINNING OCTOBER 1, 2025 THROUGH DECEMBER 31, 2025**

		FY 2026 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)	ADOPTED BUDGET VARIANCE FAV (UNFAV)	% OF BUDGET BUDGET SPENT TO DATE
1	REVENUES						
2	Assessment levy: all residents	\$ 2,794,048	\$ 1,117,619	\$ 2,470,682	\$ 1,353,063	\$ (323,366)	88.43%
3	Assessment levy: Cachet	2,550	1,275	2,255	980	(295)	88.43%
4	Interest Revenue-Investments	30,000	7,500	11,007	3,507	(18,993)	36.69%
5	Miscellaneous Revenue						
6	Rental Income	-	-	8,838	8,838	8,838	0.00%
7	Bar Code Access	-	-	2,461	2,461	2,461	0.00%
8	Tennis Contract Revenue	-	-	-	-	-	0.00%
9	Event Sponsorship	-	-	-	-	-	0.00%
10	Miscellaneous Revenue	-	-	-	-	-	0.00%
11	Fund Balance Forward from FY25	54,100	24,312	24,312	-	(29,788)	44.94%
12	Fund Balance Forward-Weir Project	322,800	266,283	266,283	-	(56,517)	82.49%
13	Total Revenues	3,203,498	1,416,989	2,785,839	1,368,850	(417,659)	86.96%
14	EXPENDITURES						
15	Administrative						
16	Supervisors fees	14,000	3,500	3,000	500	11,000	21.43%
17	Payroll service fee	-	-	230	(230)	(230)	0.00%
18	Payroll taxes	1,071	268	135	133	936	12.57%
19	District management	70,000	17,500	18,265	(765)	51,735	26.09%
20	Auditing services	4,900	1,225	-	1,225	4,900	0.00%
21	Legal - general counsel	20,000	5,000	1,168	3,832	18,832	5.84%
22	District Engineer	15,000	3,750	-	3,750	15,000	0.00%
23	Insurance- General Liability & Public Officials	80,000	20,000	19,309	691	60,691	24.14%
24	Legal Advertising	1,500	375	-	375	1,500	0.00%
25	Bank fees	1,500	375	66	309	1,434	4.38%
26	Credit card discount	200	50	-	50	200	0.00%
27	Dues & Licenses	175	175	175	-	-	100.00%
28	Postage	2,500	625	-	625	2,500	0.00%
29	Website	1,000	250	-	250	1,000	0.00%
30	ADA website Compliance	210	53	-	53	210	0.00%
31	Contingencies	2,000	500	1,533	(1,033)	467	76.64%
32	Total Administrative	214,056	53,645	43,880	9,766	170,176	20.50%
33	Debt Service						
34	Arbitrage rebate calculation	2,500	625	-	625	2,500	0.00%
35	Trustee fees	3,558	890	943	(53)	2,615	26.50%
36	Capital reinvestment note 2022 repayment	145,323	36,331	2,561	33,770	142,762	1.76%
37	Total Debt Service	151,381	37,845	3,504	34,342	147,877	2.31%
38	Utilities						
39	Communication	38,000	9,500	7,728	1,772	30,272	20.34%
40	Streetlights	255,000	63,750	62,171	1,579	192,829	24.38%
41	Electricity	95,280	23,820	19,811	4,009	75,469	20.79%
42	Water, Sewer Utility Services	40,000	10,000	17,947	(7,947)	22,053	44.87%
43	Solid waste removal	12,000	3,000	2,558	442	9,442	21.32%
44	Sewer lift station	5,000	1,250	765	485	4,235	15.30%
45	Total Utilities	445,280	111,320	110,980	340	334,300	24.92%
46	Security Operations						
47	Security staffing contract services	415,000	103,750	120,320	(16,570)	294,680	28.99%
48	Contractual virtual guard	66,912	16,728	14,841	1,887	52,071	22.18%
49	Off duty policing	24,480	6,120	-	6,120	24,480	0.00%
50	Total Security Operations	506,392	126,598	135,161	(8,563)	371,231	26.69%
51	Contracted Personnel						
52	Contracted Personnel	200,000	50,000	52,357	(2,357)	147,643	26.18%
53	Total Contracted Personnel	200,000	50,000	52,357	(2,357)	147,643	26.18%

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
GENERAL FUND
FOR THE PERIOD BEGINNING OCTOBER 1, 2025 THROUGH DECEMBER 31, 2025**

		FY 2026 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)	ADOPTED BUDGET	% OF BUDGET BUDGET SPENT TO DATE
						VARIANCE FAV (UNFAV)	
54	Amenity & Field Operations						
55	Seasonal decorations	55,000	13,750	27,315	(13,565)	27,685	49.66%
56	Beach club office equipment	4,500	1,125	411	714	4,089	9.13%
57	Beach club office supplies	4,500	1,125	-	1,125	4,500	0.00%
58	Beach club gym supplies	19,000	4,750	4,433	317	67	98.51%
59	Guard office equipment	1,000	250	-	250	4,500	0.00%
60	Guard office supplies	1,500	375	-	375	19,000	0.00%
61	Community events supplies	18,000	4,500	6,389	(1,889)	(4,889)	425.92%
62	Total Amenity & Field Operations	103,500	25,875	38,548	(12,673)	54,952	37.24%
63	Landscape Maintenance						
64	Landscape maintenance	350,000	87,500	83,971	3,529	266,029	23.99%
65	Mulch	50,000	12,500	-	12,500	50,000	0.00%
66	Beach sand	6,000	1,500	-	1,500	6,000	0.00%
67	Annuals & seasonal plant installation	7,500	1,875	1,750	125	5,750	23.33%
68	Plant replacement	25,000	6,250	1,097	5,153	23,903	4.39%
69	Sod replacement	5,000	1,250	-	1,250	5,000	0.00%
70	Well maintenance-irrigation	3,000	750	-	750	3,000	0.00%
71	Irrigation - maintenance	15,000	3,750	8,623	(4,873)	6,377	57.48%
72	Tree removal, replacement, & maintenance	24,000	6,000	1,130	4,870	22,870	4.71%
73	Lake & Pond maintenance	60,000	15,000	14,400	600	45,600	24.00%
74	Total Landscape Maintenance	545,500	136,375	110,971	25,404	434,529	20.34%
75	Facilities Maintenance						
76	Outside facilities maintenance	50,000	12,500	7,803	4,697	42,197	15.61%
77	Weir project	322,800	266,283	266,283	-	56,517	82.49%
78	Car & Cart repairs and maintenance	9,000	2,250	-	2,250	9,000	0.00%
79	Rentals & leases	10,824	2,706	2,117	589	8,707	19.56%
80	Cleaning	35,000	8,750	8,050	700	26,950	23.00%
81	Pest control	2,340	585	585	-	1,755	25.00%
82	Security gate maintenance & repair	10,000	2,500	5,681	(3,181)	4,319	56.81%
83	Security gate maintenance & repair - Cachet	2,550	638	1,600	(962)	950	62.74%
84	Monuments and signs	6,000	1,500	-	1,500	6,000	0.00%
85	Fountains	8,000	2,000	18,217	(16,217)	(10,217)	227.71%
86	Storm water drainage	30,000	7,500	-	7,500	30,000	0.00%
87	Recreational equipment maintenance & repair	15,000	3,750	1,749	2,001	13,251	11.66%
88	Building equipment maintenance & repair	10,000	2,500	1,396	1,104	8,604	13.96%
89	Pressure washing	7,500	1,875	11,331	(9,456)	(3,831)	151.08%
90	Facilities maintenance contingency	258,300	64,575	63,719	856	194,581	24.67%
91	Contingency for end of year	53,500	13,375	49,142	(35,767)	4,358	91.85%
92	Paver, streets & sidewalk repairs and cleaning	100,000	25,000	55,782	(30,782)	44,218	55.78%
93	Total Facilities Maintenance	930,814	418,287	493,454	(75,168)	437,360	53.01%
94	Facilities maintenance (pool)						
95	Pool maintenance	39,000	9,750	9,750	-	29,250	25.00%
96	Pool repairs	12,000	3,000	-	3,000	12,000	0.00%
97	Pool heater utilities	5,000	1,250	1,362	(112)	3,638	27.24%
98	Pool permit	575	144	333	(189)	242	57.90%
99	Total Facilities maintenance (pool)	56,575	14,144	11,445	2,699	45,130	20.23%
100	Other financing sources and uses						
101	Increase in fund balance - Operating Reserve	50,000	-	-	-	50,000	0.00%
102	Total other financing sources and uses	50,000	-	-	-	50,000	0.00%
103	Total Expenditures	3,203,498	974,089	1,000,300	(26,211)	265,306	31.23%
104	Excess/(deficiency) of revenues over/(under) expenditures	-	442,901	1,785,539	1,342,639	(152,353)	0.00%
105	Fund balance - beginning (unaudited)				1,188,088		
106	Less FB carryforward - Weir project				(266,283)		
107	Less FB carryforward from FY2024				(24,312)		
108	Plus increase in operating reserves						
109	Fund balance - ending				\$ 2,683,032		

*Note: The financials include invoices received through October 14, 2025. The management company and the amenity management have contacted vendors to request final submission of any pending invoices. Legal and engineering services performed in the prior month are usually billed by the end of the following month.

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, 2025 THROUGH DECEMBER 31, 2025

	FY 2025			YTD		YTD		YTD
	ADOPTED			BUDGET		ACTUAL		VARIANCE
	BUDGET			BUDGET		ACTUAL		FAV (UNFAV)
1 REVENUES								
2 Assessment levy	\$ 101,842		\$ 40,737		\$ 90,056		\$ 49,319	
3 Interest	-		-		1,591		1,591	
4 Bond close out transfer in	-		-		-		-	
5 Total revenues	<u>101,842</u>		<u>40,737</u>		<u>91,647</u>		<u>50,910</u>	
6 EXPENDITURES								
7 Debt Service								
8 Assessment Collection Fee 2%	-		-		-		-	
9 Principal prepayment	-		-		-		-	
10 Principal:								
November 2025	30,000		30,000		30,000		-	
11 Interest:								
12 November 2025	30,744		30,744		31,588		(844)	
13 May 2026	30,744		30,744		-		30,744	
14 Total debt service expenditures	<u>91,488</u>		<u>91,488</u>		<u>61,588</u>		<u>29,900</u>	
15 Excess/(deficiency) of revenues	<u>10,355</u>		<u>(50,751)</u>		<u>30,059</u>		<u>80,810</u>	
16 Fund balance - beginning (unaudited)					191,380			
17 Fund balance - ending					<u><u>\$ 221,439</u></u>			

Cory Lakes
Operating Account - Bank Reconciliation
December 31, 2025

<u>Operating Acct (BU)</u>		
<i>Balance Per Bank Statements</i>	\$	210,775.94
Plus: Deposits In Transit		54,923.00
Less: Outstanding Checks		(12,967.38)
Less: Restricted cash in operating account		
<i>Adjusted Bank Balance</i>	<u>\$ 252,731.56</u>	
<i>Beginning Balance Per Books</i>	\$	63,962.58
Cash Deposits & Credits		520,177.10
Cash Disbursements & Transfers		(331,408.12)
<i>Balance Per Books</i>	<u>\$ 252,731.56</u>	

Cory Lakes CDD
Check Register - Operating Account
FY2026

Date	Number	Payee	Memo	Payment	Deposit	Balance
9/30/2025			EOY BALANCE			135,942.71
10/1/2025	100759	Air Masters of Tampa Bay, Inc.	Invoice: 200132 (Reference: Gym AC and there is a leak at the vent in the bathroom at the pool.)	638.00		135,304.71
10/1/2025	100760	State of Florida Department of Health	Invoice: 29-BID-7840718 (Reference: Swimming Pools Public Pool > 25000 Gallons.)	325.00		134,979.71
10/2/2025	100761	JCS Investigations	Invoice: 15 (Reference: Security at cross creek, morris bridge gate and pool guard-Oct 2025.)	37,440.00		97,539.71
10/2/2025	100762	Kai	Invoice: 21133 (Reference: Ramp Volleyball Lines.)	199.27		97,340.44
10/6/2025	100625ACH1	Tampa Electric	Reference: 11589 Cory Lake BL August 08, 2025 - September 08, 2025	33.03		97,307.41
10/6/2025	100625ACH	Tampa Electric	Reference: 12027 Cory Lake Blvd August 08, 2025 - September 08, 2025	24.23		97,283.18
10/6/2025	300046	Tampa Electric	Invoice: 9993- 09/25 (Reference: 12027 CORY LAKE BLVD-August 08, 2025 - September 08, 2025.)	24.23		97,258.95
10/6/2025	300047	Tampa Electric	Invoice: 9928- 09/25 (Reference: 11589 CORY LAKE BL-August 08, 2025 - September 08, 2025.)	33.03		97,225.92
10/7/2025			Deposit		3,338.30	100,564.22
10/7/2025	100763	JCS Investigations	Invoice: 116 (Reference: CDD Facilities and Administration-03 Oct 2025.)	7,479.60		93,084.62
10/7/2025	100764	Gate Tech Inc.	Invoice: 168474 (Reference: DKS Cellular Monthly Charge Monthly charge for Doorking cellular syste	256.49		92,828.13
10/7/2025	100765	Don Harrison Enterprises	Invoice: 3172 (Reference: All labour and material to install,new wall mount.)	5,325.40		87,502.73
10/7/2025	100766	Kai	Invoice: 21210 (Reference: Maintenance supplies for CORY LAKES CDD,Pool Lane Buoy Replacement Part	735.78		86,766.95
10/7/2025	100767	Don Harrison Enterprises	Invoice: 3170 (Reference: Billing completion for adding GFCI protection for fountain pumps and lig	11,642.14		75,124.81
10/7/2025	100768	Envera Systems	Invoice: 760494 (Reference: Additional Residents,Envera Kiosk System,Guard.)	3,390.00		71,734.81
10/7/2025	100769	Sunshine Cleaning Crew LLC	Invoice: 1017 (Reference: September 2025 Cleaning Services.)	2,750.00		68,984.81
10/7/2025	100770	Strategic Air Conditioning	Invoice: 8200 (Reference: Removed existing mini split system installed new 2.5 ton heat pump split	10,850.00		58,134.81
10/7/2025	100771	WM Corp Services, Inc	Invoice: 0189692-2206-8 (Reference: Waste Management Services-Sep.)	818.99		57,315.82
10/7/2025	100772	Navitas Credit Corp	Invoice: 100425-4119 (Reference: Contract payment-Oct 2025.)	705.74		56,610.08
10/7/2025	100773	Landscape Maintenance Professional	Invoice: 360460 (Reference: Bed Prep - Plant, Sod, Debris Removal.) Invoice: 360459 (Reference:	34,907.40		21,702.68
10/7/2025	100774	Steadfast Alliance, LLC	Invoice: SA-16009 (Reference: Routine Aquatic Maintenance (Pond Spraying) for the month dated on t	4,800.00		16,902.68
10/7/2025	631		BOS 9/18/25 meeting	67.32		16,835.36
10/9/2025	100775	Kai Connected, LLC	Invoice: 4798 (Reference: Professional Management Services Monthly Management Services-Oct 2025.	5,833.33		11,002.03
10/9/2025	100776	Verizon	Invoice: 6124210448 (Reference: Monthly service 08/23- 09/22.)	208.08		10,793.95
10/9/2025	100777	Star Environmental, Inc	Invoice: 80827 (Reference: Monthly lift station 1 Oct 31,2025.) Invoice: 80857 (Reference: Mont	170.00		10,623.95
10/10/2025	100778	CIO Technology Solutions, inc	Invoice: 36118-MSP (Reference: Agreement Recurring: Cory Lake,Managed Service: Workstation Support	557.27		10,066.68
10/10/2025			Funds Transfer		75,000.00	85,066.68
10/13/2025	625R	Florida Dept of Revenue	Reverse of GJE 625 -- CY 2025 Q3 Sales tax	389.02		84,677.66
10/15/2025	100779	Elite Pavers Of Tampa Bay	Invoice: 12078 (Reference: Pavers - Repair work Cory Lake Drive.)	53,381.75		31,295.91
10/15/2025	100780	A#1 SEAMLESS GUTTER SOLUTIONS,LLC	Invoice: 992511000 (Reference: GUTTER SERVICE.)	981.00		30,314.91
10/15/2025	100781	Kai	Invoice: 21228 (Reference: Ramp Supplies for CORY LAKES CDD project -Oct 2025.) Invoice: 21233	908.24		29,406.67
10/15/2025	100782	HD Supply Facilities Maintenance, LTL	Invoice: 9241818975 (Reference: 18v 90 Mph 250 CFM Crdlss Leaf Blwr/Swpr-VN.)	612.30		28,794.37
10/15/2025	100783	Hecker Construction Company,Inc.	Invoice: 7743 (Reference: Cory Lake Drainage Structure Replacement.)	9,660.00		19,134.37
10/15/2025	100784	RyCo Enterprises, Inc	Invoice: 39065 (Reference: Fixing area that holds water Including removing sand Including taking o	5,400.00		13,734.37
10/15/2025	100785	Servicore Window Cleaning	Invoice: 20173157 (Reference: Window Cleaning-Quarterly Cleaning of Exterior Windows-Oct 2025.)	825.00		12,909.37
10/15/2025	100786	Fitness Services of Florida, Inc.	Invoice: 30066 (Reference: Monthly Preventative Maintenance service of all cardio and strength equ	350.00		12,559.37
10/15/2025	100787	Gate Tech Inc.	Invoice: 168658 (Reference: ELP-Q018,ELP,Evening/weekend service,Additional Time,12V DC motor Lift	1,414.84		11,144.53
10/15/2025	100788	Fast Track Roofing LLC	Invoice: 1374 (Reference: Drywall in Restrooms-Repair.)	2,300.00		8,844.53
10/15/2025	101525ACH	Frontier Communications	Reference: Frontier-Communication.	212.71		8,631.82
10/20/2025	100789	Kai	Invoice: 21243 (Reference: Ramp CDD Advanced Agenda Packet - October.)	355.33		8,276.49
10/21/2025			Deposit		778.72	9,055.21
10/21/2025	100790	Welch Tennis Courts, Inc.	Invoice: 82724 (Reference: 4? Professional Pro Beach Power Net Shipping & Handling.)	275.99		8,779.22
10/21/2025			Funds Transfer		216.56	8,995.78
10/22/2025	100791	Enos Painting Inc	Invoice: 101525- (Reference: Stucco repair for the trim band on the tower ,Fascia repair on the gu	1,300.00		7,695.78
10/22/2025	100792	JCS Investigations	Invoice: 117 (Reference: CDD Facilities and Administration-17 Oct 2025.)	7,479.60		216.18
10/22/2025	100793	Fitness Services of Florida, Inc.	Invoice: 30395 (Reference: Approved 07/31/25 by Dane. Received a request from FSF SO 91277 for par	825.00		-608.82
10/22/2025	100794	Nova Data LLC	Invoice: 1221 (Reference: Labor Troubleshoot Bio Entry Computer. Toned and tested all cables in ar	125.00		-733.82
10/22/2025	100795	Kai	Invoice: 21252 (Reference: Ramp Fuel expense for CORY LAKES CDD project..) Invoice: 21255 (Refe	442.21		-1,176.03

Cory Lakes CDD
Check Register - Operating Account
FY2026

Date	Number	Payee	Memo	Payment	Deposit	Balance
10/22/2025	100796	HD Supply Facilities Maintenance, LTC	Invoice: 9242011345 (Reference: Enmotion 800' Roll Towel 6/Cs-US,Super Iron Out 1 Gal Rust Stain R	725.77		-1,901.80
10/22/2025	102225ACH	Tampa Electric	Reference: Summary Bill account.	26,682.37		-28,584.17
10/22/2025	607	Constant Contacts	autopay approved by prior amenity manager	59.00		-28,643.17
10/23/2025	WIRE	Finemark National Bank & Trust	Reference: Interest To 11/01/25. https://clientname(FILLIN).payableslockbox.com/DocView/InvoiceVi	2,560.93		-31,204.10
10/24/2025	100797	Straley Robin Vericker	Invoice: 27374 (Reference: For Professional Services Rendered Through September 30, 2025.)	1,921.50		-33,125.60
10/24/2025	100798	Finemark National Bank & Trust	VOID: Invoice: 101625-0001 (Reference: Interest To 11/01/25.)			-33,125.60
10/24/2025	100799	Gate Tech Inc.	Invoice: 168761 (Reference: Service call (Area 3.)) Invoice: 168762 (Reference: Service call (A	1,124.89		-34,250.49
10/24/2025	100800	Kai	Invoice: 21267 (Reference: Ramp Supplies for CORY LAKES CDD project.) Invoice: 21276 (Reference	2,152.07		-36,402.56
10/24/2025	300049	City of Tampa Utilities	Invoice: 100825-0805 (Reference: Water Services-Oct 2025-10800 W CORY LAKE BLVD.)	1,521.72		-37,924.28
10/24/2025	300050	City of Tampa Utilities	Invoice: 100825-9596 (Reference: Water Services-Oct 202-10812 CORY LAKE DR ASSOC.)	928.14		-38,852.42
10/24/2025	300051	City of Tampa Utilities	Invoice: 100825-9595 (Reference: Water Services-Oct 2025-10759 CORY LAKE DR ASSOC.)	280.49		-39,132.91
10/24/2025	300052	City of Tampa Utilities	Invoice: 100825-0806 (Reference: Water Services-Oct 2025-15200 ANGUILLA ISLE AVE UNIT IRR.)	235.74		-39,368.65
10/24/2025	300053	City of Tampa Utilities	Invoice: 100825-9598 (Reference: Water Services-Oct 2025-10581 CORY LAKE DR-.)	227.13		-39,595.78
10/24/2025	300054	City of Tampa Utilities	Invoice: 100825-0807 (Reference: Water Services-Oct 2025-15231 ANGUILLA ISLE AVE UNIT IRR.)	215.33		-39,811.11
10/24/2025	300055	City of Tampa Utilities	Invoice: 100825-0810 (Reference: Water Services-Oct 202-11026 TAHIKI ISLE LN IRR.)	170.07		-39,981.18
10/24/2025	300056	City of Tampa Utilities	Invoice: 100825-9589 (Reference: Water Services-Oct 202-10907 CORY LAKE DR ASSOC.)	163.18		-40,144.36
10/24/2025	300057	City of Tampa Utilities	Invoice: 100825-9593 (Reference: Water Services-Oct 2025-10749 CORY LAKE DR ASSOC.)	135.92		-40,280.28
10/24/2025	300058	City of Tampa Utilities	Invoice: 100825-0808 (Reference: Water Services-Oct 2025-15218 ANTILLES ISLE LN UNIT IRR.)	117.59		-40,397.87
10/24/2025	300059	City of Tampa Utilities	Invoice: 100825-0809 (Reference: Water Services-Oct 2025-11021 TAHIKI ISLE LN IRR.)	96.35		-40,494.22
10/24/2025	300060	City of Tampa Utilities	Invoice: 100825-9594 (Reference: Water Services-Oct 2025-10814 CORY LAKE DR ASSOC.)	74.30		-40,568.52
10/24/2025	300061	City of Tampa Utilities	Invoice: 100825-9590 (Reference: Water Services-Oct 2025-10747 CORY LAKE DR ASSOC.)	40.08		-40,608.60
10/24/2025	300062	City of Tampa Utilities	Invoice: 100825-9599 (Reference: Water Services-Oct 2025-10594 CORY LAKE DR.)	19.68		-40,628.28
10/24/2025	300063	City of Tampa Utilities	Invoice: 100825-9597 (Reference: Water Services-Oct 2025-12001 CORY LAKE BLVD.)	13.73		-40,642.01
10/24/2025	300065	City of Tampa Utilities	Invoice: 100825-9591 (Reference: Water Services-Oct 2025-10921 CORY LAKE DR ASSOC.)	156.24		-40,798.25
10/27/2025			Funds Transfer		100,000.00	59,201.75
10/28/2025	102825ACH1	Frontier Communications	Reference: Frontier-Communication.	145.98		59,055.77
10/28/2025	102825ACH2	Frontier Communications	Reference: Frontier-Communication.	205.98		58,849.79
10/28/2025	102825ACH3	Frontier Communications	Reference: Frontier-Communication.	285.98		58,563.81
10/28/2025	100801	Hecker Construction Company,Inc.	Invoice: 7742 (Reference: The demolition and removal of existing weir structures and the installat	161,000.00		-102,436.19
10/28/2025	102825ACH	Frontier Communications	Reference: Frontier-Communication.	205.98		-102,642.17
10/28/2025	606	ADP	BOS 10/16/25 meeting	738.80		-103,380.97
10/28/2025	606	ADP	BOS 10/16/25 meeting	153.00		-103,533.97
10/28/2025	606	ADP	BOS 10/16/25 meeting	67.32		-103,601.29
10/28/2025	606	Cynthia McIntyre	BOS 10/16/25 meeting - Cynthia McIntyre Ck # 1139	184.70		-103,785.99
10/28/2025			Funds Transfer		161,000.00	57,214.01
10/30/2025	100802	Kai	Invoice: 21283 (Reference: Fuel expense for CORY LAKES CDD project..) Invoice: 21285 (Reference	736.21		56,477.80
10/30/2025	100803	Welch Tennis Courts, Inc.	Invoice: 82844 (Reference: Deluxe PickleNet Replacement Net (Flat Center Support) Shipping & Handl	127.17		56,350.63
10/30/2025	100804	Landscape Maintenance Professional	Invoice: 363059 (Reference: #367954 - Flush Cut Palm Affected by Disease.)	350.00		56,000.63
10/30/2025	100805	HD Supply Facilities Maintenance, LTC	Invoice: 9242264273 (Reference: Sanitizing Wipes 2300 Sht Rolls 2/Cs-US.) Invoice: 9242300893 (958.19		55,042.44
10/30/2025	100806	Hughes Exterminators Inc	Invoice: 64221372 (Reference: Commercial Pest Service-Oct 2025.) Invoice: 64221371 (Reference:	195.00		54,847.44
10/30/2025	100807	WM Corp Services, Inc	Invoice: 0197779-2206-3 (Reference: Waste Management Services-Oct.)	818.99		54,028.45
10/30/2025	100808	Fitness Services of Florida, Inc.	Invoice: 30444 (Reference: Monthly Preventative Maintenance service of all cardio and strength equ	350.00		53,678.45
10/30/2025	100809	Playworx Playsets LLC	Invoice: 5348-F (Reference: KB equipment RO321254003-Dumpster Rental and Disposal Charges-equipm	11,623.56		42,054.89
10/30/2025	100810	Bandu LLC	Invoice: INV0631 (Reference: All four heaters are installed and the remaining balance after projec	12,895.00		29,159.89
10/30/2025	100811	Enos Painting Inc	Invoice: 091525- (Reference: Exterior painting:Monument signs,Club house, Guard house, entrance to	6,250.00		22,909.89
10/31/2025	100812	Timber Intentions	Invoice: 164(B) (Reference: BEACH CLUB SEMI CIRCLE DECKS ,BEAC CLUB BOARDWALK.)	23,040.00		-130.11
10/31/2025	100813	Kai	Invoice: 21314 (Reference: Ramp-Fuel expense for CORY LAKES CDD project.,Playground hardware/parts	1,189.43		-1,319.54
10/31/2025	100814	HD Supply Facilities Maintenance, LTC	Invoice: 9242471717 (Reference: PIR 42 Gal. 2.5 Lw Blk 33" X 48" 50/Pkg-US,200 MI Gojo Soap Foam R	850.88		-2,170.42
10/31/2025	300048	Charter Communications	Invoice: 128076001101425 (Reference: 10441 CORY LAKE DR-0/14/2025 through 11/13/2025.)	930.60		-3,101.02

Cory Lakes CDD
Check Register - Operating Account
FY2026

Date	Number	Payee	Memo	Payment	Deposit	Balance
10/31/2025		Transfer			5,880.55	2,779.53
10/31/2025				479,377.31	346,214.13	2,779.53
11/3/2025	100815	Kai	Invoice: 21327 (Reference: Ramp Supplies for CORY LAKES CDD project.)	13.50		2,766.03
11/4/2025			Deposit		2,599.05	5,365.08
11/4/2025	100816	Landscape Maintenance Professional	Invoice: 364174 (Reference: #368771 - Enhancement - Seasonal Color Annuals.)	1,750.00		3,615.08
11/4/2025	100817	JCS Investigations	Invoice: 16 (Reference: Security at cross creek, morris bridge gate and pool guard-Nov 2025.)	43,760.00		-40,144.92
11/4/2025	100818	Gate Tech Inc.	Invoice: 168838 (Reference: Labor for the installation of gates, fence, operators and accessories.)	2,010.36		-42,155.28
11/5/2025	300066	Tampa Electric	Invoice: 9993- 10/25 (Reference: 12027 CORY LAKE BLVD-September 09, 2025 - October 07, 2025.)	203.97		-42,359.25
11/5/2025	300067	Tampa Electric	Invoice: 9928- 10/25 (Reference: 11589 CORY LAKE BL-September 09, 2025 - October 07, 2025.)	413.02		-42,772.27
11/5/2025			Funds Transfer		125,000.00	82,227.73
11/6/2025	100819	U.S. BANK	Invoice: 7940039 (Reference: Trustee Fees-Oct 2025.)	3,771.25		78,456.48
11/6/2025	100820	Steadfast Alliance, LLC	Invoice: SA-16924 (Reference: Routine Aquatic Maintenance (Pond Spraying) for the month dated on t	4,800.00		73,656.48
11/6/2025	100821	Crew Entertainment Productions Inc.	Invoice: 5924 (Reference: DJ Services-Oct 2025.)	450.00		73,206.48
11/6/2025	100822	Envera Systems	Invoice: 761618 (Reference: Additional Residents,Envera Kiosk System,Guard-Nov 2025.)	3,390.00		69,816.48
11/6/2025	100823	Verizon	Invoice: 6126697360 (Reference: Monthly service 09/23- 10/22.)	208.48		69,608.00
11/6/2025	100824	Kai Connected, LLC	Invoice: 4852 (Reference: General Administration Services-10/16 and 10/28 Meeting overage 2 hours	448.79		69,159.21
11/6/2025	100825	Gate Tech Inc.	Invoice: 168946 (Reference: DKS Cellular Monthly ChargeMonthly charge for Doorking cellular system	57.44		69,101.77
11/7/2025	100826	Business Observer	Invoice: 24-02728H (Reference: Legal Advertising-Notice of Meeting-Cory Lakes Community Developmen	65.63		69,036.14
11/7/2025	100827	Moore Bounce and Party Rentals	Invoice: 50212859 (Reference: Decorations-11/15/2025-1.00-4.00PM.)	2,862.19		66,173.95
11/10/2025		614 State of Florida Department of Health	check # 100760 returned from SR		325.00	66,498.95
11/12/2025	100828	Kai Connected, LLC	Invoice: 4838/CR4808 (Reference: Professional Management Services Monthly Management Services -N	5,734.62		60,764.33
11/12/2025	100829	Kai	Invoice: 21370 (Reference: Office Supplies Board requested letters sent to 4 resident.)	943.51		59,820.82
11/12/2025	100830	Navitas Credit Corp	Invoice: 110425-4119 (Reference: Contract payment-Nov 2025.)	705.74		59,115.08
11/12/2025	100831	Kai	Invoice: 21446 (Reference: Ramp Fuel expense for CORY LAKES CDD project.,EVENT Supplies for CORY L	141.74		58,973.34
11/12/2025	100832	Envera Systems	Invoice: 759358 (Reference: Additional Residents,Envera Kiosk System,Guard Module,Service & Mainte	8,061.00		50,912.34
11/12/2025	100833	Sunshine Cleaning Crew LLC	Invoice: 1018 (Reference: October 2025 Cleaning Services.)	2,750.00		48,162.34
11/12/2025	100834	CIO Technology Solutions, inc	Invoice: 36270-MSP (Reference: Agreement Recurring: Cory Lake-Oct 2025.)	557.27		47,605.07
11/12/2025	100835	Gate Tech Inc.	Invoice: 169032 (Reference: Service call (Area 3),Additional Time,GAA-LEDFOLD46-94.)	1,275.61		46,329.46
11/13/2025	111325ACH	Frontier Communications	Reference: Frontier-Communication.		225.60	46,103.86
11/19/2025	100836	Strategic Air Conditioning	Invoice: 8222 (Reference: Maintenunce on all seven system charged filters as well.)	913.00		45,190.86
11/19/2025	100837	Star Environmental, Inc	Invoice: 80039 (Reference: MONTHLY LIFT STATION SERVICE August 1-August 31, 2025.)	255.00		44,935.86
11/19/2025	100838	Access Central Inc	Invoice: 83953 (Reference: 11-5-25 DELIVER 300 BARCODES FC8 STARTING AT 18301 AT BEACH CLUB OFF	2,167.10		42,768.76
11/19/2025	100839	Kai Connected, LLC	Invoice: 21462 (Reference: Ramp Fuel expense for CORY LAKES CDD project..)	60.00		42,708.76
11/19/2025	100840	JCS Investigations	Invoice: 118 (Reference: CDD Facilities and Administration-31st Oct 2025.)	14,959.20		27,749.56
11/19/2025	100841	HD Supply Facilities Maintenance, LTC	Invoice: 9242953752 (Reference: Sanitaire PRO Bagless Upright Vacuum-CN.)	215.09		27,534.47
11/19/2025	100842	Hughes Exterminators Inc	Invoice: 64721532 (Reference: Commercial Pest Service-Nov 2025.)	195.00		27,339.47
11/20/2025	100843	Kai	Invoice: 21452 (Reference: Ramp Junk removal service for CORY LAKES CDD project,Ramp Fitness / Gym	765.34		26,574.13
11/20/2025	100844	Florida Dept of Economic Opportunity	Invoice: 92010 (Reference: Annual District Filing Fee-Oct 2025.)	175.00		26,399.13
11/20/2025	100845	Juniper Landscaping of Florida, LLC	Invoice: 365802 (Reference: #306788 - Cory Lake Isles CDD- Landscape Maintenance Agreement -2024 L	28,940.28		-2,541.15
11/20/2025	100846	Kai	Invoice: 21489 (Reference: Ramp Replacement Sign - Being Reimbursed.)	45.34		-2,586.49
11/20/2025	300070	Tampa Electric	VOID: Voided in SR	Invoice: 311000020199 (Reference: 2300 GLADES RD, STE 410W-Nov 2025.)		-2,586.49
11/20/2025	300071	Tampa Electric	Invoice: 110325-0199 (Reference: 2300 GLADES RD, STE 410W-Nov 2025.)	26,356.70		-28,943.19
11/20/2025			Funds Transfer		100,000.00	71,056.81
11/21/2025	100847	Enos Painting Inc	Invoice: 111825- (Reference: Soffit andFascia repair and paint on guard house by Cross Creek Blvd.	800.00		70,256.81
11/21/2025	100848	Suncoast Rust Control, Inc.	Invoice: 08719 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee for pre	2,654.00		67,602.81
11/21/2025	100849	Gate Tech Inc.	Invoice: 169145 (Reference: Liftmaster Mega C Series Motor Brush-Replacement "C" series motor brus	298.83		67,303.98
11/21/2025	100850	Juniper Landscaping of Florida, LLC	Invoice: 367822 (Reference: #362791 - Cut Down Dead Pine Tree.)	530.00		66,773.98
11/21/2025	100851	HD Supply Facilities Maintenance, LTC	Invoice: 9243116769 (Reference: PIR 42 Gal. 2.5 Lw Blk 33" X 48" 50/Pkg-US,MI Gojo Soap Foam Refil	1,080.15		65,693.83
11/25/2025	100852	Straley Robin Vericker	Invoice: 27499 (Reference: For Professional Services Rendered Through October 31, 2025.)	950.00		64,743.83

Cory Lakes CDD
Check Register - Operating Account
FY2026

Date	Number	Payee	Memo	Payment	Deposit	Balance
11/25/2025	100853	Kai	Invoice: 21492 (Reference: Ramp Agenda Packet Materials for CORY LAKES CDD,Fuel expense for CORY L	399.55		64,344.28
11/25/2025	300073	City of Tampa Utilities	Invoice: 110725-9588 (Reference: Water Services-Nov 2025-10441 CORY LAKE DR.)	1,431.41		62,912.87
11/25/2025	300074	City of Tampa Utilities	Invoice: 110725-9596 (Reference: Water Services-Nov 202-10812 CORY LAKE DR ASSOC.)	1,197.55		61,715.32
11/25/2025	300075	City of Tampa Utilities	Invoice: 110725-9591 (Reference: Water Services-Nov 2025-10921 CORY LAKE DR ASSOC.)	732.48		60,982.84
11/25/2025	300076	City of Tampa Utilities	Invoice: 110725-9589 (Reference: Water Services-Nov 202-10907 CORY LAKE DR ASSOC.)	609.98		60,372.86
11/25/2025	300077	City of Tampa Utilities	Invoice: 110725-9595 (Reference: Water Services-Nov 2025-10759 CORY LAKE DR ASSOC.)	344.58		60,028.28
11/25/2025	300078	City of Tampa Utilities	Invoice: 110725-9598 (Reference: Water Services-Nov 2025-10581 CORY LAKE DR-)	327.61		59,700.67
11/25/2025	300079	City of Tampa Utilities	Invoice: 110725-0806 (Reference: Water Services-Nov 2025-15200 ANGUILLA ISLE AVE UNIT IRR.)	262.06		59,438.61
11/25/2025	300080	City of Tampa Utilities	Invoice: 110725-9593 (Reference: Water Services-Nov 2025-10749 CORY LAKE DR ASSOC.)	252.70		59,185.91
11/25/2025	300081	City of Tampa Utilities	Invoice: 110725-0807 (Reference: Water Services-Nov 2025-15231 ANGUILLA ISLE AVE UNIT IRR.)	231.44		58,954.47
11/25/2025	300082	City of Tampa Utilities	Invoice: 110725-0808 (Reference: Water Services-Nov 2025-15218 ANTILLES ISLE LN UNIT IRR.)	149.78		58,804.69
11/25/2025	300083	City of Tampa Utilities	Invoice: 110725-0809 (Reference: Water Services-Nov 2025-11021 TAHITI ISLE LN IRR.)	126.81		58,677.88
11/25/2025	300084	City of Tampa Utilities	Invoice: 110725-0810 (Reference: Water Services-Nov 202-11026 TAHITI ISLE LN IRR.)	111.50		58,566.38
11/25/2025	300085	City of Tampa Utilities	Invoice: 110725-9594 (Reference: Water Services-Nov 2025-10814 CORY LAKE DR ASSOC.)	108.99		58,457.39
11/25/2025	300086	City of Tampa Utilities	Invoice: 110725-9590 (Reference: Water Services-Nov 2025-10747 CORY LAKE DR ASSOC.)	86.22		58,371.17
11/25/2025	300087	City of Tampa Utilities	Invoice: 110725-9599 (Reference: Water Services-Nov 2025-10594 CORY LAKE DR.)	46.54		58,324.63
11/25/2025	300088	City of Tampa Utilities	Invoice: 110725-9597 (Reference: Water Services-Nov 2025-12001 CORY LAKE BLVD.)	17.91		58,306.72
11/25/2025	300089	City of Tampa Utilities	Invoice: 110725-9592 (Reference: Water Services-Nov 2025-10836 CORY LAKE DR ASSOC.)	7.48		58,299.24
11/28/2025	112825ACH1	Frontier Communications	Reference: Frontier-Communication.	205.98		58,093.26
11/28/2025	112825ACH2	Frontier Communications	Reference: Frontier-Communication.	145.98		57,947.28
11/28/2025	112825ACH3	Frontier Communications	Reference: Frontier-Communication.	205.98		57,741.30
11/28/2025	100854	Boring Inc	Invoice: 886318 (Reference: Konica/bh C450i.)	3.36		57,737.94
11/28/2025	100855	Florida Patio Furniture, Inc	Invoice: 79722B (Reference: PICKED UP 5 UMBRELLAS FOR REPAIR (ONE IS NOT REPAIRABLE AND 3 HAVE	799.00		56,938.94
11/28/2025	100856	Star Environmental, Inc	Invoice: 81284 (Reference: MONTHLY LIFT STATION SERVICE Nov 1-Nov30, 2025.) Invoice: 81579 (Ref	340.00		56,598.94
11/28/2025	100857	Bandu LLC	Invoice: INV0677 (Reference: December pool service, invoice is due upon receipt..)	3,250.00		53,348.94
11/28/2025	112825ACH	Frontier Communications	Reference: Frontier-Communication.	285.98		53,062.96
11/30/2025			Deposit		613.22	53,676.18
11/30/2025	606	Cynthia McIntyre	Cynthia McIntyre Ck # 1140 BOS 11/20/25 meeting	184.70		53,491.48
11/30/2025	606	ADP	BOS 11/20/25 meeting	738.80		52,752.68
11/30/2025	606	ADP	BOS 11/20/25 meeting	153.00		52,599.68
11/30/2025	606	ADP	BOS 11/20/25 meeting			52,599.68
11/30/2025	607	Constant Contacts		59.00		52,540.68
11/30/2025			Hecker Construction inv # 7816 (partial transfer) (transferred in Dec)		59,660.00	112,200.68
11/30/2025				178,776.12	288,197.27	112,200.68

Cory Lakes Community Development District
Budget Variance Report
12/31/2025

	<u>ADOPTED BUDGET</u>	<u>YTD BUDGET</u>	<u>YTD ACTUAL</u>	<u>YTD VARIANCE FAV (UNFAV)</u>	<u>Notes</u>
Payroll service fee	-	-	230	(230)	No budget for payroll service fees
District management	70,000	17,500	18,265	(765)	meeting time overages
Contingencies	2,000	500	1,533	(1,033)	Board of Supervisor agenda preparation cost
Water, Sewer Utility Services	40,000	10,000	17,947	(7,947)	Water has been trending between \$6-\$7k per month starting in May 2025
Security staffing contract services	415,000	103,750	120,320	(16,570)	JCS services Oct - Dec. \$34,883 per month budgeted - JCS bills average \$38K per month without pool hours. Oct invoice that included pool hours was \$43K.
Contracted Personnel	200,000	50,000	52,357	(2,357)	three paydays in Oct - timing difference - bi-weekly payroll is trending under budget
Seasonal decorations	55,000	13,750	27,315	(13,565)	Timing difference - one-half of seasonal decorations
Community events supplies	18,000	4,500	6,389	(1,889)	Bounce House \$2,862 11/15/25 rental
Annuals & seasonal plant installation	7,500	1,250	1,750	(500)	One season change out of annuals - timing difference of budget for 2 months vs seasonal change out
Irrigation - maintenance	15,000	3,750	8,623	(4,873)	Multiple repairs to controllers/timer during November

Cory Lakes Community Development District

FY 2026 Working Project List

Line

Project #	Project	FY2025			FY2026			Available for Reallocation (Y/N)	Completed (Y/N)	Vendor
		FY 2026 Budget	Payments/ Carry Forward	FY2026 Project Balance	FY 2026 Actuals/Paid	Amount remaining				
1	HVAC Replacement (FY 2026) amenity center 2	\$ 30,000	\$ 30,000	\$ 0	-	\$ 30,000	-	-	N	TBD
2	systems on pool side - Southside Additional Fountain Maintenance Cross Creek	\$ -	\$ -	\$ -	-	\$ -	-	-	Y	
3	Replace wall sconces	\$ -	\$ -	\$ -	-	\$ -	-	-	Y	
4	Refurbish club house interior (furniture replace sofas and love seats, lighting)	\$ 30,000	\$ 30,000	\$ 8,753	-	\$ 21,247	-	N	TBD	
5	Volleyball court*	\$ 50,000	\$ 5,400	\$ 44,600	-	\$ 44,600	-	N	Ryco Enterprises	
6	Pavers	\$ -	\$ -	\$ -	-	\$ -	-	N	Roadway Concepts	
7	Sidewalks - Phase 2	\$ 50,000	\$ -	\$ 22,995	-	\$ 27,005	-	N		
8	Landscaping	\$ 50,000	\$ 50,000	\$ -	-	\$ 50,000	-	N		
9	Mulch	\$ -	\$ -	\$ -	-	\$ -	-	N		
10	Pickleball courts (roller hockey rink)	\$ -	\$ -	\$ -	-	\$ -	-	N		
11	Pool Furniture Maintenance	\$ -	\$ -	\$ -	-	\$ -	-	N		
12	Gym equipment replacement (2 treadmills and elliptical)	\$ 30,000	\$ 2,186	\$ 27,814	-	\$ 27,814	\$ 30,000	Y	Fitness Services of Florida, Inc.	
13	3 District computers (laptops, docking stations, and monitors)	\$ -	\$ -	\$ -	-	\$ -	-	N		
14	Audio system and ZOOM Repair; power wash & painting of the monuments (need head count)	\$ 8,000	\$ 8,000	\$ 926	\$ 7,074	\$ -	N	Various		
15	Additional folding tables and chairs	\$ 6,000	\$ 33,200	\$ -	\$ -	\$ 6,000	Y	Enos Painting		
16	Pool Heaters*	\$ -	\$ -	\$ -	-	\$ -	-			
17	Ice maker and freezer maintenance	\$ 24,300	\$ 25,645	\$ -	\$ -	\$ 24,300	Y	Bandu		
18	Replace exit gate arms Morris Bridge and entrance at Cross Creek	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	\$ -	N			
19	Pedestrian Walkway	\$ -	\$ -	\$ -	-	\$ -	-			
20	Patio and stairs deck	\$ -	\$ -	\$ -	-	\$ -	-			
21	Total	\$ 288,300	\$ 66,431	\$ 250,414	\$ 32,674	\$ 217,740	\$ 110,300			

*Note-\$24,312.4 has been carried over from FY2025 to cover the Volleyball court \$5,400, The Fountain GFI \$8,267.14 and Pool heaters for \$9,665.00. In addition, \$77,750 in deposits were held in FY2025 for Tennis/Basketball Court \$32,800, Fountain GFIs \$8,950 and Pool heaters for \$16,000. Gym equipment repairs and monument repairs/power wash/painting were paid from FY2025 assessments. The FY2026 budgeted amounts for the projects listed can be re-assigned to other projects.

FY 2026 Project Costs		\$ 288,300.00	
Line #	Budget Line	Project Lists	
91	Facilities Maintenance Contingency	\$ 258,300.00	
77	Budget Line		
	Outside Facilities Maintenance	\$ 50,000.00	
	Other Maintenance	\$ (20,000.00)	
		\$ 30,000.00	HVAC Replacement (FY 2026) amenity center 2 systems on pool side - Southside
		\$ 288,300.00	***FY26 \$10,850 paid pool house HVAC mini-split installed and paid on 10/3/25-not budgeted

Invoiced during current month

Cory Lakes
Prepaid Expenses
December 31, 2025

\$ 52,800.00

Σ (c) Ties to prepaid on tab "FY25 Project list Corrected" column L total

	Invoice No.	Total pmt	Monthly expense	term beg	term end	Prepaid Current bal	Prior bal	AJE dr/(cr)
US Bank 2013 DS trustee fees	7940039	3,771.25	314.27	10/1/2025	9/30/2026	2,828.44	3,142.71	(314.27)
Envera -billing a month ahead leave prepaid until corrected	732881	3,340.00				3,340.00	3,340.00	-
Egis Policy #100125518	29705	77,236.00	6,436.33	10/1/2025	9/30/2026	57,927.00	64,363.33	(6,436.33)
Lawson Courts	52089	52,800.00				52,800.00	52,800.00	-
Envera	759359	1,725.00	575.00	10/1/2025	12/31/2025	-	575.00	(575.00)
Envera	759360	1,821.00	607.00	10/1/2025	12/31/2025	-	607.00	(607.00)
Envera	759361	1,125.00	375.00	10/1/2025	12/31/2025	-	375.00	(375.00)
Envera	762693	1,725.00	575.00	1/1/2026	3/31/2026	1,725.00	-	1,725.00
Envera	762694	1,821.00	607.00	1/1/2026	3/31/2026	1,821.00	-	1,821.00
Envera	762695	1,125.00	375.00	1/1/2026	3/31/2026	1,125.00	-	1,125.00
TOTAL PREPAID EXP						121,566.44	125,203.04	(3,636.60)

23,154.38 add Deposits
144,720.82 non-spendable FB - Current bal

EXHIBIT 9

AGENDA

MINUTES OF 12/18/25 REGULAR MEETING & CLOSED SESSION
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting, and Closed Session of the Board of Supervisors of the Cory Lakes Community Development District was held Thursday, December 18, 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 TEAMS at [Cory Lakes Teams Meeting Link](#), Meeting ID: 223 730 841 579 33, Passcode: 34np7r6v, or telephonically at +1-312-667-7136.

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

Chairman Belyea called the meeting to order at 6:01 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 (<i>via Zoom</i>)	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
Sonia Valentin	Director of Accounting, Kai
David Wenck	Senior District Manager, Kai
Vivek Babbar (<i>virtual</i>)	District Counsel, Straley Robin Vericker, P.A.
Dane Engle	Facilities Manager, JCS
Vincent Palevich	Assistant Manager, JCS
Steve Small	Account Manager, Juniper Landscaping
Ashley Tonkin	Account Manager, Envera
Christopher Morris	Field Service Manager, Envera

On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved **proceeding with Elite Pavers to start work on the Cross Creek entrance at Cory Lake Isles, with Mr. Engle authorized to issue the Notice to Proceed**, for the Cory Lakes Community Development District.

On a MOTION by Mr. Apple, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved to authorize the Chairman to approve the invoice from Hecker Construction contingent upon obtaining advise from District Engineer in the amount of \$33,000.00, for the Cory Lakes Community Development District.

On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved **the Invoice from Elite Pavers for the additional bricks in the amount of \$2,400.00**, for the Cory Lakes Community Development District.

Disclaimer: Readers should be aware that these summary minutes are intended to provide highlights of topic discussions and items being considered.

42 On a MOTION by Mr. Apple, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved **that**
43 **a letter be sent immediately to Lawson Courts, indicating that a district action letter would be sent on**
44 **February 1, 2026 if the required work is not completed by January 31, 2026**, for the Cory Lakes Community
45 Development District.

46

47 On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved **the**
48 **proposals from Juniper for Removal and Installation of New Material at the Entrance and Exit of the**
49 **Clubhouse and Removal of Dead Loropetalum from exterior of Capri Playground in the amount of**
50 **\$5,420.00, and \$9,245.00, respectively**, for the Cory Lakes Community Development District.

51

52 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved **to**
53 **extend the a.m. rover for 30 days in the amount of \$4,800.00**, for the Cory Lakes Community Development
54 District.

55

56 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved **to**
57 **amend the budget to include the Weirs in the FY 2026 Budget and bring to the Board in January**, for the
58 Cory Lakes Community Development District.

59

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

62

63 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board ratified **the**
64 **FY 2026 Insurance Policy from Florida Insurance Alliance in the amount of \$77,236.00**, for the Cory Lakes
65 Community Development District.

66

67 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved
68 **the Regular Meeting, & Closed Session: November 20, 2025 Meeting Minutes**, for the Cory Lakes
69 Community Development District.

70

71 On a MOTION by Mr. Apple, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the
72 **proposal from Steadfast for LED Lights for Fountains 1 and 2 in the amount of \$5,655.00**, for the Cory
73 Lakes Community Development District.

74

75 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved
76 the **Roof Cleaning in the amount not to exceed of \$3,000.00**, for the Cory Lakes Community Development
77 District.

78

79 On a MOTION by Mr. Apple, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board accepted the
80 **District Goals & Objectives: Annual Performance Report**, for the Cory Lakes Community Development
81 District.

82

83 On a MOTION by Ms. McIntyre, WITH NO SECOND, the Board rejected **to approve the request for a student**
84 **film project to take place at the Cory Lake Isles Playground, pending Counsel and the insurance**
85 **company's approval**, for the Cory Lakes Community Development District.

86

87 On a MOTION by Mr. Apple, WITH NO SECOND, the Board rejected **to approve the request for a student**
88 **film project to take place at the Cory Lake Isles Playground, subject to legal approval**, for the Cory Lakes
89 Community Development District.

90

91 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved
92 the **request for a student film project to take place at the Cory Lake Isles Playground, subject to counsel**
93 **and legal approval**, for the Cory Lakes Community Development District.

94

95 On a MOTION by Mr. Apple, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the
96 **use of the Clubhouse for the Chess Tournament to be held at the Clubhouse, four times per year for six**
97 **hours**, for the Cory Lakes Community Development District.

98

99 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board adjourned
100 the **meeting at 9:43 p.m.**, for the Cory Lakes Community Development District.

101

102

Signature

Signature

103

Printed Name

Printed Name104 Title: Secretary Assistant SecretaryTitle: Chairman Vice Chairman

EXHIBIT 10

AGENDA

MINUTES OF 12/18/25 REGULAR MEETING & CLOSED SESSION
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting and Closed Session of the Board of Supervisors of the Cory Lakes Community Development District was held Thursday, December 18, 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 TEAMS at [Cory Lakes Teams Meeting Link](#), Meeting ID: 223 730 841 579 33, Passcode: 34np7r6v, or telephonically at +1-312-667-7136.

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

Chairman Belyea called the meeting to order at 6:01 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
Sonia Valentin	Director of Accounting, Kai
David Wenck	Senior District Manager, Kai
Vivek Babbar (<i>virtual</i>)	District Counsel, Straley Robin Vericker, P.A.
Dane Engle	Facilities Manager, JCS
Vincent Palevich	Assistant Manager, JCS
Steve Small	Account Manager, Juniper Landscaping
Ashley Tonkin	Account Manager, Envera
Christopher Morris	Field Service Manager, Envera

The following is a summary of the discussions and actions taken at the December 18, 2025 Cory Lakes CDD Board of Supervisors Regular Meeting and Closed Session.

SECOND ORDER OF BUSINESS – Chairman’s Opening Comments

Chairman Belyea welcomed and thanked all attendees for joining the meeting and added that they look forward to a quick meeting.

THIRD ORDER OF BUSINESS – Other Supervisors' Opening Comments

Supervisor Acoff thanked everyone for attending, extended holiday greetings, and expressed hope that everyone were safe and enjoyed the holidays.

Supervisor Aliaga thanked everyone that evening and extended holiday and New Year greetings.

FOURTH ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual on agenda items)

Mr. Grace thanked the Board for its quick response to the paver situation and stated that conditions were improving. He also expressed appreciation for the chain limiting boat access, noting it reduced unauthorized traffic. Chairman Belyea stated that it was JCS idea, and Supervisor Aliaga stated that it was his original idea.

Ms. Avula thanked everyone for their time and wished them a pleasant evening. She stated that she presented a request on behalf of her student run film project for a feature length film.

FIFTH ORDER OF BUSINESS – Vendor Updates

45 A. Exhibit 1: Elite Pavers – Repair Update

46 Supervisor Acoff reported that he met with Elite Pavers and submitted meeting notes to Mr. Krause,
47 summarizing the agreed scope of work, installation standards, and reporting expectations to ensure long term
48 success. Chairman Belyea thanked him for his efforts. Mr. Krause stated that Mr. Reed was unavailable due to
49 travel.

50 Supervisor Acoff and Mr. Engle provided updates on the paver conditions, noting that while the surface
51 were stable, some aesthetic issues remained due to limited inventory, which would be addressed later. Vice
52 Chairman Apple asked questions regarding materials and installation, and Supervisor Acoff explained that the
53 priority were maintaining stability.

54 Mr. Engle described plans for the Cross Creek work, including concrete divider strips to improve
55 stability. Chairman Belyea stated that the Board would wait for Mr. Reed's report before proceeding and aimed
56 to resolve outstanding issues without delaying the project.

57 On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved
58 **proceeding with Elite Pavers to start work on the Cross Creek entrance at Cory Lake Isles, with Mr.**
59 **Engle authorized to issue the Notice to Proceed,** for the Cory Lakes Community Development District.

60 Board discussed scheduling the project, noting February as the earliest start. They agreed to give the
61 community two weeks' notice, coordinate permits including road closures, and allow authority to proceed with
62 planning. The goal is to review and approve all permits and documents at the January meeting so work could
63 begin in February.

64 B. District Engineer: Johnson Engineering, Inc.

65 1. Consideration/Approval of Weir Proposals – Hecker

66 a. Exhibit 2: Project Change Order No. 1 – Additional Rip Rap - \$33,000.00

67 On a MOTION by Mr. Apple, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved to
68 **authorize the Chairman to approve the invoice from Hecker Construction contingent upon obtaining**
69 **advise from District Engineer in the amount of \$33,000.00,** for the Cory Lakes Community Development
70 District.

71 b. Exhibit 3: Application No. 3 and Certificate for Payment dated 12/01/2025

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

73 Vice Chairman Apple noted that updates to the community rules simplified the process for suspending
74 adult and minor privileges and asked if Mr. Babbar had reviewed them.

75 Mr. Babbar confirmed it was his recommendation to streamline the process but said the Board could
76 revert to the original. Vice Chairman Apple expressed concern about giving the facility manager discretion over
77 suspension length, and Mr. Babbar clarified that only initial suspensions could be handled by the manager, while
78 longer suspensions required Board approval.

79 1. Update: 17923 Cachet Isle

80 Mr. Babbar stated that he spoke with the residents at 17923 Cachet Isle, who arrived the previous day
81 and agreed with the motion the Board made at the October meeting. He noted that they planned to drop off the
82 \$4,500 check either the next day or the following week, and that they accepted all terms and conditions set by
83 the Board at the September meeting.

84 Chairman Belyea stated that the pavers took the initiative to help repair the roads under the contract
85 when they ran out of pavers, and he believed the payment should be approved.

86 On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved **the**
87 **Invoice from Elite Pavers for the additional bricks in the amount of \$2,400.00**, for the Cory Lakes
88 Community Development District.

89 Chairman Belyea reported that Lawson Courts had been slow to complete work under the June contract,
90 and residents had been unable to use the courts. Although they promised completion in January.

91 Mr. Babbar recommended waiting until January to see if the work were finished and, if not, sending a
92 letter requesting reimbursement and hiring a new vendor at no additional cost. Vice Chairman Apple and
93 Supervisor Acoff supported sending a preemptive letter with clear deadlines. Chairman Belyea noted the
94 company's history of delays, reinforcing the need for firm action.

95 On a MOTION by Mr. Apple, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved **that**
96 **a letter be sent immediately to Lawson Courts, indicating that a district action letter would be sent on**
97 **February 1, 2026 if the required work is not completed by January 31, 2026**, for the Cory Lakes Community
98 Development District.

99 D. Exhibit 4: Juniper – November 2025 Inspection Report

100 Mr. Small reported minor seasonal damage and completed cleanup along Morris Bridge, with winter
101 cutbacks planned next.

102 Supervisor Acoff asked about preparing sprinklers and landscaping for spring. Mr. Small said he would
103 tour the property in February and provide proposals in March for updates.

104 Supervisor Acoff suggested using the Cross Creek road work period to advance irrigation and
105 landscaping where possible. Mr. Small noted updates were mainly needed for risers and heads, while
106 underground systems were fine.

107 On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved **the**
108 **proposals from Juniper for Removal and Installation of New Material at the Entrance and Exit of the**
109 **Clubhouse and Removal of Dead Loropetalum from exterior of Capri Playground in the amount of**
110 **\$5,420.00, and \$9,245.00, respectively**, for the Cory Lakes Community Development District.

111 Supervisor McIntyre raised concerns about visibility at the Canary Isle intersection, noting that some
112 residents had complained the plantings between the sidewalk and street blocked the view of oncoming traffic.

113 Mr. Small explained the original plantings were meant to screen backyards, were 20–25 years old, and
114 were only maintained on the district's side. Chairman Belyea and Mr. Engle confirmed the complaint related to
115 the plants between the sidewalk and street.

116 Mr. Small said the plants could either be removed entirely or trimmed, but they would regrow, and
117 flowering bushes required careful maintenance. Supervisor Acoff suggested assessing visibility for different
118 vehicle heights and validating the stop sign placement. Chairman Belyea requested that Mr. Engle and Mr. Small
119 review the situation and report back at the next meeting.

120 E. Exhibit 5: Steadfast – Waterway Inspection Report conducted on 12/01/2025

121 Supervisor Acoff asked why Pond 10 had degraded because it was in good condition on October.

122 F. JCS Investigation

123 Mr. Engle reported 190 incident reports and 89 meeting requests since the last meeting, mostly resident
124 issues, 22 parking violations, and increased vehicle accidents. A cyclist was hit at the Canary Isle intersection;
125 Tampa PD cited the driver. There were minor fender benders, mailbox damage, and gate incidents, plus unsafe
126 driving near the basketball court and Morris construction area.

127 Discussion followed on wrong-way traffic and signage. Mr. Engle noted some drivers bypass lanes using
128 QR codes, which are supposed to be disabled. Board members suggested reviewing signage for safety and
129 addressing QR code misuse. Supervisor Acoff raised concerns about public roads being used without city
130 support, and Mr. Krause agreed to contact the City of Tampa.

131 Mr. Engle reported that a resident was arrested by Tampa PD after an incident at the Cross Creek booth.
132 The resident became upset when the guard couldn't quickly confirm residency, threatened the guard verbally,
133 and broke the gate arm while backing his vehicle from the visitor lane into the resident lane. At the time, the
134 guard didn't know the resident and was attempting verification.

135 Supervisor McIntyre recommended sending the resident a letter citing the damage and suspending
136 access for 30 days. Supervisor Aliaga suggested adding a distinctive set of stickers for quicker verification.
137 Chairman Belyea and Supervisor Acoff emphasized guard safety and reviewing procedures to prevent aggressive
138 encounters.

139 Mr. Engle reported a disturbance on 1128 at a Java Isle house party with 30–40 minors, no adults present.
140 A 19-year-old female was unable to walk and was taken by a responsible adult after TPD and EMS responded.
141 Supervisor Aliaga stressed notifying the property owner to address minor violations, but Mr. Krause noted JCS
142 was not responsible for owner outreach.

143 Mr. Engle also reviewed AM rover activity: 86 of 109 incident reports occurred during daytime hours.
144 Chairman Belyea suggested continuing the AM rover for another 30 days, with monthly evaluations.

145 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved **to**
146 **extend the a.m. rover for 30 days in the amount of \$4,800.00**, for the Cory Lakes Community Development
147 District.

148 Supervisor Acoff stated that the Board should communicate with the community to determine whether
149 the additional rover provided value and share the level of service being provided. Chairman Belyea suggested
150 notifying residents, along with the Envera update, that the additional rover had been in place for 60 days and
151 would continue for another 30 days. Incident levels were similar month to month and noted that rover activity
152 also included maintenance reports not reflected in incident totals.

153 Discussion followed regarding budget impacts and security coverage during the Cross Creek
154 construction. It was explained that the proposed staffing plan represented the minimum coverage needed to
155 manage traffic and safety during closures. Board members discussed options to reduce costs but agreed that
156 maintaining guard presence was necessary. The Board directed that the Cross Creek road be closed while
157 keeping a guard stationed at the entrance to ensure safety and control access.

158 It was explained that during construction, non-residents attempting to cut through the community were
159 turned around and could not pass through. Vice Chairman Apple expressed concern about residents being
160 delayed during peak morning travel. Supervisor Acoff stated that traffic control should involve law enforcement,
161 and it was noted that Tampa PD had been contacted following the prior meeting.

162 Chairman Belyea clarified that having a QR code did not guarantee access, and it was recommended
163 that residents be notified not to share QR codes. Recent gate arm damage was repaired quickly in house, and
164 temporary communication issues required manual verification for a short period, which were later resolved.

165 G. Envera

166 Mr. Morris noted that overriding the automatic gate system requires a PLC upgrade, as the current
167 system could not be configured for that. Chairman Belyea asked for a cost estimate, and Ms. Tonkin said she
168 would provide it and prepare the automation database cleanup in January.

169 The cleanup would ask residents to validate their visitor lists without deleting any existing entries. Ms.
170 Tonkin confirmed residents would see only their own lists, and "Admit All" was not recommended. Supervisor

171 Acoff confirmed the system is generally functional, though Mr. Morris noted a driver's license scanner issue
172 that would need coordination with JCS to ensure everything works properly. Cameras are monitored through
173 middleman software, and technicians perform resets when needed. Speed-monitoring devices are being
174 reviewed.

175 Chairman Belyea directed Mr. Engle to send a Constant Contact email to residents notifying them that
176 the Envera database cleanup would occur on January 15, with multiple reminders to ensure accurate updates.
177 Mr. Morris confirmed the gym door is now fully functional.

178 **SIXTH ORDER OF BUSINESS – POA Reports**

179 There being none, the next item followed

180 **SEVENTH ORDER OF BUSINESS – Financial Items**

181 A. Exhibit 6: Consideration/Acceptance of November 2025 Unaudited Financial Statements

182 1. Variance Report, Prepaid Expenses, and Project List

183 Supervisor McIntyre asked for an update on the FY 2026 budget amendment to include weir costs. Ms.
184 Valentin said the amendment would be brought to the next meeting after coordination with the budget analyst,
185 as previously agreed by the Board.

186 Vice Chairman Apple noted the current budget shows no amount for the weir line item, causing expenses
187 to exceed revenues as costs are paid. Ms. Valentin explained the amendment would use reserved fund balance
188 to properly fund the weir costs, including the main expense and additional riprap.

189 Chairman Belyea clarified the weir was funded by a loan, not CDD fees. Board's goal is to clearly set
190 aside the weir funds and show exactly where they are and what they are for.

191 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved to
192 **amend the budget to include the Weirs in the FY 2026 Budget and bring to the Board in January**, for the
193 Cory Lakes Community Development District.

194 Supervisor Acoff questioned the \$52,000 tennis court line item, stating it had already been paid and
195 should not appear as a pending cost. Ms. Valentin explained that although payment was made, the expense would
196 be recognized in FY 2026 because the project is not yet complete, and Vice Chairman Apple clarified that it is
197 treated as a prepaid asset that moves to an expense once the project is completed.

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

200 **EIGHTH ORDER OF BUSINESS – Business Items**

201 A. Exhibit 7: Review: Revised Policies and Procedures

202 On page 15, the "Tennis and Pickle Ball Reservation Policy" section would be struck and replaced with
203 the current policy section, and items 1 through 11 under that section would be removed. The "Tennis Court
204 Policies" section would remain unchanged, including items 1 through 8. On page 16, under Basketball,
205 Volleyball, and Hockey Court Policies, item 4 would be revised to change "15" to "14," all references to court
206 reservations would be removed, and item 3, including sub-items A and B, would be deleted. The Playground
207 and Pocket Park Policies and Pets and Animal Policies would remain unchanged. On page 17, the Parking and
208 Towing Policies would remain unchanged. On page 19, the Fishing and Pond Policies would remain unchanged,
209 while under Lake, Beach, Dock, and Boat Ramp Policies, item 1(b) would be revised to change "with the POA"
210 to "at the CDD Office," and item 2 would be changed from "before sunset" to "to 10:00 p.m." On page 20, the
211 Natural Buffer Areas Policy Statement would remain unchanged. On page 21, Renters' Privileges would remain

212 unchanged, Security Bar Code Fees would be revised to remove the dollar amount and instead read, “A fee is to
213 be paid for Patron security bar code,” and the Annual User Fee would remain unchanged.

214 Supervisor McIntyre noted the district is legally required to have a records management policy and
215 asked how to address it. Chairman Belyea suggested checking with Mr. Babbar first to confirm the requirement
216 before deciding on a resolution or policy update.

217 Supervisor McIntyre reviewed the changes to the suspension and termination of privileges policy, noting
218 documentation and violation rules were fine but section four was overly simplified. He preferred the previous
219 three-level system allowing the manager to act without Board approval for minor offenses, while longer
220 suspensions or terminations would come to the Board. The Board agreed to revert section four to the old page
221 seven rules, keeping the appeal process and noting the minor/adult distinction was unnecessary.

222 Supervisor McIntyre reviewed the changes to the Suspension and Termination of Privileges, noting
223 violation, and documentation of violations were fine but section for suspension was overly simplified. She
224 preferred the previous three-level system allowing the manager to act without Board approval for minor offenses,
225 while longer suspensions or terminations would come to the Board. The Board agreed to revert number four to
226 the old page seven rules, keep the appeal process, and noted the minor/adult distinction was unnecessary. The
227 Board also agreed that Mr. Krause should ask Mr. Babbar about the record management requirement.

228 Throughout the document, all references to “Clubhouse Manager” shall be changed to “Facilities
229 Manager.” Additionally, on page 7, a new item, number 38, would be added to state: “No outdoor grilling or
230 fires are permitted.”

231 B. Exhibit 8: Ratification of FY 2026 Insurance Policy – Florida Insurance Alliance - \$77,236.00
232 (Premium)

233 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board ratified **the**
234 **FY 2026 Insurance Policy from Florida Insurance Alliance in the amount of \$77,236.00**, for the Cory Lakes
235 Community Development District.

236 **NINTH ORDER OF BUSINESS – Approval of Minutes**

237 A. Regular Meeting & Closed Session: November 20, 2025
238 1. Exhibit 9: Summary of Motions
239 2. Exhibit 10: Meeting Minutes

240 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved
241 **the Regular Meeting, & Closed Session: November 20, 2025 Meeting Minutes**, for the Cory Lakes
242 Community Development District.

243 3. Exhibit 11: Action Item List as of December 11, 2025
244 4. Exhibit 12: Contract List as of December 11, 2025

245 **TENTH ORDER OF BUSINESS – Staff Reports**

246 A. Facility Manager

247 The discussion focused on the monument and fountain lighting. For the monument lights, Don
248 Harrison’s proposal replaces all lights, which are outdated and not GFCI-compliant, while Blue Wave only
249 proposed fixing the 17 damaged lights out of 44. A quote from Don Harrison for just the damaged lights could
250 provide an apples-to-apples comparison. Regarding fountains, a separate proposal for Tigris Aquatics Services,
251 which is significantly more expensive than Steadfast, was presented for the Morris Bridge and Cross Creek
252 entrance fountains, which are currently not working.

253 The discussion was about full outdoor speakers. The proposal is for five JBL speakers, similar to the
254 ones used in malls, for both music and announcements around the pool. Wiring and electrical work would be
255 included, making this the most cost-effective option. The system supports radio, Bluetooth, and tablet control.
256 Supervisor Aliaga asked about quotes, and it was noted that only one quote was obtained so far, while an audio-
257 visual company estimated \$6,000.00–\$9,000.00 for a comparable setup.

258 The discussion covered holiday event upgrades. Drone shows would require 50–100 drones at about
259 \$100 per drone, while the cheapest laser light show would cost \$3,000. The Board noted there's \$18,000 in the
260 annual budget for events like Fall Fest, Spring Fest, or Halloween activities. Supervisor McIntyre mentioned a
261 contact who might help sponsor the cost. The Board reached a consensus to table the decision on the holiday
262 lights for now.

263 1. Exhibit 13: December 2025 Report
264 2. Discussion: Shrubbery Height (Canary Isle/Cory Lake Dr.)
265 3. Consideration/Approval of Proposals:
266 a. Exhibit 14: Steadfast – LED Lights for Fountains 1 and 2 - \$5,655.00 – *This item
267 was brought back from the last meeting*

268 On a MOTION by Mr. Apple, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the
269 **proposal from Steadfast for LED Lights for Fountains 1 and 2 in the amount of \$5,655.00**, for the Cory
270 Lakes Community Development District.

271 b. Tigris Aquatic Services
272 i. Exhibit 15: Lake Fountain Lights (Cory Lake Dr & Morris Bridge Rd) -
273 \$8,747.98
274 ii. Exhibit 16: Fountain/Aeration Repair & Maintenance (Pond 1 & Pond 4a)
275 - \$350.00
276 c. Exhibit 17: Swipe – Roof Cleaning - \$2,490.00 – *This item was brought back from
277 the last meeting*

278 The discussion centered on roof repairs. Roof X, which did previous work in 2021, could replace missing
279 or damaged shingles on the guard booths, Beach Club, and other buildings they serviced. Two options were
280 presented: repair for \$8,500 (tiles might not match due to availability) or full roof replacement for \$47,500. It
281 was recommended to obtain additional quotes, and Supervisor McIntyre suggested filing an insurance claim.

282 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved
283 **the Roof Cleaning in the amount not to exceed of \$3,000.00**, for the Cory Lakes Community Development
284 District.

285 Supervisor Acoff noted that the islands along Morris Bridge, particularly around the curves near the
286 guardhouse, look dirty. He asked to get quotes for cleanup work to improve the appearance from the guardhouse
287 out toward Morris Bridge Road, calling the current condition concerning.

288 d. Exhibit 18: Pye Barker – Fire Suppression and Extinguisher Inspection - \$614.00
289 – *This item was brought back from the last meeting*

290 The system currently only covers the kitchen, not all fire extinguishers as initially intended. Since the
291 stove has been removed, the Board questioned whether the suppressant system is still required. The options are
292 to either keep it in place or fully remove it, both of which could be costly. The \$615 fee was just for the annual
293 maintenance, which won't be charged this time. Vice Chairman Apple emphasized that a quote is needed for
294 removal, and compliance with the fire marshal is required since it's a government facility.

295 e. Exhibit 19: Enos Executive – Clean, Repair, & Paint Bridge and Signs (Cachet
296 Isle) - \$10,500.00

297 B. District Manager: Kai

298 1. Exhibit 20: Update FEMA

299 Mr. Krause updated that FEMA claims for landscaping, fencing, tennis court, and Morris Bridge repairs.
300 Delays are due to repeated eligibility checks. Supervisor Acoff stressed staying persistent and monitoring
301 closely.

302 2. Exhibit 21: District Goals & Objectives: Annual Performance Report

303 On a MOTION by Mr. Apple, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board accepted the
304 **District Goals & Objectives: Annual Performance Report**, for the Cory Lakes Community Development
305 District.

3. Exhibit 22: FY 2026 Meeting Schedule

307 4. Quorum Check for Regular Meeting and Closed Session – 01/15/2026 at 6:00 p.m.

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

310 Ms. Avula requested permission to film a 19-minute indie student-run film at the Playhouse for three
311 nights: December 21, December 22, and January 1. The filming would occur mostly at night to minimize resident
312 disturbance, with no stunts, special effects, or street closures. They have liability insurance, bring their own
313 equipment and generators (with mufflers for sound), and plan to credit the community in the film. The Board
314 was made aware of the schedule, scope, and precautions to limit impact on residents. Ms. Avula said the film is
315 a local student project in progress for two years. Vice Chairman Apple noted it's limited in scope, resident-led,
316 and fine if noise is controlled and insurance/legal requirements are met. Supervisor Acoff expressed full support
317 for the project but raised a broader concern: how to handle future requests that might differ, stressing the need
318 to manage the bigger picture while still encouraging creativity.

319 On a MOTION by Ms. McIntyre, WITH NO SECOND, the Board rejected to approve the request for a student
320 film project to take place at the Cory Lake Isles Playground, pending Counsel and the insurance
321 company's approval, for the Cory Lakes Community Development District.

322 Vice Chairman Apple made another motion.

323 On a MOTION by Mr. Apple, WITH NO SECOND, the Board rejected to approve the request for a student
324 film project to take place at the Cory Lake Isles Playground, subject to legal approval, for the Cory Lakes
325 Community Development District.

326 Chairman Belyea made another motion.

327 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved
328 the request for a student film project to take place at the Cory Lake Isles Playground, subject to counsel
329 and legal approval, for the Cory Lakes Community Development District.

330 A resident requested a waiver to host a community chess tournament, expanding it to include children
331 as well as adults. The proposal is to hold the event quarterly, using their own chess Boards and clocks, with no
332 food provided, for up to about 40 residents. Each tournament would last approximately six hours, with the first
333 one planned for January 17.

334 On a MOTION by Mr. Apple, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the
335 **use of the Clubhouse for the Chess Tournament to be held at the Clubhouse, four times per year for six**
336 **hours**, for the Cory Lakes Community Development District.

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

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

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

341 A. Open Closed Session

342 *The closed session was not held.*

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

345 1. Envera

346 2. JCS Investigations

347 C. Close Closed Session

348 **FOURTEENTH ORDER OF BUSINESS – Adjournment**

349 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board adjourned
350 **the meeting at 9:43 p.m.**, for the Cory Lakes Community Development District.

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

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

356

Signature

Signature

357

358

Printed Name

Printed Name

359 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman

EXHIBIT 11

AGENDA

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

AS OF 01/08/2026 05:00 PM

# of task item	DATE OPENED - Insert Date	PRIORITY - Choose From Drop Down	DELIVERABLE/FOCUS	OWNER	TARGET DATE - Insert Date	STATUS - Choose from drop down	DATE CLOSED - Insert Date	NOTES
1	10/16/25		Work with SS on proposals for next month relating to Landscaping Needs	Field Services		Ongoing		
2	10/16/25		Contact ENVERA to deactivate QR Codes at gates	Field Services				
3	10/16/25		Add Reflective sign on chain at Boat Ramp to improve night vision of chain	Field Services				
4	10/16/25		Look into new gate parts due to older parts at gate, to keep current vendor	Field Services				
5	10/16/25		Get updated Quote for Fingerprint Reader from ENVERA (only 1, as ENVERA will pay for second reader)	Field Services				
6	10/16/25		Review video to see if we can determine who broke the fingerprint reader	Field Services				
7	10/16/25		Contact Previous roofer for warranty information on Beach Club roof	Field Services				
8	10/16/25		Put JCS Security on the MEETING AGENDA just before ENVERA (reverse the current order of reports)	District Manager		Completed		See November agenda
9	10/16/25		Send COUNSEL LETTERS to three (3) residents	District Manager		Completed		
10	10/16/25		Present Board with list of contracts, amounts, and addendum items for CONTINUATION MEETING 10/27/25	District Manager		Ongoing		
11	10/16/25		Reach out to Finance re: ENVERA paying \$600 for costs associated with Spectrum	District Manager		Ongoing		LK sent email to staff 10/17/25 at 10 p.m.
12	10/16/25		Continue meeting to 10/27/25 at 6 p.m. at the Beach Club (update website)	District Manager		Completed		
13	10/27/25		Work together on streetlights/TECO lease agreements	Field Services		Ongoing		
14	10/27/25		Kai to provide GENERAL LEDGER to Board each month	Accounting		Ongoing		
15	10/27/25		Send community email re: Weir Project Underway	Field Services		Completed		DE Sent 10/28/25
16	10/27/25		Have someone from Accounting call in to each meeting	Accounting		Ongoing		
17	11/20/25		Set up meeting with Engineer, Supervisor Acoff, Elite Pavers, himself to go over paving	Field Services		Ongoing		
18	11/20/25		Reach out to Engineer to become Road Paver Project Manager, or designate a PM from his firm	Field Services		Completed		Charles confirmed to take on project
19	11/20/25		Work with Chmn. Belyea and Envera on messaging to the community re: purging and updating contacts and visitor lists.	Field Services		Ongoing		
20	11/20/25		Reach out to SWFWMD re: repairing fence of theirs (may work with Steve Small from Juniper on specifics)	Field Services		Ongoing		Met with Steve and walked Areas. Awaiting a response from SWFWMD
21	11/20/25		Look into additional traffic control options for holidays and road pavers project resumption	Field Services				Need to have a Date of when the work will be started
22	11/20/25		Set DECEMBER meeting up old way (giant "L" with Board facing audience)	Field Services		Ongoing		
23	11/20/25		Get competitive bids for lights for ponds to NEXT MONTH	Field Services				
24	11/20/25		Work with Chmn. Belyea to purchase furniture for the Amenity Center	Field Services		Ongoing		
25	11/20/25		Reach out to Lawson Courts for update on when they will start resurfacing	Field Services		Ongoing		
26	11/20/25		Research SOLAR LIGHTING options for streetlights	Field Services				
27	11/20/25		Add FEMA update to Dec. meeting agenda	District Manager		Completed		See December agenda
28	11/20/25		Move Steadfast and Juniper up on agenda presentations, to just after Counsel	District Manager		Completed		See December agenda
29	11/20/25		Bring back Steadfast Pond Lighting proposal to Board NEXT MONTH	District Manager		Completed		See December agenda
30	11/20/25		Send list of unpaid invoices to Board	District Manager		Completed		Sent 11/21/25 at 8:27 a.m.
31	11/20/25		Reach out to Lawson Courts about getting them done					
32	11/20/25		Fix minutes from October 16 meeting to REMOVE Boat Parade from Line 346 on page 121 of the meeting packet; also need to update the motions summary accordingly	District Manager		Completed		
33	11/20/25	Page 70/90	Get update from EGIS on falls/sidewalks and settlements over last 3 years; send to Supervisors	District Manager		Completed		

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

AS OF 01/08/2026 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
34	11/20/25		Bring back Swipe Roof Cleaning Proposal NEXT MONTH	District Manager		Completed		See December agenda
35	11/20/25		Bring BUDGET AMENDMENT re: Weirs to NEXT MONTH	District Manager		Completed		See December agenda
36	11/20/25		Send WORD doc of Policies and advise Board start page/area for Dec. meeting	District Manager		Completed		
37	11/20/25		Consult Counsel on disposal of old pool and patio furniture considered worthless	District Manager		Ongoing		Sent email to counsel 11/21/25 at 12:28 a.m.
38	12/18/25		Check with Counsel on disposal of old pool and beach club furniture	District Manager		Ongoing		LK sent email to counsel 12/20/25
39	12/18/25		Update Policies and send to Counsel for review	District Manager		Ongoing		Sent 12/20/25
40	12/18/25		Contact Tampa re: road assistance for passthrough due to Morris Bridge Closure	District Manager		Ongoing		
41	12/18/25		Amend budget to include WEIRS and bring back to January Meeting	District Manager		In Process – Being Reviewed by Staff		
42	12/18/25		Update Action Item List for Jan. Meetings	District Manager		Completed		See Jan 2026 agenda
43	12/18/25		Update Contract List for Jan. Meetings	District Manager		Completed		See Jan 2026 agenda
44	12/18/25		Send letter to resident re: broken gate arm	District Manager		Completed		
45	12/18/25		File Insurance Claim on damaged Pool House Roof	District Manager		In Process – Being Reviewed by Staff		LK reached out to EGIS 12/19/25; EGIS responded 12/19/25
46	12/18/25		Bring back Cachet Isle Bridge Cleaning proposal (Ex. 19) to Jan. meeting	District Manager		Completed		See Jan 2026 agenda
47	12/18/25		Send ENVERA cost UPGRADE to Board when received by Ashely with ENVERA	District Manager		In Process – Awaiting Response from Vendor		
48	12/18/25		Assist Student group with filming via proper documentation and indemnification	District Manager		Completed		LK sent email to Counsel 12/19/25; Counsel sent response and forms 12/19/25
49	12/18/25		Compose/send letter to Lawson Courts by Jan. 1, re: District's intentions if courts are not completed by end of January	District Manager		Ongoing		
50	12/18/25		Get quotes to have other areas cleaned in addition to roof cleaning	Field Services		In Process – Awaiting Response from Vendor		
51	12/18/25		Advise Elite Pavers of Notice to Proceed with Cross Creek paver work	Field Services		Completed		
52	12/18/25		Send Constant Contact email to community: advise community of Cross Creek entrance closure for pavers; 2 weeks notice and follow-up.	Field Services				
53	12/18/25		Need to notify Tampa of Road Closure at Cross Creek for Pavers	Field Services				
54	12/18/25		Reach out to Solitude re: Pond #10 degradation from last month	Field Services		Completed		
55	12/18/25		Confirm with ENVERA that QR codes are NOT ACTIVE; deactivate them if they are active	Field Services		Ongoing		
56	12/18/25		Send Constant Contact email to community: Jan 15th as dump date for ENVERA information	Field Services		In Process – Awaiting Response from Vendor		
57	12/18/25		Get quotes to have kitchen area fire suppressant system removed	Field Services		In Process – Awaiting Response from Vendor		
58	12/18/25		Work with resident re: chess tournament 4 times a year at beach club	Field Services		Completed		
59	12/18/25		Provide JCS Plan for construction/pavers project	Field Services		Ongoing		

EXHIBIT 12

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 \$4,800.00 (rover extention)	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 \$33,000.00 (additional rip rap)				Ongoing
30	Insurance	Florida Insurance Alliance							Ongoing
31	Pavers	Elite Pavers	8/21/25	-	\$160,278.66 \$2,400.00 (additional bricks)				Awaiting
32	Pest Control	Arrow Exterminators	3/25/25	-	\$195/month				Ongoing
33	Door Repairs	Atlas		-	\$2,226.05				Awaiting
34	Pump	Hawkins Service		-	\$2,785.82				Awaiting
35	Landscape Lighting	Blue Wave Lighting		-	\$5,725.00				Awaiting
36	Towing	Target		-					Ongoing
37	Fence	New Tampa		-					Awaiting
38	Cushions	Wicker Paradise		-	\$5,364.00				Awaiting
39	Detectable Warning and Hazard Repair	Roadway Concepts (Top Guard)		-	\$22,995.20				Awaiting
40	Rust Control	Suncoast		7/17/25	\$475/month/well				Awaiting
41	Printer Lease Agreement	Boring		-	\$232.16/month				Ongoing
42	Refinishing of Tennis, Basketball, and Pickleball Courts	Lawson		-	\$52,800				Awaiting
43	Air-Conditioning Unit (Guard Shack)	Air Masters		-	NTE \$8,000				Awaiting
44	Paint	Enos			\$49,500 \$14,700				Awaiting
45	Playground	Playworx			\$23,247.12				Awaiting
46	Framing, Handrail	Timber Intentions			\$7,610				Awaiting
47	Framing Repair				\$23,040				Awaiting
48	Window Tint	SolarTek			\$19,508				Awaiting
49	Pool Furniture	Florida Patio			\$4,542.95				Awaiting
50	Water Fountain (Electrical Work)	Don Harrison			\$17,900.00				Awaiting
51	HVAC	Strategic Air Conditioning			\$15,525.00				
52	Maintenance Contract to HVAC				\$2,864.00				Awaiting
53	Gates	Gate Tech			NTE \$2,010.36				Awaiting
54	Volleyball Court (Sand)	RyCo Enterprises			\$5,400.00				Awaiting

EXHIBIT 13

AGENDA

Agenda Proposal Items:

- YKV Living
- Stagnant Water Holding Areas – Barbados and Potentially Other Streets
 - Elite Pavers
 - Quote: **\$2,500**
- Cachet Isle Bridge Painting
 - Quote: **\$10,500**
- 1-Swipe Street Cleaning
 - Street Curb Cleaning: \$
- Verizon
 - (2) Lines / (1) Tablet - Cancellation
- Events Calendar / Price Breakdown

Agenda Planned / In Progress Items:

- Elite Pavers - Roadway Pavers Project
 - Plan is to begin on Cross Creek on **03/09**
 - They are working on Permitting and Re-Ordering Materials
 - Office working on contacting important contacts to notify them of the closure.
- Weir Project:
 - Charles Reed to provide update.
- Lawson Courts:
 - Started: 11/24
 - Supposed to be completed by end of January
- Beach Club Furniture Replacement:
 - (4) Couches have been ordered.
 - (3) will be delivered on **01/16**
 - (1) Backordered and awaiting delivery date
- Steadfast:
 - Fountain #1 & #8 - Light Replacements
- New Tampa Fence:
 - Weir Fence – Waiting for standing water to clear.
- Evans Custom Docks:
 - Awaiting Quote to Fix the Floating Dock
- Kitchen Hood System Removal: Awaiting Quotes
- Everything in **Yellow** on Tracker (Next Page).

Completed	In Progress	Paused/On Hold
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Office	Created Hurricanes - EAP	8/1/2025	<i>Awaiting Updates from Board</i>
Roadway Concepts	Sidewalk & ADA Mats Repairs - Phase 1	8/1/2025	
SolarTek	Beach Club Window Tinting	8/1/2025	
Fitness Services	Treadmill Repair	8/1/2025	
New Tampa Fence	Fencing Work: Tennis Court & Morris Bridge	8/1/2025	
Bandu	ADA Pool Lift Chair	8/1/2025	
Facilities	Beach Club - Pillars Painting	8/1/2025	
Timber Intentions	Fix Deck (one side) on Beach Club Dock	8/1/2025	
Bandu	Black Algae Treatment	8/1/2025	
Facilities	Center Street Planters Curbs painted Yellow	8/1/2025	
CIO Tech	New Computers & Copiers	8/11/2025	
Air Masters	Gym AC Work	8/12/2025	
Facilities	Paint All Baseboards in Beach Club	8/15/2025	
Facilities	Paint Curbs & Posts Yellow	8/20/2025	
Facilities	Replace & Install 25mph Signs	9/1/2025	
Facilities	Replace Small Soccer Goals	9/1/2025	
Facilities	Fixed Hockey Fencing	9/1/2025	
Office	Updating All Files	9/1/2025	
Office	Updated BCR & PPR Documents	9/1/2025	<i>Awaiting Updates from Board</i>
Office	Updating Morpho System (FPs)	9/1/2025	
Office	Review FL Insurance Alliance and Update	9/1/2025	
A1 Seamless	Gutter Work	9/9/2025	
PlayWorx	Playground Equipment Repairs	9/10/2025	
Day Metals	Chimney Work	9/10/2025	
Facilities	Add New Crosswalk Signs	9/11/2025	
Facilities	Add New Bus Stop Signs	9/11/2025	
Facilities	Install Solar Lights - Pool & Flag Pole	9/15/2025	
Facilities	New Pet Waste Bins	9/24/2025	
Facilities	Replace Soccer Nets	9/28/2025	
Gate Tech	Replaced Gate Arm - Cross Creek	9/28/2025	
Don Harrison	Electrical Work - Fountains	9/29/2025	
Facilities	Replaced Boat Chain and Locks	9/29/2025	
Tampa Bay Septic	Septic Tanks Cleaned - Both Guards Booths	9/29/2025	
Don Harrison	New Maxim Scone Lights	9/30/2025	
Facilities	Add New Pole Pads - Basketball & Volleyball	9/30/2025	
Facilities	Sandbags for Soccer Nets	9/30/2025	
Enos Painting	Pool House	9/30/2025	
Don Harrison	Electrical Work - Pool AC	10/1/2025	
Facilities	Benches and Picnic Tables Cleaned	10/1/2025	
Facilities	Flag Pole Repaired - Not Raising the Flags	10/1/2025	

Strategic Air	New Pool AC	10/3/2025	
Elite Pavers	Pavers - Cross Creek & Cory Lake Dr.	10/3/2025	<i>Cross Creek Entrance: ?</i>
Enos Painting	Beach Club	10/6/2025	
Mark Carnes	Fix Volleyball Court	10/7/2025	
Facilities	Fix Lape Lane Buoys	10/7/2025	
Fast Track	Drywall Repair	10/9/2025	
Facilities	Painting all Benches and Picnic Tables	10/10/2025	
Facilities	Replace Dock Rope	10/10/2025	
Facilities	Install New Pickleball Nets	10/10/2025	
Servicore Clean	Window Cleaning (Quarterly)	10/13/2025	
Enos Painting	Repair Stucco on Cross Creek Tower	10/14/2025	
Enos Painting	Repair Fascia on Cross Creek Guards Booth	10/14/2025	
Gate Tech	Replace Motor and Parts at Cachet Isle Gate	10/15/2025	
Facilities	Install Dog Waste Signage	10/17/2025	
Enos Painting	Repair Fascia on Morris Bridge Guards Booth	10/20/2025	
Cary Company	Pool Replacment Trash Cans	10/20/2025	
Hecker Construction	Weir Project	10/20/2025	
Gate Tech	Gate Access Fix - Cachet Isle	10/20/2025	
Facilities	Paint the Pool Restroom Ceilings and Doors	10/21/2025	
Facilities	Install Pavers and Mulch at Playground	10/22/2025	
Enos Painting	Monument Signs	10/22/2025	
Enos Painting	Guards Booths	10/22/2025	
Gate Tech	Fix Exit Gate - Morris Bridge	10/23/2025	
Facilities	Painted All Black Pool Railing	10/23/2025	
Facilities	Repair Pool Step Damage	10/23/2025	
Facilities	Clean the vents in the restrooms	10/24/2025	
Bandu	Install Pool Heaters	10/27/2025	
Gate Tech	Amenities Gate Movement	10/27/2025	
Timber Intentions	Deck/Dock Replacement	10/31/2025	
Facilities	Install New Volleyball Net	10/31/2025	
Facilities	Install Electrical Panel Signage	10/31/2025	
Gate Tech	Replace Gate Arm - Morris Bridge	11/3/2025	
Facilities	Install Low Clearance Signs - Beach Club	11/3/2025	
Facilities	Install Handicap Signage	11/4/2025	
Strategic Air	Cross Creek Guard Booth - AC Unit	11/5/2025	
Facilities	Install Dock and Lake Signage	11/5/2025	
Facilities	Install Playground Signage	11/5/2025	
Facilities	Guards Booths - Toilet Seat Replacements	11/6/2025	
Gate Tech	Fix Entrance Gate - Morris Bridge	11/6/2025	
Office	Update CDD Welcome Packet	11/7/2025	
Facilities	Yard Debris/Trash Removal	11/7/2025	
FL Patio Furniture	Pool Replacement Furniture	11/10/2025	
FL Patio Furniture	Pool Replacement Couches	11/10/2025	

Facilities	Remove any staples or decorations left on the rentable spaces	11/10/2025	
Facilities	Clean all canister lights	11/12/2025	
Facilities	Reset/Organize Facilities Room	11/13/2025	
Facilities	Painting all FP Readers/Scanners Poles	11/19/2025	
Office	Fix Audio Issues for CDD Meetings	11/20/2025	
Facilities	Fix Front Door - Beach Club	11/20/2025	
Facilities	Install Low Clearance Signs and Bars - Guards Booths	11/21/2025	
Facilities	Painting all Sign Poles	11/21/2025	
Facilities	Install New Ceiling Fans at the Pool	11/23/2025	
Lawson Courts	Court Resurfacing	11/24/2025	
Facilities	Install New Basketball Net	11/24/2025	
Facilities	Fix Sliding Glass Door - Cross Creek Booth	11/24/2025	
Pye Barker	Fire Suppression and Fire Extinguisher Inspection	11/25/2025	
Facilities	Pressure Washing - Cross Creek Fence	12/1/2025	
Facilities	Pressure Washing - Cachet Isle Fence	12/1/2025	
Strategic Air	Preventative Maintenance Plan (Quarterly Service)	12/1/2025	
Roadway Concepts	Sidewalk Repairs - Phase 2	12/5/2025	
Office	Create Checklist for Pool Party Rentals	12/5/2025	
Enos Painting	Pool Slide Stairs Area Painting	12/9/2025	
Facilities	Outdoor Fresh Water Pipe Leaking	12/9/2025	
Facilities	Replaced Faded/Damaged Alligator Signage	12/9/2025	
Envera	Installed New FP Reader on Gym and Pool Entrances	12/17/2025	
Bay2Bay Plumbing	Outdoor Fresh Water Pipe Fix	12/18/2025	
Facilities	Re-Painting Outdoor Water Fountain	12/18/2025	
Facilities	Storage Sheds Organization - Top to Bottom	12/19/2025	
Facilities	Install Hose at Boat Ramp	12/26/2025	
Facilities	Fixed Broken Table at Morris Bridge Guard Booth	12/29/2025	
Facilities	Pressure Washing - Capri Isle Fence	1/2/2026	
1Swipe	Soft Washing of All Roofs	1/5/2026	
Servicore Clean	Quarterly Cleaning	1/13/2026	
Facilities	Cross Creek Boardwalk Painting	12/31/2026	
Bay2Bay Plumbing	Multiple Plumbing Fixes	6/1-9/1	
Hyoco	Wireless Ethernet Radios		Awaiting Quote
Facilities	Install Pavers behind Tennis Courts		
	Boat Repair		Awaiting Estimates
Facilities	Add Bulletin Board to Tennis Court areas		
Office	Transfer All Files to Electronic Copies		
Don Harrison	Pool Speaker System		
	Shade for Tennis Courts - Retractable?		
New Tampa Fence	Weir Fencing		Waiting for Water to Dry (Winter)

Office	Develop Par Levels for Inventory		
Office	Update Phone Voicemail		
Office	DEVELOP SOP's		
Facilities	Oil Change - All Vehicles		
Office	OSHA Binder		
Facilities	Paint all Light Poles and Stop Sign Poles		
	Turf Replacement - Beach Club Playground		
Facilities	Furniture Count		
Facilities	Replace Water Fountain Filters		<i>Awaiting Order</i>
Facilities	Deep Clean all safety equipment (aeds, tubes, etc)		
Facilities	Fire Extinguisher Check List and Replacements		
Signarama	Signage around Beach Club		<i>Awaiting Updates from Board</i>
Evans Custom Docks	Fix Dock Floatation Device		<i>Awaiting Quote</i>
Facilities	Pool Filter Covered Structure		
Don Harrison	Replace All Monument Lights		<i>Awaiting Approval</i>
Facilities	Fix Dasher Boards on Hockey Rink		
Star Environmental	Lift Station - Bulb/Alarm/Breaker Replacement		<i>Scheduled during January</i>
Enos Painting	Cachet Isle Bridge and Monuments		
RoofX	Roof Tile Replacements		
Blue Wave	Replace All Monument Lights		<i>Awaiting Approval</i>
Facilities	Re-Painting Benches and Poles on Courts		
Steadfast	Fountain Light Replacements		<i>Scheduled during January</i>
Facilities	Paint Black Fencing Around Pool		
Facilities	Paint Gazebo on Cory Lake Dr. near Fountain		

EXHIBIT 14

AGENDA

PROPOSAL/CONTRACT

DATE 07/17/2025

ENOS EXECUTIVE PAINTING

Visit: www.EnosExecutivePainting.com

Call: 813.907.5444

Your referral is the greatest testament our business could ever receive.

NAME	Dane Engle	PHONE	813 986 1031	OTHER PHONE	513 869 0919
ADDRESS	100441 Cory Lake Dr.			GATE CODE	
COMMUNITY	Cory Lake Isle	SUBDIVISION		EMAIL	clibeachclub@corylakescdd.net

Job Description

Pressure wash, fill cracks, apply sealer and paint bridge at the Cachet Isle location \$10,500.00
Includes monument signs near the gates.

SherwinWilliams: Rain Refresh paint

Deposit \$3,500.00

Balance upon completion \$7,000.00

Credit Card +2.5%	DEPOSIT FOR MATERIALS <u>ARE</u> INCLUDED	DEPOSIT FOR MATERIALS <u>NOT</u> INCLUDED	BALANCE DUE UPON COMPLETION
		APPROX.	\$

SIGNATURE OF OWNER/OPERATOR:

Mike Enos

I/We propose hereby to furnish labor-complete in accordance with above specifications.

ACCEPTANCE OF PROPOSAL:

The above prices, specifications and conditions are satisfactory and are hereby accepted. I authorized to work as specified and Payment to be submitted upon completion.
I authorize to have the balance processed with the credit card provided for the deposit payment if paying by credit card.

UNFORSEEN CONDITIONS: Should any conditions arise which could not be determined visually at time of proposal, the customer is responsible for any extra costs for the completion of such work. In some cases, irreversible damage cannot be repaired.

COLORS: Colors may be chosen by the client prior to commencement of work. Once received, these colors are considered to be the final. If, at any time, a color change or any additional work is requested, the customer will be responsible for additional costs required for labor and material expenses incurred on the original color.

PERSONAL PROPERTY: Contractor is not liable for rust areas and/or repairs/damages to screens, shrubs, plants, landscaping of any kind including objects in yard or attached to or on the property, this includes air conditioning units and pool pumps.

Contractor is not liable for repairs/damages to the interior of the property, this includes objects or items attached to property or present at time of painting. All objects/items, interior or exterior, need to be removed and landscaping, shrubs and bushes need to be trimmed away at least 12" prior to commencement of work. If your painting approval is mandatory by your HOA it is advised that you complete this process for approval even if the same color is being used. Application for approval is the responsibility of the home owner prior to painting. DEPOSIT: After receiving a deposit, materials will be purchased that are needed to complete the job therefore all deposits are non refundable.

LIMITED TWO YEAR WARRANTY - Our 2 year warranty covers the workmanship for the interior vertical painted surfaces as a result of any chipping, peeling, cracking, bubbling, blistering or flaking. Warranty excludes any damages to the painting caused by abuse; that could occur caused by moving of furniture, touching/closing freshly painted doors and damages caused by pets.



Our Painting Process

Your home is a major investment and it is important to keep it protected and preserved. Our company not only focuses on the aesthetic aspect of painting, but also uses high-quality products and proper techniques for long-lasting results.

ENOS EXECUTIVE PAINTING

www.enosexecutivepainting.com

PA2948, LP-09748



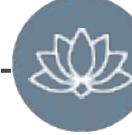
Pressure Washing

Our main objective while pressure washing is to eliminate mildew, chalking, and loose paint from the surface. We also pressure wash 2" below the ground level using a rotary tip to ensure water proofing and coverage to the entire exterior.



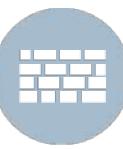
Ensuring Surface Quality

We do a complimentary inspection of the exterior and will notify you of any concerns that should be addressed prior to painting. Wood surfaces are prepared by sanding, scraping, spot priming, and filling holes. Rust areas are treated by sanding, grinding, and a Rustoleum application.



Protecting Your Landscape and Home

Non-painted surfaces such as landscape, floors, and windows are covered and protected.



Sealing Stucco Cracks

We apply an elastomeric textured patch to stucco cracks to ensure that they are not visible once the painting is completed. Additionally, caulking is applied around every window and door surround to further enhance the appearance and durability of the stucco.



High Quality Self Priming Paint

Using a high quality self priming paint is applied to the proper mil thickness of the manufacturers requirements. This helps to achieve the overall desired results.



Trained Painting Techniques

When applying the paint we use a sprayer in a left to right motion and a back roller to paint vertically. This technique is used to guarantee that the paint is evenly distributed and properly covers the intended surface.



Ask the right questions

When looking for a company to paint your home, it is important to compare the products being used and the quality of service provided. Asking the right questions can help you make an informed decision.

- Q - Do they ensure quality pressure washing to remove mildew and chalking prior to painting and offer a high quality self priming paint?
- Q - Do they shovel back the mulch/rocks and pressure wash below ground level around the perimeter to ensure a completed paint job?
- Q - Do they caulk around all windows and door surrounds?
- Q - Do they fill all cracks with textured stucco patch?
- Q - Do they include all aspects of the exterior? Ex- gutters, downspouts, fascia, soffit, and drip tab?

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PAINT RATING
CLASIFICACIÓN DE PINTURA

Best La mejor	✓✓✓✓
Better Mejor	✓✓✓
Good Buena	✓



EXTERIOR
EXTERIORES

\$

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Call: 813.907.5444

Appearance Apariencia	✓✓✓	✓✓✓	✓✓	✓✓	✓✓	✓
Easy to Clean Fácil de limpiar	✓✓✓	✓✓	✓✓	✓✓	✓✓	✓
Ease of Application Fácil aplicación	✓✓✓	✓✓✓	✓✓	✓✓✓	✓✓	✓✓
Durability Durabilidad	✓✓✓	✓✓✓	✓✓✓	✓✓	✓✓	✓
Moisture, Mold & Mildew* Resistance Resistencia a la humedad, el moho y los hongos*	✓✓✓	✓✓	✓✓	✓✓✓	✓✓	✓

*on the surface of the paint film
*sobre la superficie de la película de pintura

Sheen Availability & Price Per Gallon
Disponibilidad de brillo y precio por galón

FLAT \$121 ⁴⁹	FLAT \$98 ⁹⁹	FLAT \$93 ⁴⁹	FLAT \$86 ⁹⁹	FLAT \$72 ⁹⁹	FLAT \$56 ⁴⁹
SATIN \$124 ⁴⁹	SATIN \$101 ⁹⁹	LOW LUSTRE \$95 ⁴⁹	SATIN \$89 ⁹⁹	LOW LUSTRE/ SATIN \$75 ⁹⁹	LOW SHEEN \$59 ⁴⁹
GLOSS \$127 ⁴⁹	GLOSS \$104 ⁹⁹	SATIN \$96 ⁴⁹	GLOSS \$92 ⁹⁹	GLOSS \$78 ⁹⁹	SATIN \$59 ⁴⁹

EXHIBIT 15

AGENDA



Estimate

Date	Estimate #

Name / Address

Ship To

P.O. No.	Terms	Rep	Project

Description	Qty	Rate	Total
Top Patch® Synthetic Pavement Pro Kit (kit includes Top Patch premix, Top Patch aggregate, Top Patch Cure)			
Color: Agg Type:			
			Total



EXHIBIT 16

AGENDA

BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE**LOCATION:***Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647*

DATE	MEETING TYPE	TIME
October 16, 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
October 27, 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
November 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
December 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
January 15, 2026	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 19, 2026	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 19, 2026	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 16, 2026	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

May 21, 2026	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 18, 2026	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 16, 2026	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 20, 2026	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 17, 2026	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