

***CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package
Regular Meeting and Closed Session***

***Date/Time:
Thursday, February 19, 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, February 19, 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, February 19, 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](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. Business Items

A. Solicitation for Proposals for District Management Services

Exhibit 1

1. Exhibit A: Scope of Services

B. Presentation of District Management Services Proposals:

1. Access Management - \$59,400.00/yr

Exhibit 2

2. Governmental Management Services (GMS) - \$77,000.00/yr

Exhibit 3

3. Haven Management Solutions - \$70,000.00/yr

Exhibit 4

4. Inframark - \$67,267.00/yr

Exhibit 5

5. Rizzetta & Company - \$76,200.00/yr

Exhibit 6

6. Vesta - \$70,000.00/yr

Exhibit 7

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

IV. Discussion/Consideration of District Management Services Proposals

V. Vendor Updates

A. Elite Pavers

B. District Engineer: Johnson Engineering, Inc.

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

1. Update: 17923 Cachet Isle

D. Juniper

- 1. Post Cold Damage Letter **Exhibit 8**
- 2. Consideration/Approval of Proposals:
 - a. Replacement of Plant Material (Clubhouse) - \$5,420.00 **Exhibit 9**
 - b. Irrigation Repair (Antilles Isle) - \$225.87 **Exhibit 10**

E. Steadfast – February 2026 Waterway Inspection Report **Exhibit 11**

F. Envera

- 1. Consideration/Approval of Access Control Upgrade Proposal **Exhibit 12**
 - a. One-Time Total - \$15,021.20
 - b. Monthly Total - \$381.28

VI. POA Reports

VII. Financial Items

- A. Consideration/Acceptance of Unaudited Financial Statements with Variance Report, Prepaid Expenses, and Project List
 - 1. December 2025 **Exhibit 13**
 - 2. January 2026 **Exhibit 14**

VIII. Approval of Minutes

- A. Regular Meeting & Closed Session: January 15, 2026
 - 1. Summary of Motions **Exhibit 15**
 - 2. Meeting Minutes **Exhibit 16**
 - 3. Action Item List as of January February 12, 2026 **Exhibit 17**
 - 4. Contract List as of February 12, 2026 **Exhibit 18**

IX. 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.* **Exhibit 19**
 - b. William Acosta – Repair & Paint (Cachet Isle Bridge) - \$4,100.00 **Exhibit 20**

c. 1 Swipe – Pressure Cleaning (Cachet Isle Bridge) - \$750.00

Exhibit 21

d. A#1 Seamless – Repairs

i. Pool House - \$6,283.00

Exhibit 22

ii. Beach Club - \$12,951.00

Exhibit 23

B. District Manager: Kai

1. FY 2026 Meeting Schedule

Exhibit 24

2. Quorum Check for Regular Meeting and Closed Session – 03/19/2026 at 6:00 p.m.

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

XI. Supervisor Requests

XII. 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

XIII. Adjournment

EXHIBIT 1

AGENDA

Cory Lakes Community Development District
Solicitation for Proposals for District Management Services

1. General Information.

The Board of Supervisors ("**Board**") of the Cory Lakes Community Development District ("**District**"), a community development district ("**CDD**") located in the City of Tampa, Florida is soliciting proposals for the provision of district management services on a continuing basis ("**Proposals**"). The scope of such services is not covered by any competitive procurement thresholds or requirements. All proposers should be experienced in the professional management of CDDs in the State of Florida and hold any applicable licenses or certifications. Any proposer that is a corporation or other business entity must be registered with the Florida Department of State, Division of Corporations, authorized to do business in the State of Florida, and currently in good standing.

The District hired a 3rd party contractor to provide Facilities Manager, Office Administrator, and other employees to service the District. The District typically schedules 12 meetings per year all at 6pm. More information about the District is available on its website: <https://www.corylakescdd.net/>

The Board designated Todd Apple, the Vice-Chair, to serve as the Board liaison with respect to this solicitation. His email is toddapple@corylakescdd.net and he can be reached out to directly. If you would like to schedule a site visit, please reach out to him.

2. Questions should be Directed to District Counsel. Any questions relating to this solicitation should be directed to District Counsel via email at vbabbar@srvlegal.com.

3. Submittal of Proposals.

- a. Interested persons and firms should submit an electronic copy of their Proposal containing the information and materials described herein to District Counsel at the above email address no later than **3:00 p.m., Wednesday February 11, 2026.**
- b. Proposals will be securely kept and not reviewed until after the submission deadline.
- c. The Board reserves the right to review and accept any Proposals submitted late.

4. Shortlist Review and Invitation to Present to the Board. The Board liaison will review the proposals and may create a short list. The Board plans on discussing the proposals at its **Thursday February 19, 2026** meeting. The Board reserves the right to reschedule the date of the presentations to another date, and if so, will provide appropriate notice. Upon receipt of all Proposals, the District Counsel will coordinate with the designated Board liaison to schedule the proposers for 15-20 minute slots to include a presentation and a question and answer period. The District Counsel will provide the schedule to the invited proposers.

5. Scope of Services.

The district management services are generally described in the "**Scope of Services**" attached hereto as **Exhibit A** and is intended to incorporate all services that are necessarily performed by a management firm in the effective operation of a CDD in compliance with federal, state, or local regulation. If a specific task is not identified in the Scope of Services, but is necessary for the effective operation of the District or compliance with federal, state, or local regulation, it is expected that the management firm will include such task in the performance of its general management duties unless an additional charge is identified in the Proposal and agreed to by the District in writing.

Cory Lakes Community Development District
Solicitation for Proposals for District Management Services

6. **Interpretation and Addenda of Scope of Services.** No verbal interpretations will be made to any proposer as to the meaning of the Scope of Services. Interpretations, if made, will be written in the form of an addendum and sent by District Counsel to all known proposers who have shown interest in submitting a Proposal.
7. **Term and Renewal.** The initial term of the agreement for district management services will be 1 year. The agreement will automatically renew for subsequent 1-year periods until terminated pursuant to the termination provisions in the agreement. The scope of services and compensation for renewal periods may be adjusted by mutual written agreement evidenced by a written addendum.
8. **Submittal Requirements.** Each Proposal shall include the following information:
 - a. **Company Information**
 - i. Name of company (including any "Doing Business As" names)
 - ii. Headquarters/parent company locations
 - iii. Office locations and total number of employees at each
 - iv. Local address and telephone number
 - v. History of the company
 - vi. Organization chart of company
 - vii. Proof of applicable insurance
 - viii. List of any outstanding litigation that would threaten the viability of the proposer or the performance of services
 - b. **Qualifications and Staffing**
 - i. Number of CDDs represented by the proposer
 - ii. Why the proposer is the best qualified to perform the Scope of Services
 1. if there will be a subcontractor performing certain services, describe which services will be subcontracted out and include subcontractor's qualifications
 - iii. Staff team the proposer will assign to the District, including:
 1. the name, title, number of years' service, specific services each will have primary responsibility over, and relevant educational and work experiences
 2. for the proposed "**District Manager**" include:
 - a. number of CDDs they are responsible for
 - b. names of the CDDs they represent nearest to the District
 - c. length of career in serving as a District Manager
 - d. professional designations (if any)
 - iv. How often site visits will be performed and how often the District Manager will meet with District vendors
 - v. How any issues arising after business hours will be handled
 - vi. Backup plan for situations where the District Manager is unavailable
 - vii. Escalation procedures and contact information if there are any concerns regarding the assigned District Manager or staff
 - c. **Cost of Services.** All proposers must submit a cost proposal for the Scope of Services (inclusive of all direct and non-direct costs as well as all overhead, fees and profit). Cost proposals should be written so that they may be incorporated, as modified during negotiations, as an attachment to an agreement. Each cost proposal must include the following:
 - i. The total annual cost of all services described in the Scope of Services ("**Total Annual Price**")

Cory Lakes Community Development District
Solicitation for Proposals for District Management Services

1. if the Total Annual Price will be broken down in equal monthly installments, list the monthly installment that will be invoiced
 2. if the Total Annual Price will be broken down in another manner, list such breakdown and include the pricing and when such services will be invoiced
 - ii. A detailed listing of any other expenses or fees to be reimbursed to the proposer (excluding those additional services provided below) such as postage, courier services, printing, binding, travel expenses, etc.. Any expenses not specifically included will not be eligible for reimbursement and must be absorbed by the Total Annual Price.
 - iii. A fee proposal and detailed explanation for additional services that may be performed in addition to the items described in the Scope of Services.
 1. The fee proposal must clearly identify what types of services will be separately billed to the District, as opposed to those that are included in the Total Annual Price
 - d. **Monthly Financial Report.** All proposers must submit an example of the monthly financial reports package.
 - e. **References.** All proposers must submit a list of at least 3 references, including the name of the client entity, the client's website or general location, and the name, email, and number of a contact person.
9. **Proposal Duration.** The Proposal must be in effect for a minimum of 90 calendar days starting with the day following the submission deadline. During this time, all provisions of the Proposal must be in effect, including prices.
10. **Proposal Evaluation Criteria.** Each Proposal will be evaluated using the following criteria:
- a. Responsiveness to each element contained in the Scope of Services and this solicitation
 - b. Ability of the proposer
 - c. Experience of the proposer
 - d. Geographic location of the proposer's headquarters or local office in relation to the District
 - e. Past performance of the proposer in other CDDs
 - f. Willingness to meet time and budget requirements
 - g. Recent, current, and anticipated workloads
 - h. Volume of work previously awarded to the proposer
 - i. Reasonableness of cost for the total effort
 - j. The District reserves the right to consider other factors and the criteria included herein shall constitute the minimum criteria to be considered
11. **Right to Waive Mistakes and Variations.**
- a. Mistakes in arithmetic extension of pricing may be corrected by the Board.
 - b. The District reserves the right to waive any minor or non-material discrepancies or technicalities.
 - c. The District further reserves the right to request supplementation of any or all Proposals.
12. **Method of Selection, Award, and Right to Reject.**
- a. The Board will evaluate each Proposal pursuant to the evaluation criteria in order to determine which Proposal is in the District's best interest (low price shall not entitle any proposer to be awarded the services).
 - b. There is no guarantee that a service agreement will be awarded.

Cory Lakes Community Development District
Solicitation for Proposals for District Management Services

- c. The District expressly reserves the right to reject any or all Proposals at any time or until such time as an agreement is fully executed.
- d. If the Board intends on awarding the services to a proposer, it will announce the proposer they desire to engage with at a public meeting. No written notice of the award will be provided unless requested by a proposer.
- e. The selected proposer shall promptly enter into negotiations with the District to finalize any terms or details.
 - i. If the negotiations are unsuccessful, the District may negotiate with the next proposer(s) whose Proposal(s) was determined to be in the District's best interest until such the negotiation(s) is successful.
- f. The agreement for district management services will be sent to the District Counsel to review and approve prior to execution.

13. No Protest of Board Decisions: By submitting a proposal, proposers acknowledge this is an informal solicitation for proposals for services for which there are no bidding thresholds and there is no right to protest any decision by the Board with respect to this solicitation.

14. No Reimbursement of Preparation Costs. Proposers will not be reimbursed for any cost associated with responding to this solicitation.

15. Required Disclosure:

- a. **Public Entity Crimes:** Proposers should be aware of, and in compliance with, all requirements under Section 287.133, Florida Statutes, on Public Entity Crimes. A representation of compliance will be included in the Agreement.
- b. **Scrutinized Companies:** Proposers should be aware of, and in compliance with, all requirements under Section 287.135, Florida Statutes, on Scrutinized Companies. A representation of compliance will be included in the Agreement.
- c. **E-Verify.** Proposers should be aware of, and in compliance with, all requirements under Section 448.095(2)(c), Florida Statutes, on E-Verification requirements. A representation of compliance will be included in the Agreement.
- d. **Anti-Human Trafficking.** Pursuant to Section 787.06, Florida Statutes, if a proposer submits a proposal the proposer will provide an affidavit, signed by an officer or a representative of the Proposer representing that they do not use coercion for labor or services as defined in the statute, addressed to the District, as required by Section 787.06(13), Florida Statutes.
- e. **Public Records:** All Proposals are considered public records pursuant to Chapter 119, Florida Statutes.
- f. **No Consideration of social, political, or ideological interests.** You are hereby made aware of the provisions of Section 287.05701, *Florida Statutes*. The District is not requesting documentation of nor will it consider a vendor's social, political, or ideological interests when determining if the vendor is a responsible vendor or when awarding a contract.

Thank you for your interest in the District.

Exhibit A
Scope of Services for District Management Services

All services required for the management of a community development district under Chapter 189, Florida Statutes, Chapter 190, Florida Statutes and all other applicable Federal, Florida, and local laws (including the ordinance(s) and resolution(s) relating to the District and any interlocal agreements). All services should be completed on a timely basis.

A. Meetings, Workshops, and Hearings

1. Organize, attend, conduct, and provide minutes for all meetings, workshops, and hearings of the District.
2. The District allows residents to participate virtually in meetings (currently using Teams) and the District Manager is responsible for managing the video conferencing technology.
3. Schedule such meetings, workshops, and hearings.
4. Coordinate the time, location, and all other necessary logistics (including providing conference call numbers or telephonic or virtual meeting technology).
5. Send or publish notices for meeting, workshop, hearing, and election pursuant to Florida law.
6. Provide agenda packages and meeting materials in the form requested by the Board.

B. District Operations

1. Act as the primary point of contact for District-related matters.
2. Maintain an action item list of tasks and follow ups from meetings.
3. Coordinate with the District's ADA document remediation vendor (and website vendor) to ensure the District's website has the content required by Florida (and is on the website for the appropriate duration) and includes any additional information or materials requested by the Board.
4. Consult with and advise the Board on policies, services, and responsibilities of the District and implement the Board's policies and direction.
5. Make recommendations and assist in matters relating to solicitation (competitive bidding, request for proposals, request for qualifications, etc...), approval, rejection, amendment, expiration, renewal, and termination of contracts for services, goods, supplies, or materials in accordance with the District's rules and Florida law.
6. Provide contract administration services. Such services include:
 - i. ensuring District vendors comply with the terms and conditions of a contract
 - ii. coordinating any changes to the contract that might occur over the course of the contract
 - iii. coordination with the District Engineer, District Counsel, or construction/project manager with respect to the work performed or contractual obligations
 - iv. coordinating the closeout/final payment after the vendor performed their services
7. Perform regular on-site visits to District grounds to generally evaluate and inspect the condition of the property and infrastructure and meet with District vendors and staff. Observe and report concerns or questions relating to District grounds.
8. Monitor certificates of insurance as needed per contracts.
9. Prepare and follow risk management policies and procedures.
10. Recommend and advise the Board, in consultation with the District Engineer of the appropriate amount and type of insurance for all District assets and maintenance responsibilities are included and procure and renew all applicable insurance, including but not limited to, General Liability Insurance and Directors and Officers Liability Insurance.
11. Process and assist in investigation of insurance claims, in coordination with District Counsel.
12. Negotiate on behalf of the District (when specifically authorized by the Board) with governmental entities, vendors, contractors, residents, insurance representatives, and other parties.
13. Prepare, on or before October 1st of every year, an annual inventory of all District owned tangible personal property and equipment in accordance with all applicable rules and standards.

Exhibit A
Scope of Services for District Management Services

14. Ensure compliance with all statutes affecting the District by performing the following tasks (and such other tasks required by law but not specifically identified herein):
- i. file the name and location of the Registered Agent and Registered Office location annually with the Florida Department of Commerce and the City/County.
 - ii. provide the regular meeting schedule of the Board to the City/County.
 - iii. prepare and file annual public depositor report.
 - iv. file all required financial reports (including the Annual Audit) to the Department of Revenue, Auditor General, the City/County, and other governmental agencies with jurisdiction in compliance with Florida law.
 - v. transmit Public Facilities Report and related updates to appropriate agencies.
 - vi. file request letter to the local Supervisor of Elections for number of registered voters as of April 15, each year. Report annually the number of registered voters in the District by June 1, of each year.
 - vii. serve as the contact person for the State Commission of Ethics for Financial Disclosure coordination.
 - viii. maintain the District Seal.

C. Accounting, Reporting, and Audit Support

1. Implement an integrated management reporting system compliant with Generally Accepted Accounting Principles (GAAP) and) and Government Accounting Standards Board (GASB) for government and fund accounting which will allow the District to represent fairly and with full disclosure the financial position of the District. The District's accounting activities should be overseen by a degreed accountant.
2. Track and oversee the District's general, capital, reserve, and bond fund activities and provide monthly and annual financial statements (including budget to actual summary).
3. Administer the processing, review, approval, and timely payment of all bills, invoices, and purchase orders (including construction requisitions).
4. Recommend and implement investment policies and procedures pursuant to Florida law, and provide cash management services to obtain maximum earnings for District operations through investment of surplus funds to the State Board of Administration.
5. Prepare reports as appropriate under applicable law, accounting standards, and bond trust indenture requirements.
6. Provide audit support to auditors for the required Annual Audit and ensure completion of the Annual Audit and Annual Financial Statements in compliance with Florida law.
7. Assist the District in obtaining and completing a Reserve Study and complying with the findings and direction of the Board.

D. Budgeting

1. Prepare and provide for a proposed budget for Board approval and submission to the City/County in compliance with Florida law.
2. Prepare final budget and backup material for and present the budget at all budget meetings, workshops, and hearings.
3. Administer the adopted budget and prepare budget amendments on an ongoing basis as necessary.

E. Assessments & Revenue Collection

1. Develop and administer the annual assessment roll for the District. This includes administering the tax roll for the District for assessments collected by the County tax collector and administering assessments for off tax roll parcels/lots.

Exhibit A
Scope of Services for District Management Services

2. Provide payoff information and pre-payment amounts as requested by property owners and collect prepayment of assessments as necessary.
3. Issue estoppel letters as needed for property transfers.
4. Maintain the District's Lien Book, in which is recorded the details of any District debt and the related debt service assessments. The Lien Book will account for all District debt and show the allocation of debt principal to assessed properties within the District.

F. Bond Compliance and Dissemination Agent

1. Oversee and implement bond issue related compliance. For example:
 - i. coordination of annual arbitrage report as required.
 - ii. transmittal of the Annual Audit, budget, and other required information to the trustee and other parties as required.
 - iii. annual/quarterly disclosure reporting as required.

G. Records

1. Maintain the "Record of Proceedings" for the District at a location within the boundaries of the local government in which the District is located and include meeting minutes, resolutions, and other records required by law and provide access to such records in compliance with Florida's public records laws.
2. Serve as the District's Records Management Liaison Officer for reporting to the Department of Library and Archives pursuant to Section 257.36(5)(a), Florida Statutes.
3. Serve as the District's designated custodian of all public records of the District and comply or coordinate the compliance with the responsibilities imposed by Chapter 119, Florida Statutes. For example:
 - i. protect the integrity, confidentiality, or exemption of all public records.
 - ii. respond to public records requests in a timely, professional, and efficient manner.
 - iii. recommend best practices and services to ensure all public records of the District (including emails of the Board) are preserved pursuant to Florida law requirements.

H. Board Email Backup and Retention Services

1. Provide for or coordinate with a third-party vendor to ensure emails of the Board are backed up and retained in compliance with Florida's public records laws.
 - i. If such services are not provided directly, then the District will contract directly with such third-party vendor and the costs of such services will be borne by the District.

EXHIBIT 2

AGENDA



Access Management, LLC
Proposal for District Management Services
Cory Lakes Community Development District

INTRODUCTION

Access Management, LLC is pleased to submit this Proposal for District Management Services to the Cory Lakes Community Development District (“District”). This Proposal is submitted in response to the District’s Solicitation for Proposals and is intended to demonstrate Access Management’s qualifications, experience, and commitment to delivering comprehensive, compliant, and responsive district management services.

Access Management brings extensive experience in the administration and management of community development districts throughout Florida, with a strong emphasis on regulatory compliance, financial integrity, and transparent governance. Our firm is dedicated to supporting Boards of Supervisors through proactive communication, sound operational practices, and tailored management solutions that align with each district’s unique needs and objectives.

Through this Proposal, Access Management seeks to establish a collaborative partnership with the Cory Lakes Community Development District, focused on providing consistent, professional service and ensuring the efficient operation of District functions. Our team is committed to maintaining the highest standards of accountability, responsiveness, and professionalism while safeguarding the District’s interests and enhancing the quality of service provided to residents.

SECTION 1 – COMPANY INFORMATION

Legal Name: Access Residential Management, LLC dba Access Management

Headquarters / Parent Company:

1170 Celebration Blvd., Suite 202

Celebration, Florida 34747

Office Locations and Staffing:

- Celebration (Headquarters): Executive leadership, accounting, compliance, technology, and administrative teams (approx. 120 employees)
- Tampa Bay Regional Office: District Managers, field operations, accounting support (approx. 45 employees)
- Sarasota Regional Office: Operations and management staff (approx. 60 employees)
- Naples Regional Office: Operations and management staff (approx. 40 employees)
- Additional regional offices in Georgia and Myrtle Beach (approx. 60 employees)

Local Address & Telephone:

Tampa Bay Regional Office

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Phone: 407-480-4200

Company History:

Access Management is a community management firm with more than 17 years of experience providing management, maintenance and administrative services to Community Associations, Development Districts and master-planned communities throughout the State of Florida. Since its founding, the firm has built a strong reputation for reliable service, regulatory expertise, and principled management, supporting communities of varying size and complexity.

The company's growth has been entirely organic, driven by long-standing client relationships and referrals from District Boards, legal counsel, and industry partners. This measured growth reflects Access Management's commitment to quality over volume and has allowed the firm to maintain strong financial stability, experienced leadership, and consistent service delivery across its portfolio.

Access Management's roots in the hospitality industry strongly influence its management philosophy and day-to-day operations. This background instilled a service-oriented mindset that prioritizes responsiveness, professionalism, and attention to detail. The firm approaches district management with the same emphasis on guest experience found in hospitality—anticipating needs, communicating clearly, and resolving issues promptly—while maintaining rigorous standards of accountability and transparency.

By combining deep technical expertise in district operations with a hospitality-centered approach to service excellence, Access Management delivers a management experience that is both highly compliant and genuinely client-focused. This philosophy continues to guide the firm's interactions with Boards, residents, consultants, and stakeholders, fostering trust, long-term partnerships, and well-managed communities.

Organization Chart:

Access Management maintains a comprehensive organizational structure including executive leadership, regional directors, district managers, accounting professionals, compliance officers, and administrative staff. An organizational chart is included as an exhibit in our management presentation.



Corporate Leadership



BARRY CAPLAN
CEO & President



MICHELLE KEYSTON
CFO
20+ yrs. industry experience
New to making the Access Difference



ROSE WALLACE
VP of Operations
25+ yrs. industry experience
5+ yrs. making the Access Difference



HEIDI MASKELL
Director of Human Resources
20+ yrs. industry experience
8+ yrs. making the Access Difference



GINA LITTLE
Director of Accounting - Corporate
11+ yrs. industry experience
11+ yrs. making the Access Difference



TIMOTHY GESING
Sr. Director of Lifestyle & Marketing
20+ yrs. industry experience
2+ yrs. making the Access Difference



MICHAEL LASTER
COO & Partner



DAVE WALTER
SVP of Operations & Food & Beverage
25+ yrs. industry experience
15+ yrs. making the Access Difference



LUCIA BONADIES
Regional Director of Operations - Naples
30+ yrs. industry experience
1+ yrs. making the Access Difference



LEANNE MCCULLOCH
Sr. CAM - Carolinas
30+ yrs. industry experience
4+ yrs. making the Access Difference



YALITZA LUNA
Director of Accounting - Associations
20+ yrs. industry experience
7+ yrs. making the Access Difference



ALANA JOHNSON
Director of Lifestyle & Marketing
20+ yrs. industry experience
1+ yrs. making the Access Difference



CATHY BRAND
Founder



KARYN WALTER
VP of Human Resources
27+ yrs. industry experience
11+ yrs. making the Access Difference



KRISTA MEELON
Regional Director of Operations - Central Florida
20+ yrs. industry experience
3+ yrs. making the Access Difference



LAUREN WHEELER
Director of Coaching & Professional Development
20+ yrs. industry experience
5+ yrs. making the Access Difference



PIPPA BAKER
Controller & Director of F&B Accounting & Operations
20+ yrs. industry experience
7+ yrs. making the Access Difference



KARI MALDONADO
Director of Transitions & Technology
8+ yrs. industry experience
4+ yrs. making the Access Difference

Insurance:

Access Management maintains all insurance required to perform district management services, including General Liability, Professional Liability, Workers' Compensation, and Automobile Liability. Certificates of insurance will be provided prior to contract execution. Below is a summary of our minimum coverages:

- **General Liability – Minimum coverage of \$1M with \$2M aggregate**
- **Auto Liability – Minimum coverage of \$1M Non-insured Auto**
- **Umbrella – Minimum coverage of \$2M per occurrence with \$2M aggregate**
- **Workman's Compensation – Per State/Federal requirements**
- **Crime/Employee Dishonesty – Minimum coverage of \$2M**
- **Errors & Omissions – Minimum coverage of \$1M per claim**
- **Cyber/Data – Minimum coverage of \$1M**

Litigation:

Access Management confirms there is no outstanding litigation that would threaten the viability of the firm or its ability to perform the requested services other than the current dispute with Docksides at Ventura Condominium. Project management services were provided after a hurricane/flood to the association which have not been paid in full. We are happy to provide additional information if there are any questions on this matter.

SECTION 2 – QUALIFICATIONS AND STAFFING



Access Management currently represents numerous Community Development Districts throughout Florida, including multiple districts within the Tampa Bay region. Our team maintains deep working knowledge of Chapters 189 and 190, Florida Statutes, public records law, Sunshine Law requirements, bond administration, assessment collections, and audit coordination.

Why Access Management:

Access Management is uniquely qualified to serve the Cory Lakes Community Development District due to a combination of specialized CDD expertise, purpose-built operational infrastructure, and a proven, hands-on management philosophy.

Dedicated CDD Accounting Systems

Access Management maintains in-house accounting systems designed specifically for Florida Community Development Districts and compliant with Chapters 189 and 190, Florida Statutes. Our accounting team is experienced in GAAP standards, bond fund accounting, assessment administration, and audit coordination. This specialization ensures accurate financial reporting, timely statutory filings, and clear, transparent financial information for the Board and residents. Unlike firms that rely on generalized association accounting, Access Management's financial platform is tailored to the unique requirements of special districts, reducing risk and improving fiscal oversight.

Strong Local Presence and Regional Support

With a staffed regional office serving the Tampa Bay area, Access Management provides direct, local support to Cory Lakes CDD. This proximity allows for responsive on-site presence, timely vendor coordination, and familiarity with local governmental agencies, service providers, and regulatory expectations. In addition to local staff, the District benefits from regional and corporate oversight, ensuring continuity of service and immediate access to senior leadership when needed.

Proactive, Site-Based Management Philosophy

Access Management practices a proactive, field-driven approach often referred to as "management by walking around." Regular on-site inspections, in-person vendor meetings, and active engagement with District facilities allow potential issues to be identified and addressed before they escalate. This philosophy supports better asset preservation, improved vendor accountability, and informed recommendations to the Board based on firsthand observations rather than reactive reporting.

Depth of Staffing and Continuity of Service

Access Management's organizational depth ensures uninterrupted service to the District. The assigned District Manager is supported by a Regional Director of Operations, accounting professionals, compliance staff, and executive leadership. This structure provides redundancy, institutional knowledge, and continuity in the event of staff absences, transitions, or increased workload. The District is never dependent on a single individual for critical operations, financial oversight, or statutory compliance.

Through this integrated approach, Access Management delivers stable, compliant, and responsive district management services while providing the Board with the confidence that the District's operations, finances, and regulatory obligations are being professionally managed at all times.



Subcontractors:

No subcontractors will be utilized for core district management services. Legal, engineering, and auditing services will continue to be retained directly by the District.

Assigned Staff Team:

Dan Meloon, District Manager

A senior-level Manager with over 15 years of experience and an LCAM designation will be assigned to the District. The Manager will be supported by a Regional Director of Operations, accounting professionals, compliance staff, and executive leadership.

Dan Meloon, LCAM, CMCA, AMS

Professional Summary

Senior operations and community management executive with 20+ years of leadership experience spanning **HOA/Condo Associations, and Hospitality Operations**. Proven ability to oversee complex, multi-entity portfolios including board-governed associations, and resort environments. Recognized for strengthening governance, improving financial controls, leading high-performing teams, and serving as a trusted advisor to Boards, Supervisors, and stakeholders.

Core Expertise

- HOA & Condominium Association Management
 - Board & Supervisor Relations (Elected & Appointed Bodies)
 - Budgeting, Assessments & Financial Oversight
 - Compliance with Florida Statutes
 - Vendor Contracting & Capital Projects
 - Operational Leadership & Team Development
 - Hospitality & Resort Operations
 - Owner / Resident / Guest Experience
-

Professional Experience

General Manager

Blue Heron Beach Resort – Orlando, FL

March 2023 – Present

- Lead day-to-day operations for a full-service resort, overseeing guest services, maintenance, staffing, budgeting, and vendor relationships.
- Drive operational efficiencies, service quality, and compliance across multiple departments.



- Collaborate with ownership, boards, and external partners to enhance asset performance and guest satisfaction.
-

Regional Director – Clermont Division

Leland Management – Clermont, FL

April 2021 – November 2022

- Directed operations for a regional portfolio of **HOAs, Condominiums**
 - Served as senior advisor providing guidance on budgets, assessments, contracts, and district operations.
 - Oversaw district compliance, financial reporting, and coordination with engineers, bond counsel, and district vendors.
 - Mentored and supervised community managers to elevate service delivery and governance standards.
-

Regional Director of Operations

Rizzetta & Company – Florida

February 2015 – March 2021

- Provided executive oversight for a large portfolio of **Community Associations**
 - Worked directly with **Boards of Directors and Boards of Supervisors** on strategic planning, operational execution, and fiscal management.
 - Led annual budgeting processes, assessment structures, vendor procurement, and long-range capital planning.
 - Improved operational consistency and client satisfaction across multiple districts and associations.
-

LCAM | Corporate Trainer

Titan HOA Management – Florida

August 2012 – February 2015

- Managed HOA and condominium communities while supporting **governance and compliance initiatives**.
 - Delivered corporate training on Florida statutes, governance best practices, financial controls, and operational standards.
 - Assisted in onboarding and development of managers supporting both associations and special districts.
-

Branch Rental Manager / Remarketing Supervisor

Enterprise Rent-A-Car – Florida

January 2000 – January 2008

- Led branch operations, revenue performance, customer service, and asset remarketing.
 - Developed foundational leadership, financial management, and customer experience expertise.
-

Education



Bachelor of Arts – Criminal Justice / Police Science

University of Central Florida – Orlando, FL

Licenses & Certifications

- **Licensed Community Association Manager (LCAM)** – State of Florida
 - **Certified Manager of Community Associations (CMCA®)** – CAMICB
 - **Association Management Specialist (AMS)** – Community Associations Institute
-

Professional Affiliations

- Community Associations Institute (CAI)
 - Florida Community Association Professionals
-

Volunteer Experience

Volunteer – Coalition for the Homeless of Central Florida

Site Visits & Vendor Meetings:

The District Manager will conduct on-site inspections at least twice per month and meet regularly with District vendors and the Facilities Manager to ensure contract compliance.

After-Hours Issues:

Access Management provides 24/7 emergency response through an after-hours hotline with defined escalation procedures.

Backup & Escalation:

If the assigned District Manager is unavailable, a Regional Director will immediately provide coverage. Escalation concerns may be directed to the Regional Director of Operations or Vice President of Operations for the Tampa region.

SECTION 3 – SCOPE OF SERVICES

Access Management confirms full compliance with the Cory Lakes CDD Scope of Services, including:



- Board meeting coordination, agenda preparation, minutes, and virtual meeting facilitation
- District operations and vendor management
- Insurance procurement and claims coordination
- Statutory compliance filings and reporting
- Full-service CDD accounting, budgeting, and audit support
- Assessment roll administration and collections
- Bond compliance and dissemination services
- Records management and public records compliance
- Board email retention and backup coordination

SECTION 4 – COST OF SERVICES

Total Annual Price: \$59,400

Monthly Installment: \$4,950

The Total Annual Price includes all direct and indirect costs, overhead, fees, and profit required to perform the Scope of Services.

Reimbursable Expenses:

Only expenses expressly identified and approved by the District, such as statutory postage or mailing costs, will be reimbursed, please refer to the proposal and Schedule A of our management agreement. All other costs are included in the Total Annual Price.

Additional Services:

Services outside the Scope of Services will be billed only if authorized by the Board, in accordance with the attached fee schedule.

SECTION 5 – MONTHLY FINANCIAL REPORT

Access Management provides a comprehensive monthly financial reporting package including balance sheets, income statements, budget-to-actual reports, fund summaries, investment reports, and check registers. A sample monthly financial report is included as an exhibit.

SECTION 6 – REFERENCES



William "Bill" Fife

Director of HOAs & CDDs

Brookfield Kolter Land Partners LLC

C: (407) 536-6099, WFife@brookfieldkolter.com

Provided District Field Services to several CDDs and Master Planned Communities

Melissa Dotson

HOA Coordinator

DR Horton

Orlando East Division

10192 Dowden Rd, Orlando, Florida 32832

C: 407-866-3465, MDDotson@drhorton.com

Provide District Field Services, Commercial POA management, & Master Planned Communities (Cypress Bay, Waterleigh)

Mary E. Moulton

HOA Manager – Florida Region

4042 Park Oaks Blvd., Suite 200

Tampa, FL 33610

O: 813-517-0175

C: 813-777-2320, MaryMoulton@forestar.com

Provide resort management for Master Planned Communities (Star Farms, Ocala Preserve)

SECTION 7 – PROPOSAL VALIDITY

This proposal shall remain valid for a minimum of ninety (90) days following the submission deadline.

SECTION 8 – CLOSING

Access Management appreciates the opportunity to submit this Proposal and thanks the Cory Lakes Community Development District for its time and consideration. We welcome the opportunity to bring our experience, professionalism, and hospitality-centered approach to the management of the District.

Our team looks forward to the possibility of working in partnership with the Board of Supervisors, District counsel, and professional consultants to support the effective governance, financial stewardship, and long-term success of the Cory Lakes Community Development District. Access Management is committed to providing exceptional,



compliant, and responsive district management services, delivered with transparency, accountability, and a high standard of service.

Should the District require any additional information or clarification, Access Management would be pleased to respond. We stand ready to begin services promptly and to serve as a trusted partner dedicated to meeting the District's operational needs and objectives.

Submitted by:

Michael W. Laster, AMS, CAM, CMCA, LCAM, NALP, PCAM

Senior Vice President / Real Estate Broker

O: 407.480.4200 x 1005

M: 407.721.6116

mlaster@accessdifference.com

MANAGEMENT SERVICES PROPOSAL CREATED FOR:

Cory Lakes Community Development District

PRESENTED BY:



CREDIBILITY. LONGEVITY. EXPERTISE.



TABLE OF CONTENTS

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Transforming Visions into *Exceptional Experiences*



The Power of Hospitality-Centered Leadership

Access Management delivers comprehensive management and consulting expertise with hospitality principles at our core:

- We provide specialized services across multiple sectors including association management, hotel operations, project coordination, restaurant oversight, and strategic asset management
- Our operational approach unifies all service areas through consistent dedication to exceptional service and guest satisfaction
- Our leadership team brings a collective century of industry experience to each client relationship
- We deliver unparalleled insights and operational excellence precisely tailored to your organization's unique requirements



Mission



To deliver exceptional, tailored management solutions that create memorable experiences and meaningful value for all stakeholders.

Vision



To transform ordinary operations into extraordinary experiences, enriching both your organization and our professional family through genuine hospitality excellence.

Strategic Commitment

We strategically enhance your assets through comprehensive market analysis, intelligent capital planning, and precise positioning that optimizes your market presence while controlling costs to maximize your return on investment.



Experience the *Access Difference*

Our Core Commitments

- **Accessibility:** Open communication for all stakeholders
- **Integrity:** Unwavering honesty in every interaction
- **Personalized Service:** Attentive care that exceeds expectations
- **Engaged Leadership:** Strategic collaboration and responsive action
- **Talent Development:** Cultivating professionals who genuinely care
- **Hands-On Approach:** Fully invested in your success
- **Market Expertise:** Deep knowledge of vital markets
- **Timely Reporting:** Precise financial and operational insights
- **Superior Results:** Consistent financial performance that maximizes value

Company Profile

Company Profile: Strategic Growth & Financial Strength

- Ownership Structure: Privately held firm with three equity partners
- Financial Position: Maintains robust stability and strong fiscal health
- Strategic Growth: Recently established regional offices across target markets
- Expansion Plans: Additional locations scheduled within the next fiscal year

Growth Trajectory

- Projected Growth: 20% increase in client portfolio over next 12 months
- Performance Pattern: Consistent record of sustained business development
- Growth Strategy: Predominantly organic expansion driven by client satisfaction
- Business Development: Primarily fueled by professional referrals rather than acquisitions



Barry Caplan
CEO & President



Cathy Brand
Managing Partner



Michael Laster
Sr. VP of Operations & Partner

Employee Type Breakdown

- Executive Leadership: 4
- Senior Management: 15
- LCAMs: 60+
- Administrative: 100
- Accounting: 30+
- Maintenance: 30+
- Transition: 6
- Website: 3
- Food & Beverage: 80+

Corporate Locations

Headquarters: Central Florida
1170 Celebration Blvd, Set. 202
Celebration, FL 34747

Regional Offices:

Tampa • Sarasota • Naples • Georgia
• Myrtle Beach

Serving the Southeast region including
North Carolina and South Carolina

Corporate Leadership



BARRY CAPLAN
CEO & President



MICHAEL LASTER
COO & Partner



CATHY BRAND
Founder



MICHELLE KEYSTON
CFO
20+ yrs. industry experience
New to making the Access Difference



DAVE WALTER
SVP of Operations & Food & Beverage
25+ yrs. industry experience
15+ yrs. making the Access Difference



KARYN WALTER
VP of Human Resources
27+ yrs. industry experience
11+ yrs. making the Access Difference



ROSE WALLACE
VP of Operations
25+ yrs. industry experience
5+ yrs. making the Access Difference



LUCIA BONADIES
Regional Director of Operations - Naples
30+ yrs. industry experience
1+ yrs. making the Access Difference



KRISTA MELOON
Regional Director of Operations - Central Florida
20+ yrs. industry experience
3+ yrs. making the Access Difference



HEIDI MASKELL
Director of Human Resources
20+ yrs. industry experience
8+ yrs. making the Access Difference



LEANNE MCCULLOCH
Sr. CAM - Carolinas
30+ yrs. industry experience
4+ yrs. making the Access Difference



LAUREN WHEELER
Director of Coaching & Professional Development
20+ yrs. industry experience
5+ yrs. making the Access Difference



GINA LITTLE
Director of Accounting - Corporate
11+ yrs. industry experience
11+ yrs. making the Access Difference



YALITZA LUNA
Director of Accounting - Associations
20+ yrs. industry experience
7+ yrs. making the Access Difference



PIPPA BAKER
Controller & Director of F&B Accounting & Operations
20+ yrs. industry experience
7+ yrs. making the Access Difference



TIMOTHY GESING
Sr. Director of Lifestyle & Marketing
20+ yrs. industry experience
2+ yrs. making the Access Difference



ALANA JOHNSON
Director of Lifestyle & Marketing
20+ yrs. industry experience
1+ yrs. making the Access Difference



KARI MALDONADO
Director of Transitions & Technology
8+ yrs. industry experience
4+ yrs. making the Access Difference

Professional Affiliations

COMMUNITY ENGAGEMENT & INDUSTRY LEADERSHIP

We prioritize active participation in professional networks:

- Strategic involvement in both community organizations and industry associations
- Access to evolving best practices, cutting-edge research, and specialized tools
- Enhanced operational effectiveness through professional knowledge sharing
- Timely client updates regarding emerging trends, legislative developments, and critical industry issues



REALTOR ASSOCIATION of Sarasota and Manatee



Partners In Excellence

Trusted by industry Leaders

Access Management has secured the confidence of premier builders and developers:

- Trusted by leading national homebuilders and construction firms to manage signature developments
- Partnership built on shared commitment to operational excellence and quality standards
- Unwavering dedication to preserving community aesthetics and property values
- Distinguished by relentless pursuit of first-class maintenance standards across all managed properties



Industry Credentials

Professional Excellence Through Accreditation

- Industry Recognition: AAMC accreditation represents the gold standard in association management
- Credential Significance: Validates expertise in delivering specialized community association services
- Professional Standard: Demonstrates essential expertise, experience, and ethical foundation
- Market Value: Provides the caliber of professionals sought by discerning association boards
- Accreditation Status: Currently pursuing AAMC credential with active CAI involvement
- Ongoing Development: Continuous investment in professional certifications and designations



PCAM[®]
Professional Community
Association Manager

AMS[®]
Association Management
Specialist



CMCA[®]
CERTIFIED MANAGER OF
COMMUNITY ASSOCIATIONS[®]

NALP 
NATIONAL APARTMENT
LEASING PROFESSIONAL[®]



CAM 
CERTIFIED APARTMENT
MANAGER[®]


REALTOR[®]

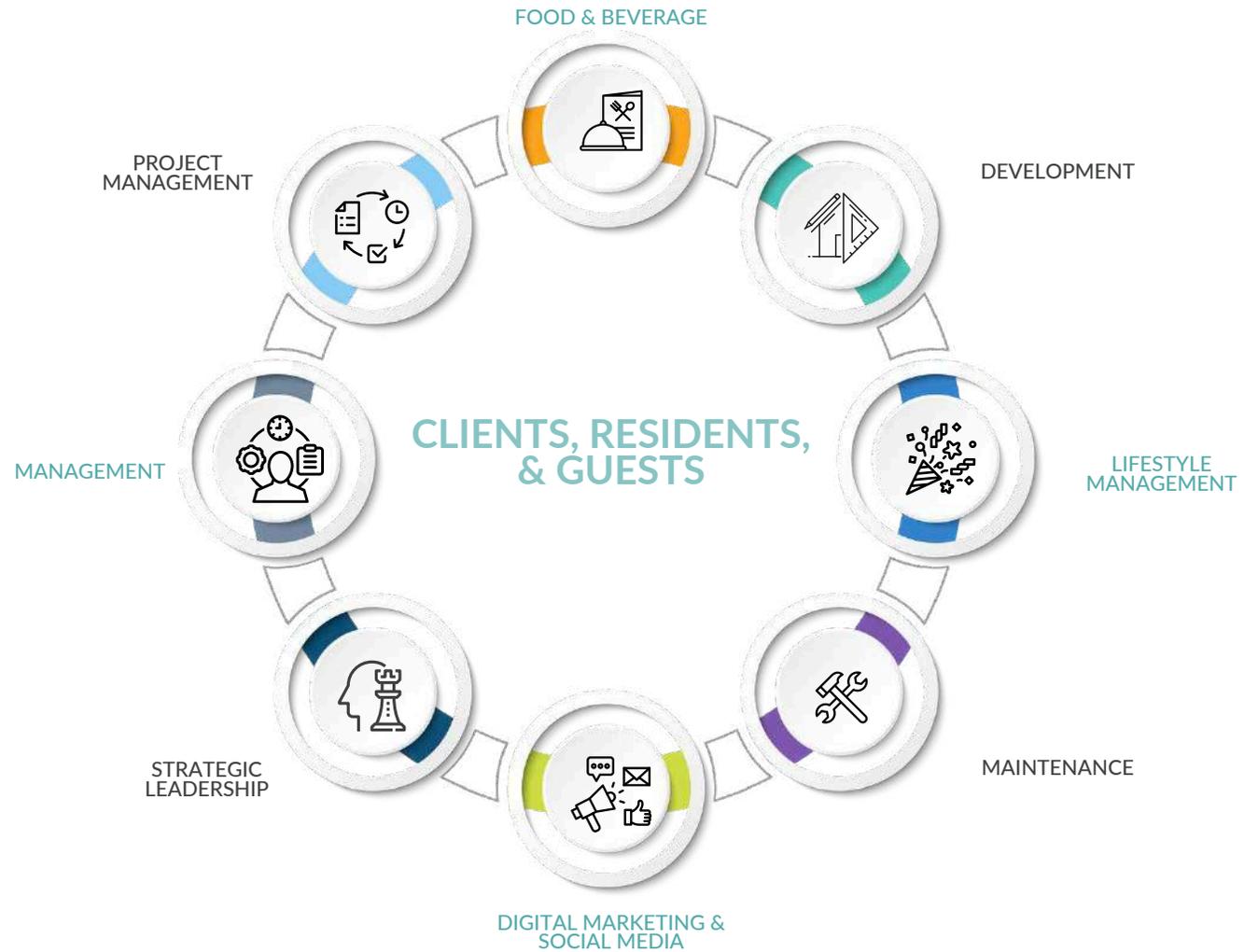



SHRM[®]
CERTIFIED PROFESSIONAL

ServSafe
National Restaurant Association 

Trusted

Partners to owners,
Developers and
investors.



Our Company

LIFESTYLE & COMMUNITY
MANAGEMENT

HOTEL & RESORT
MANAGEMENT



Qualification & Experience

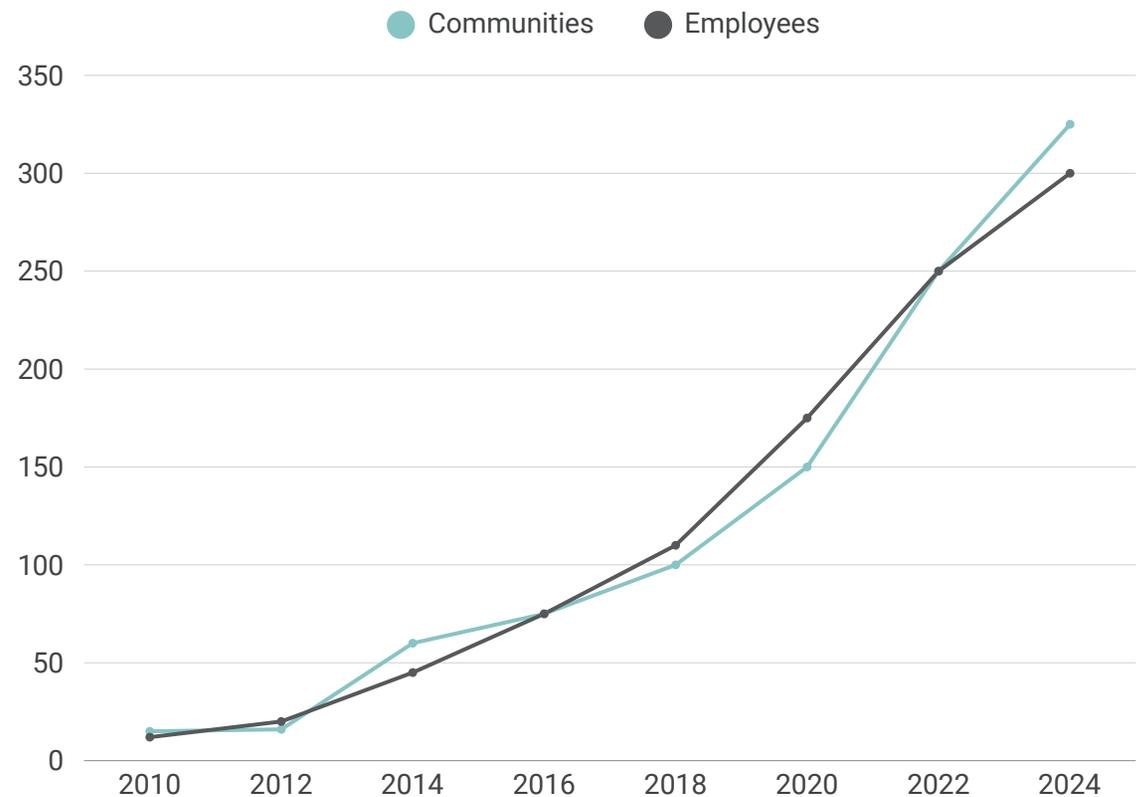
Community Transformation Through Excellence

- Strategic Approach: Transform communities through expertise and dedicated service
- Success Metrics: Define community excellence through aesthetics, fiscal strength, property values, and resident connection
- Management Style: Hands-on approach with comprehensive oversight from planning to execution
- Specialized Expertise: Excel in complex, amenity-rich residential communities
- Hospitality Foundation: Draw from extensive hotel and resort management experience
- Strategic Partnership: Affiliated with Access Hotels & Resorts, a premier hospitality management firm
- Service Standards: Infuse residential services with resort-caliber expectations
- Strategic Focus: Help associations achieve long-term objectives while enhancing homeowner experience



Strategic Growth

- Development Approach: Mirror advancement of both clients and professional team
- Staffing Strategy: Implement proactive personnel planning across all locations
- Organizational Scope: Apply strategic staffing at headquarters and managed properties
- Client Focus: Consistently anticipate, meet, and exceed evolving client expectations
- Service Excellence: Maintain responsiveness to changing needs through strategic planning



Hospitality Driven Service

- Service Philosophy: Hospitality heritage shapes commitment to exceptional client service
- Communication Priority: Responsive interaction through prompt call handling and inquiry resolution
- Issue Management: Immediate attention to resident concerns and operational challenges
- Business Development: Service dedication generates consistent client referrals
- Service Infrastructure: Specialized Customer Care team manages 50,000+ monthly calls
- Operational Support: Comprehensive assistance to accounting and management departments
- Resident Impact: Service-first approach directly elevates community satisfaction and well-being



ELEVATING SPECIAL DISTRICT EXCELLENCE THROUGH HOSPITALITY-CENTERED LEADERSHIP

CDD Management

Tailored Community-Centric Solutions: We implement customized strategies that reflect the unique characteristics and needs of each community

Field-First Operational Philosophy: Our management team practices "Management by Walking Around" (MBWA) with regular on-site inspections

Expert Governance & Compliance: Full compliance with Chapter 190, Florida Statutes including statutory agendas and public website maintenance

OUR COMPREHENSIVE CDD SERVICES

PROACTIVE COMMUNITY STEWARDSHIP

Strategic annual planning and performance assessments, forward-looking operational methodologies, engaged Board and resident meeting facilitation

ASSET PROTECTION & VALUE ENHANCEMENT

Routine field assessments by dedicated Field Manager, infrastructure monitoring, contractor performance management

COMMITMENT TO ENVIRONMENTAL EXCELLENCE

Stewardship of lakes, preserves, and conservation areas with regular environmental assessments balancing ecological responsibility with community expectations

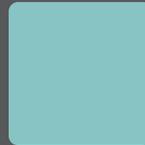
EXPERT GOVERNANCE & COMPLIANCE

Preparation of statutory agendas, meeting minutes, financial reports, and deep understanding of CDD governance frameworks

Investing in Our People:

The Foundation of Excellence

- Talent Philosophy: Recognize team members as our most valuable resource
- Development Focus: Prioritize professional growth through continuous education
- Support Systems: Provide comprehensive programs that enhance capabilities
- Career Investment: Advance individual professional trajectories through strategic development
- Service Impact: Cultivate talent that directly delivers superior client outcomes
- Quality Assurance: Ensure exceptional community management through team excellence



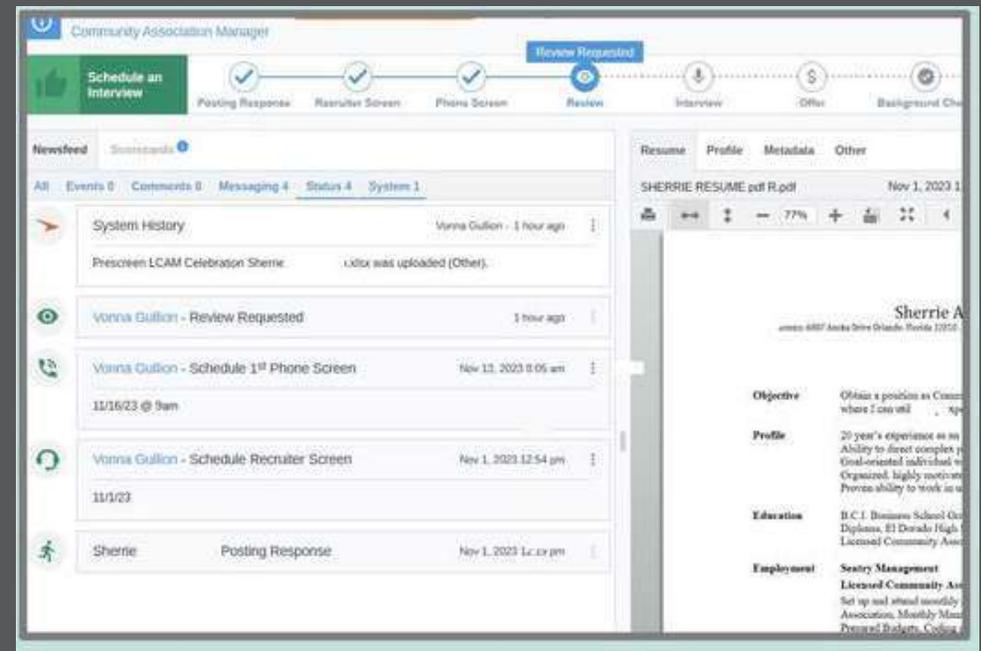
EXCEPTIONAL EMPLOYEE BENEFITS

- Competitive Pay
- Health & Dental Insurance
- Ongoing Training
- 401k Match
- \$15,000 Life Insurance
- Industry Leading Paid Time Off
- Paid Parental Leave
- Licensing & Education Reimbursement
- New Business Incentives
- Short Term and Long Term Disability
- Corporate Outings & Company Events
- Extensive Coaching & Personal Development
- Elective Vision Insurance
- Paid Caregiver Leave

Strategic Talent Acquisition Process

Recruiting Top Talent

- Recruitment Approach: Specialized team implements rigorous candidate assessment protocols
- Candidate Quality: Advance only exceptionally qualified professionals to next hiring stages
- Evaluation Process: Structured interviews assess competencies, skills, and cultural compatibility
- Technology Integration: Human capital management system supports comprehensive talent lifecycle
- Process Coverage: Manage candidate identification through continuous professional development
- Quality Control: Ensure consistent excellence throughout the recruitment continuum



Strategic Talent Acquisition Process

30 - Day Recruiting Sample

	Job Seekers/Passive Candidates	Schedule Recruiter Screen	Recruiter Screen Scheduled	Review Requests	Schedule a Phone Screen	Phone Screens Scheduled	Schedule an Interview	Interviews Scheduled	Background Check	Offers	Hires
Total	764	101	40	105	16	1	19	2	38	12	13
Site Applicants 95	14	7	8	1	0	5	1	9	3	2	
Posting Responses 723	86	32	96	14	1	14	1	28	9	10	
Resume Banks 0	0	0	0	0	0	0	0	0	0	0	
Agency Resumes 0	0	0	0	0	0	0	0	1	0	1	
Internal Referrals 0	0	0	0	0	0	0	0	0	0	0	
Gravity Referrals 0	0	0	0	0	0	0	0	0	0	0	
Others 0	0	0	0	0	0	0	0	0	0	0	
Agency Candidate 0	0	0	0	0	0	0	0	0	0	0	
Passive Candidates 2	1	1	1	1	0	0	0	0	0	0	
											<i>Avg time to Hire</i>
Time To Pursue(days)	1.7	6.6	2.7	5.1	4.7	7.9	9.4	0.1	1.2	15.4	14.6
Sources											
Company Website 41	15	8	8	1	0	5	1	9	3	2	
Indeed Free 591	62	24	86	7	1	9	1	20	7	8	
LinkedIn 90	14	3	5	2	0	2	0	0	0	0	
LinkedIn Limited 1	0	0	0	0	0	1	0	0	0	0	
Quick 0	0	0	0	0	0	0	0	1	0	1	
Site Applicant 10	4	2	2	2	0	1	0	5	1	1	
Zipprecruiter Free 81	6	3	3	3	0	1	0	3	1	1	



Accolades

- Industry Recognition: Earned distinction in four of five Top Work Places categories
- Award Categories: Leadership, Innovation, Purpose & Values, and Compensation & Benefits
- Validation: Honors confirm commitment to exceptional workplace environment
- Leadership Approach: Provide clear direction while cultivating organizational innovation
- Organizational Values: Maintain unwavering commitment to meaningful work aligned with core principles
- Talent Strategy: Offer competitive compensation packages that attract and retain premier talent
- Workplace Philosophy: Value employee contributions while fostering professional growth





PROFESSIONAL

Training & Development



LAUREN WHEELER
CORPORATE DIRECTOR
OF COACHING & PDP

"Coaching and development are the cornerstones of personal and professional growth, enabling our team members to reach new heights of excellence and deliver unparalleled value to our clients."

- **Development Strategy:** Strategic investment in comprehensive team training initiatives
- **Dual Benefits:** Enhances service delivery while advancing individual careers
- **Learning Structure:** Targeted workshops, industry conferences, and specialized education
- **Knowledge Focus:** Keeps team at forefront of industry innovations and best practices
- **Industry Position:** Strengthens leadership through development-focused approach
- **Service Impact:** Enables professionals to consistently exceed client expectations

Lifestyle

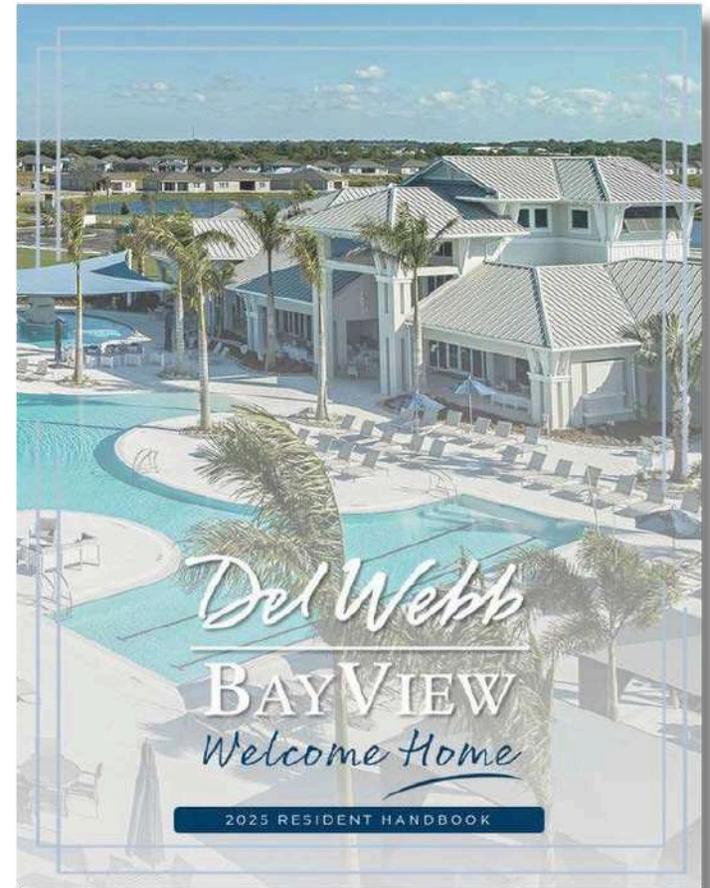
- Event Diversity: Offer wide range of activities tailored to resident preferences
- Wellness Focus: Dedicate resources to enhancing overall resident well-being
- Experience Design: Create memorable moments that strengthen community bonds
- Community Engagement: Foster vibrant social connections through thoughtful programming
- Personalization: Develop activities reflecting specific resident interests and behaviors
- Philosophy: Deliver lifestyle as a personalized experience rather than generic concept



Welcome Home

STRATEGIC RESIDENT INTEGRATION PROCESS

- Orientation Approach: Meticulously crafted Welcome Home program for new residents
- Information Delivery: Comprehensive guide providing critical property information
- Resource Purpose: Strategic onboarding tool for seamless community integration
- Resident Benefit: Essential knowledge provided from day one of residency
- Experience Enhancement: Facilitates positive initial impression and community connection

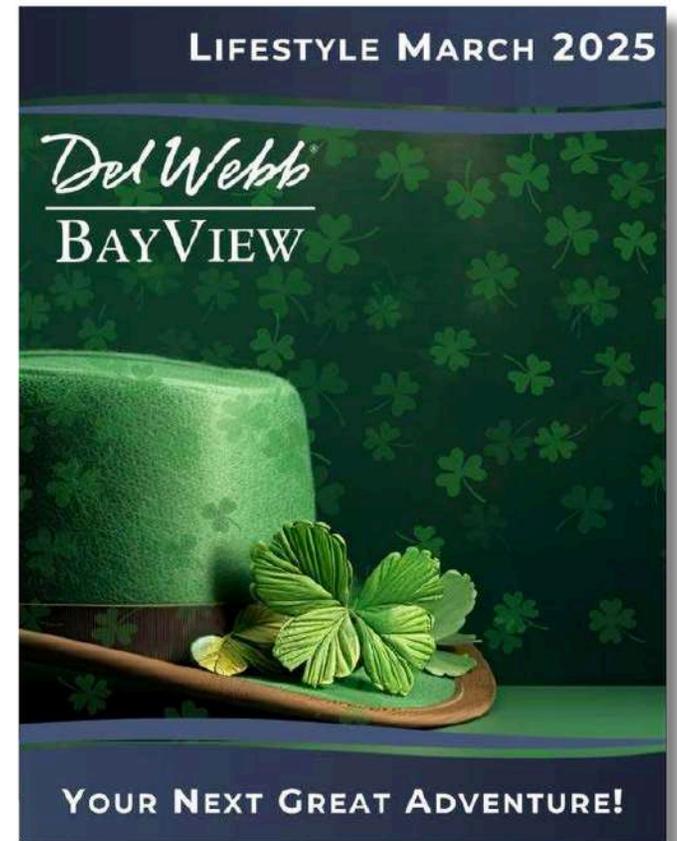


[CLICK TO VIEW FULL GUIDE
FOR ILLUSTRATION PURPOSES ONLY](#)

Lifestyle

COMMUNITY ENGAGEMENT THROUGH STRATEGIC COMMUNICATION

- Communication Purpose: Deliver vital information while fostering homeowner connections
- Content Focus: Feature upcoming events, development updates, and lifestyle content
- Demographic Alignment: Specifically curated for Del Webb resident interests
- Comprehensive Coverage: Highlight social activities, wellness, resident recognition, and announcements
- Delivery Method: Electronic distribution ensuring immediate resident access
- Community Impact: Enhance participation while optimizing living experience



[CLICK TO VIEW FULL GUIDE FOR ILLUSTRATION PURPOSES ONLY](#)

Lifestyle

COMMUNITY DOCUMENTATION: STRATEGIC INFORMATION MANAGEMENT

- Governance Foundation: Implement comprehensive document systems for effective community oversight
- Resource Portfolio: Maintain governing documents, operational policies, and resident guidelines
- Property Protection: Establish clear expectations while safeguarding community values
- Document Accessibility: Provide easily accessible declarations, bylaws, and amendments
- Standards Management: Clearly articulate rules that protect community standards
- Financial Transparency: Maintain comprehensive documentation supporting fiscal responsibility
- Communication Framework: Structure protocols that enhance resident engagement
- Decision Support: Provide critical information for informed governance and community success

The image displays a collage of five overlapping forms from the Driftwood Club, illustrating the community's documentation system. The forms are:

- RESIDENT CONTACT INFORMATION:** A form for collecting resident details, including owner and additional resident information.
- DRIFTWOOD CLUB RENTAL AGREEMENT:** A form for reserving an amenity space for a private event, requiring a security deposit and listing amenities like the Seafood Conference Room and Waterpark Amphitheater.
- INTEREST GROUP/SANCTIONED CLUB APPLICATION:** A form for groups to apply for sanctioned status, detailing group type, membership, and meeting frequency.
- RESIDENT FITNESS CONTRACTOR AGREEMENT:** A form for fitness contractors, including contractor information, offering location (e.g., Fitness Center, Movement Studio), and terms & conditions.
- RESIDENT FITNESS CONTRACTOR AGREEMENT (partial):** A partially visible form on the right side of the collage.

Food & Beverage

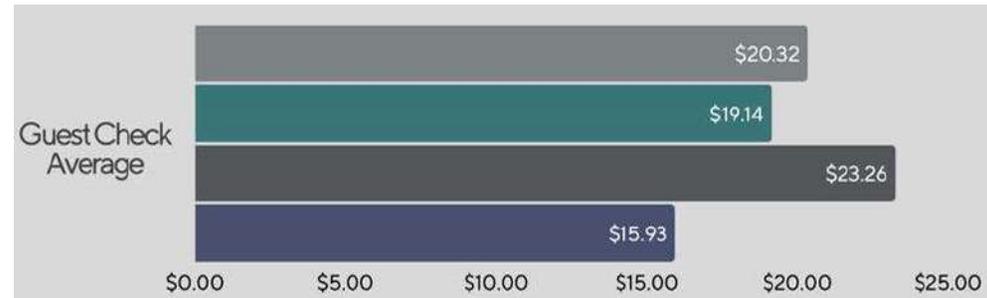
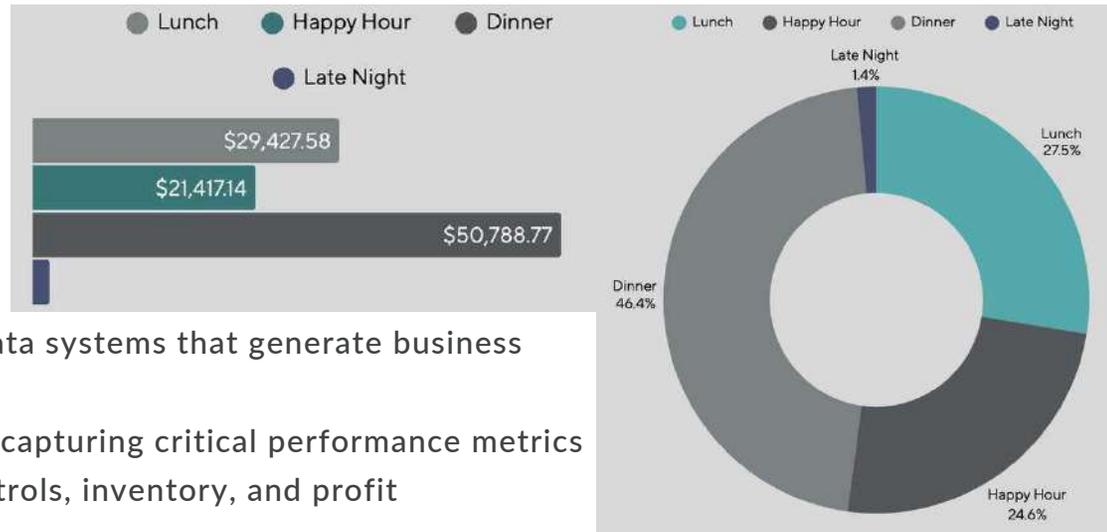
- Culinary Focus: Bring specialized expertise to food and beverage operations
- Service Approach: Deliver comprehensive optimization across all operational areas
- Core Capabilities: Encompass menu development, market analysis, inventory management, and profit enhancement
- Track Record: Demonstrate success in elevating dining experiences and anticipating market trends
- Financial Discipline: Implement effective cost controls while maximizing performance metrics
- Dual Objectives: Support exceptional guest experiences while ensuring operational sustainability



Food & Beverage

DATA-DRIVEN CULINARY EXCELLENCE

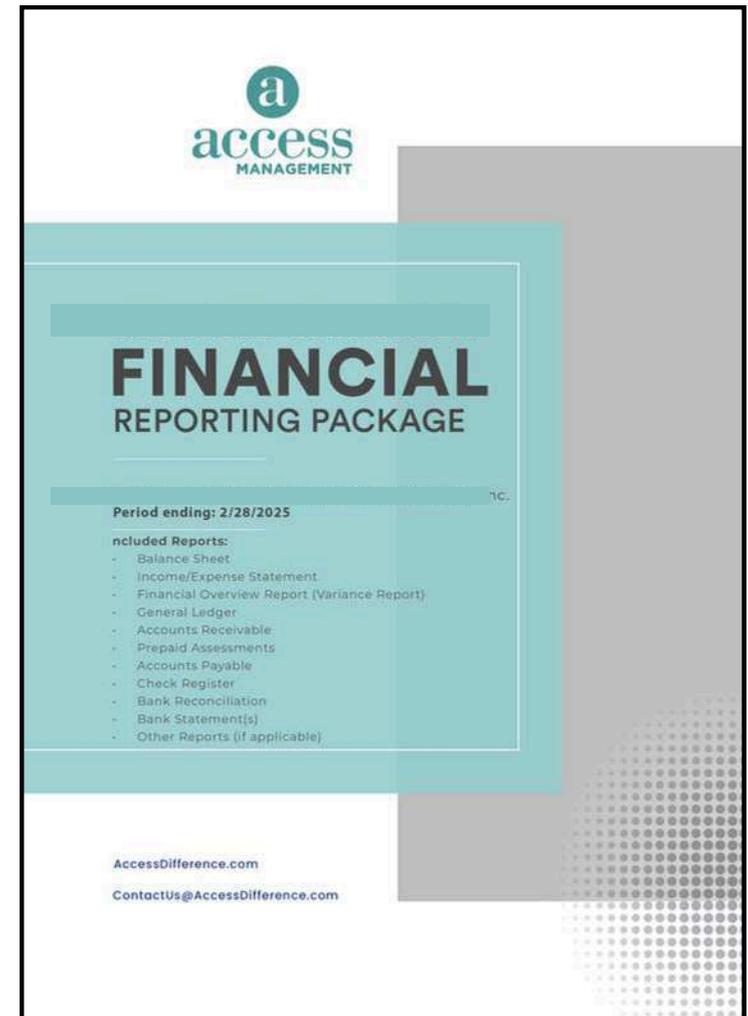
- Analytics Approach: Implement sophisticated F&B data systems that generate business intelligence
- Reporting Infrastructure: Comprehensive dashboard capturing critical performance metrics
- Measurement Focus: Track revenue trends, cost controls, inventory, and profit optimization
- Visualization: Present complex data through intuitive interfaces supporting informed decisions
- Operational Benefit: Enable real-time performance tracking and opportunity identification
- Management Advantage: Leverage data to deliver exceptional experiences with optimized financials
- Strategic Value: Demonstrate commitment to excellence through measurable performance metrics
- Financial Impact: Directly enhance bottom-line results through precise operational control



FINANCIAL REPORTING EXCELLENCE

Financial Packet

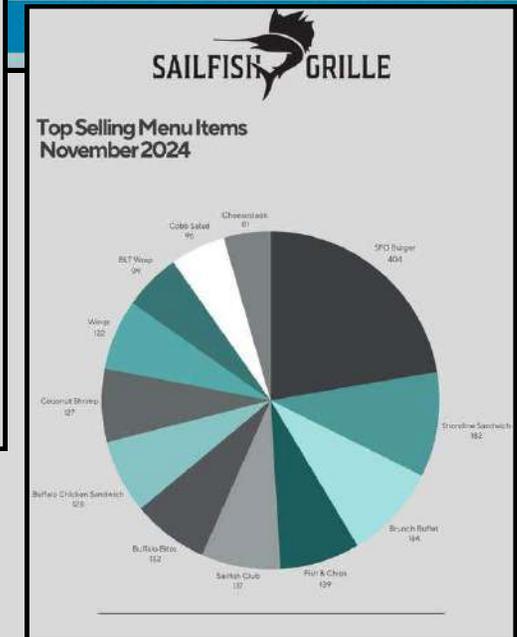
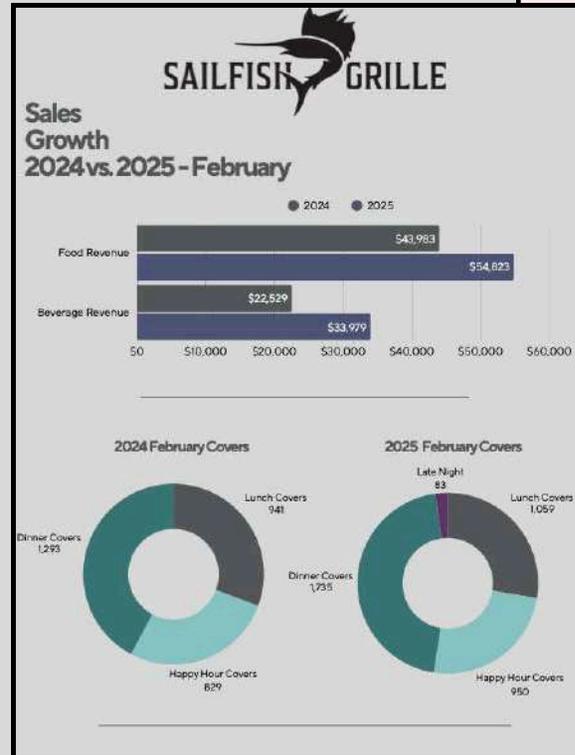
- Documentation Cycle: Deliver comprehensive monthly financial reports supporting informed governance
- Content Components: Include balance sheets, income statements, budget analyses, and key metrics
- Board Support: Enable effective financial monitoring and strategic decision-making
- Resident Access: Provide accessible financial summaries through community web portal
- Transparency Goal: Ensure financial visibility while promoting community literacy
- Dual Approach: Provide detailed leadership analysis alongside clear resident summaries
- Community Impact: Build trust through transparent financial information sharing



FINANCIALS

Cost Efficiencies

- Control Structure: Comprehensive system with dedicated oversight of all expenses
- Vendor Strategy: Leverage partnerships to secure significant discounts across categories
- Industry Advantage: Utilize hospitality background for specialized staffing solutions
- Analysis Approach: Conduct continuous market evaluation to identify savings opportunities
- Financial Impact: Directly lower assessment requirements and deficit funding obligations



TRAINING & DEVELOPMENT

Annual Budget Prep Summit

- Annual Event: Conduct Budget Prep Summit for community management and financial teams
- Excellence Focus: Reflect organizational commitment to operational best practices
- Preparation Process: Precede summit with comprehensive professional training sessions
- Knowledge Transfer: Equip teams with specialized tools for efficient budget development
- Planning Benefit: Ensure seamless financial planning season for all managed communities
- Structured Approach: Implement systematic methodology for consistent quality

access MANAGEMENT

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 15.80 38.16 35.62 35.62 256.57
 0.00 6,962.23 442.24 16,048.75
 505.21 1,794.92 5,420.33
 10.01 1,142.38 9,779.44
 70.84 1,258.50 4,294.85
 36.87 17,848.02 34,414.97
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 19,577.90 11,799.74 14,874.16
 1,537.50 21.76 865.15
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 201.60 4,796.53
 10,857.02 1,100.27
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access MANAGEMENT

Summit Agenda

- Welcome Breakfast
- Introductions
- Importance of a Budget
- Preparing a Budget
- Financials Review
- Meetings
- Lunch & Tab Break
- Budget Prep Throughout the Year
- Notices & Mailers
- Wrap & Closing Remarks

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Importance of Budget

AM Session 1

access MANAGEMENT

Importance & Functions of HOA Budgets

What is an Association Budget?

- A financial plan consisting of the HOA/COA's estimated revenue and expenses, as well as reserve fund contributions, for a specific period of time (usually a year).

What is the Purpose of a Budget for Associations?

- The annual budget acts as a guide of sorts, steering the Board to make the right financial decisions. A budget helps an Association plan for the coming year's expenses, allowing you to manage the expenditures carefully.
- The budget helps an Association maintain a reserve fund for major replacements and repairs.
- It is a critical aid in determining homeowner dues, which is the Association's primary source of income.

CDD Accounting

Commitment to Excellence: We manage your district's finances with the same meticulous care as luxury hospitality operations

Specialized Expertise: Purpose-built municipal accounting systems designed for Florida's unique CDD requirements

Fiscal Responsibility: Ensuring robust financial health through strategic planning and proactive cash flow management

COMPREHENSIVE FINANCIAL SOLUTIONS



Strategic Revenue Management

Accurate and compliant annual assessment roll development, efficient streamlined collection processes, clear timely property owner communication



Bond & Capital Excellence

Expert assessment allocation and debt service collections, coordinated bond closings and capital expenditures from initiation to completion



Transparent Financial Operations

Comprehensive monthly financial packages, real-time budget and expenditure tracking, capital project administration and audit support



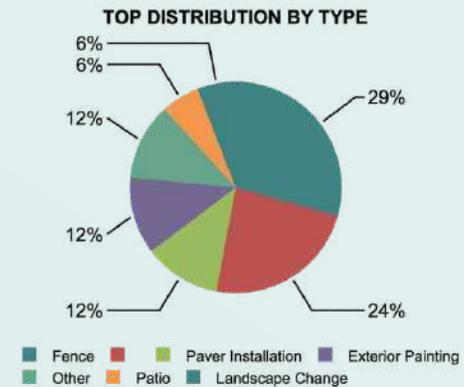
Technology-Enhanced Transparency

Resident-friendly portals, automated compliance monitoring, advanced reporting capabilities aligned with Florida statutory requirements

PARTNERSHIP PHILOSOPHY

From development inception to resident-controlled governance, we provide the financial foundation that enables communities to thrive. Our hospitality-trained team ensures every financial interaction reflects the quality and care your residents deserve.

FINANCIAL STEWARDSHIP WITH HOSPITALITY-LEVEL PRECISION



COMMUNICATIONS

Response Times

Frequent Homeowner Requests & Average Response Times

30 MIN MAINTENANCE EMERGENCY

We guarantee a prompt response to all maintenance emergencies within 30 minutes through our dedicated after-hours emergency hotline.

4 HRS PHONE CALLS & TEXT MESSAGES

We strive to respond to phone calls and text messages by the end of the business day as a standard practice.

24 HRS WORK ORDERS & LANDSCAPING

Upon submission through the community website, all work orders and landscaping requests will receive a response within 24 business hours.

24 HRS EMAILS & GENERAL REQUESTS

We aim to provide a response to emails and general non-emergency requests within 24 business hours.



Empowering Your Community Through Technology



Homeowner Engagement Tools

Our comprehensive resident portal and mobile application deliver continuous account accessibility, enabling homeowners to:

- Execute secure electronic payments and account management
- Access digital statements and payment documentation
- Monitor community communications and submit service requirements
- Track covenant compliance and architectural review status
- Utilize essential community resources including documents, calendars, and resident directories

Board Member Management Suite

Our integrated board member interface provides governance tools that facilitate:

- Real-time financial monitoring and operational analytics
- Customized reporting capabilities with immediate generation
- Live-data tracking for compliance, maintenance, architectural reviews, and collections
- Centralized access to critical governance documentation including financial statements, meeting records, contracts, and other essential resources



Streamlined Management Operations

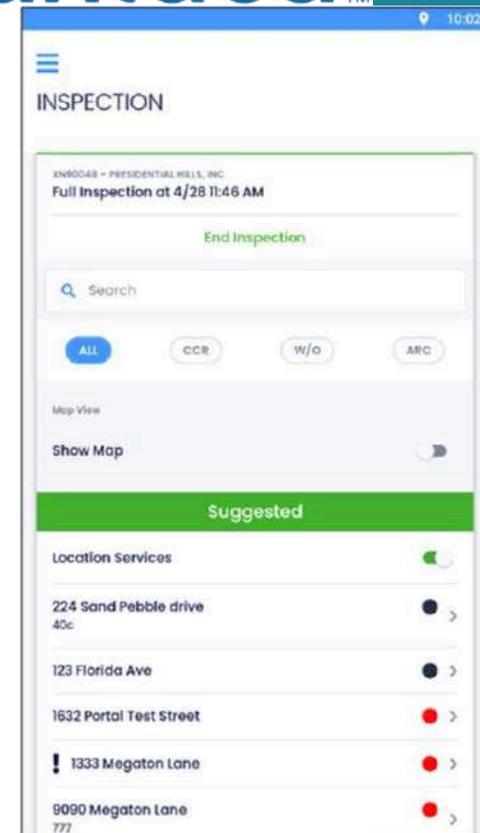
Technology and Automation

Vantaca™


access
MANAGEMENT

Management Efficiency Tools

- Enhanced communication systems for rapid response
- Enhanced communication systems for rapid response
- Automated workflows for collections and compliance
- Real-time board collaboration platform
- Direct vendor work order assignment
- Mobile inspection capabilities
- Mass resident communication systems
- Integrated community calendar management
- Comprehensive reporting suite for all operational functions



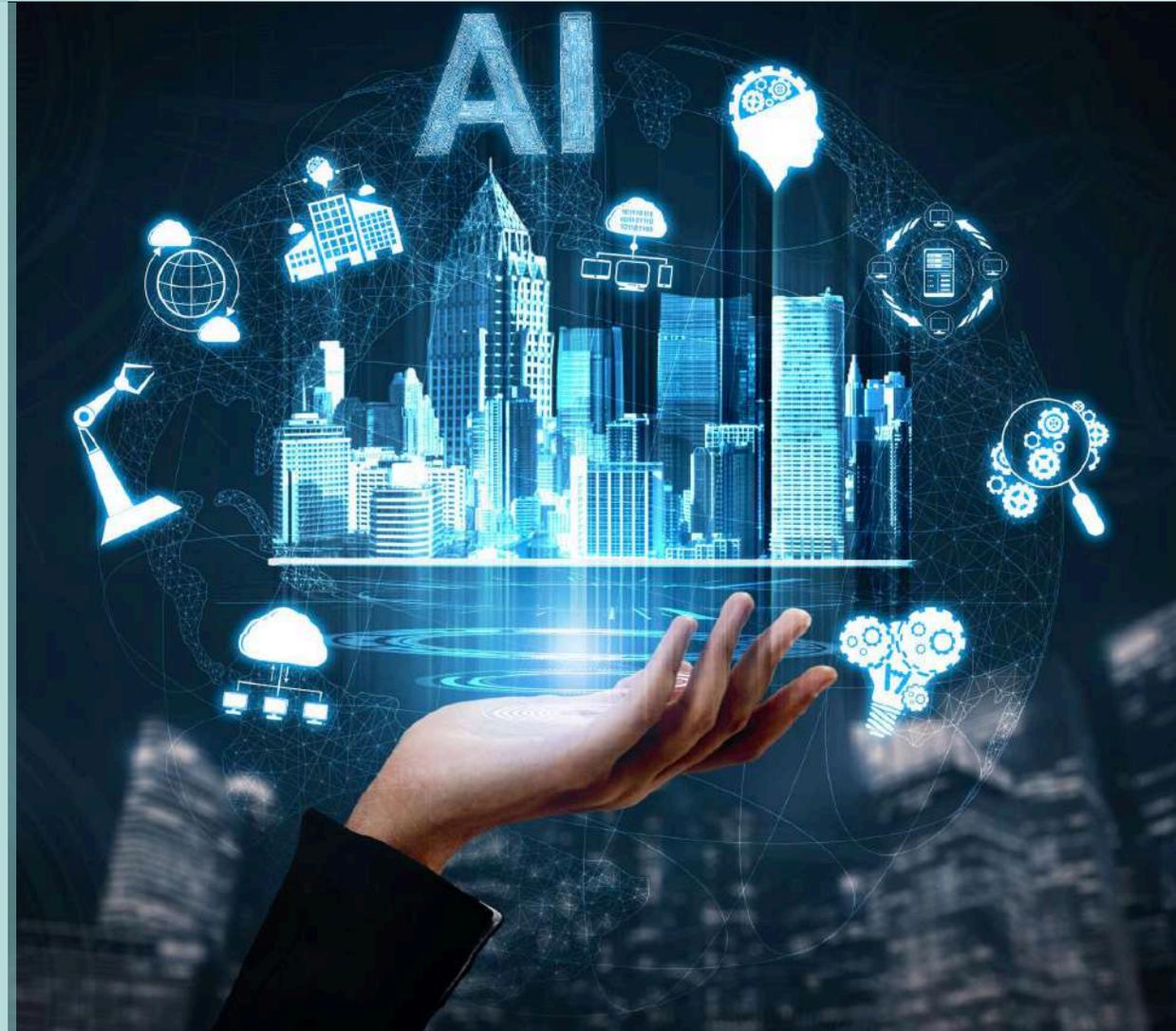
Access A.I.

INTRODUCING YOUR DIGITAL COMMUNITY ASSISTANT

- Instant Support: AI-powered text messaging system providing immediate responses
- Easy Access: Simple text interface for community inquiries and assistance
- Dual Function: Delivers important updates and enables personalized interactions
- User Control: Option to text "STOP" to discontinue automated communications
- Contact Management: Save information for quick access to community support



Text Access A.I.:
855-540-2224



Technology

NEW HOMEOWNER REGISTRATION



Note that this page is specifically dedicated to the closing process for buyers purchasing a new construction home from Dr Horton. If you are closing on a home with another builder or this is a third-party closing and you reached this page in error, please contact our Closing team at closing@accessmanagement.com for further assistance.



- Streamlined Process: Electronic registration optimizing new resident onboarding
- Efficiency Benefits: Paperless platform ensuring accuracy and reducing processing time
- Information Delivery: Immediate electronic packet with essential community resources
- Integration Goal: Facilitate rapid community connection and question resolution
- Administrative Value: Enhance efficiency while delivering comprehensive welcome experience

Strategic Transitions

- Process Priority: Smooth, comprehensive onboarding for successful community transitions
- Implementation Tools: Established checklists and standardized procedures ensuring efficiency
- Data Preservation: Meticulous migration protocols safeguarding official community records
- Information Management: Careful retention of essential membership and historical data
- System Integration: Seamless incorporation of community information into management platforms

ACCESS RESIDENTIAL MANAGEMENT
Stoneybrook at Venice Transition Checklist

Property Name: Stoneybrook at Venice Date List Started: _____
 Property Code: _____ Estimated Takeover Date: _____
 Manager: _____ Region: LIB
 Supervisor: _____ Developer: _____ Homecenter: _____

PRE-TAKEOVER - 15-30 DAYS PRIOR			
Status	Person Responsible	Items Needed	Notes
		Review Management Agreement	
		Review a Transfer Form	
		Obtain, Review, Sign Transfer Schedule	
		Request Following Items via email (see samples)	
		Member Transfer Form (Available)	
		Bank Contact Information	
		Assignment Approval of Authority	
		Copy Contribution Amount	
		Lease, RFP & Fee	
		Copy of Process or Approved Budget	
		Copy of Vendor List	
		Copy of Bank List & Account Numbers	
		Copy of Government, Alts	
		TDSP Status - New Homeowners in Year	
PRE-TAKEOVER - ACCOUNTING - 15-30 DAYS PRIOR			
Status	Person Responsible	Items Needed	Notes
		Open Bank Accounts	
		Provide all Bank Information	
		Provide a Financial Budget (if applicable)	
		Provide Budget (if applicable)	
		Review and Review Financial Statements	
TAKEOVER - ACCOUNTING			
Status	Person Responsible	Items Needed	Notes
		Reconcile Bank Account of Association	
		Audit all Fees	
		Open Accounts (if applicable)	
PAYABLES			
		Contact Utility Company	
		Establish a List of Vendors	
		Contact Vendors	
		Contracting Liability Insurance	
		Review Vendor List	
RECEIVABLES			
		Copy of the Delinquent Report	
		Review Current Billing Procedures	
		Review Current Collecting Procedures	
		Review Current Enforcement Procedures	
		Review Current Transition	
		Transition Plan	
PRE-TAKEOVER - OPERATIONS - 15-30 DAYS PRIOR			
Status	Person Responsible	Items Needed	Notes
		Setup Community if Applicable	
		Provide Insurance & Liability Information	
		Provide & Send Resident Letter	
		Setup Community Website	
		Prepare Station Package	
		Set Up Fines and Firms	
TAKEOVER - OPERATIONS			
Status	Person Responsible	Items Needed	Notes
		Update Tools Fast Sheet	
		Meet Community Board	
		Obtain Books & Sign Schedule	
		Review Contracts	
		Change or Review Copies (if applicable)	
		Implement a Schedule of Bookings	
		Set Collaborative Email Tools	
		Establish Meet & Greet	
TAKEOVER - MAINTENANCE			
Status	Person Responsible	Items Needed	Notes
		Establish a Weekly, Monthly, Yearly PM Calendar	
		Perform Maintenance Requests	
		Perform Property / Sublease Inspection	
		Water Shut-Off Locations	
		Evacuation Locations	
		Medical Locations	
		Fire Evacuation Routes	
		Fire Stop Systems	
		Lighting Systems	
		Security Systems (if applicable)	
		Liability Status	
		Review Licenses	
PRE-TAKEOVER - STAFFING NEEDS (if applicable)			
Status	Person Responsible	Items Needed	Notes
		Current Current Management Reporting Staff	
		Interview Current Staff	
		Establish Staff	
		Complete New Hire Paper Work	
TAKEOVER - STAFFING NEEDS (if applicable)			
Status	Person Responsible	Items Needed	Notes
		Staff Meeting	
		Employee Orientation	
		Complete Staff For Training	
		Set Schedule for Staff	

Proposed Fees

MANAGEMENT FEES



Management Fees



MANAGEMENT FEE CALCULATION					
	ANNUAL FREQUENCY	HOURS	ANNUAL HOURS	ANNUAL COST	MONTHLY COST
MEETING ATTENDANCE	12	3	36	\$5,400.00	\$450
MEETING PREPARATION	12	6	72	\$10,800.00	\$900
SITE INSPECTIONS	24	4	96	\$14,400.00	\$1,200
FINANCIAL ADMINISTRATION	12	12	144	\$21,600.00	\$1,800
ADMINISTRATION & SUPPORT	12	8	96	\$7,200.00	\$600
			324	\$59,400.00	\$4,950

Ancillary Fees



ANCILLARY FEES		
	COST	NOTES
Budget Postage Delivery	\$2.50	PER LOT/PARCEL
Assessment roll - annual lump sum	\$3,750	UP TO 1,000 PARCELS
continuing disclosure service per year	\$3,750	UP TO 1,000 PARCELS
tech/website for the year	\$1,200	INCLUDES MONTHLY UPDATE/MAINTENANCE
extended meeting cost	\$150.00	HOURLY RATE
public records	\$150.00	\$150 MINIMUM PER REQUEST (BILLED HOURLY)
senior manager	\$250.00	HOURLY RATE
finance staff per hour	\$150.00	HOURLY RATE
service manager per hour	\$150.00	HOURLY RATE
administrative support per hour	\$75.00	HOURLY RATE

Management Fees

- Context Matters: Address fee concerns by establishing appropriate comparison benchmarks
- Expectation Management: Bridge gap between homeowner perceptions and operational realities
- Educational Approach: Clarify comprehensive services covered by association assessments
- Service Transparency: Break down specific community benefits and operational support
- Value Perspective: Foster understanding of the relationship between service levels and costs
- Alignment Goal: Ensure homeowner expectations match necessary financial commitments





Why Access?

- **TECHNOLOGY:** Continuous innovation creating operational efficiencies that deliver direct client benefits
- **TRAINING:** Strategic talent development ensuring excellence for both team members and managed communities
- **PEOPLE:** Exceptional professionals who "Make the Access Difference" through superior service delivery
- **VALUE:** Commitment to exceeding resident service expectations and enhancing community worth
- **TRANSPARENCY:** Fundamental operational principle providing complete visibility into all management activities
- **HANDS-ON:** Active management approach through both on-site engagement and responsive remote support
- **ACCESSIBILITY:** Consistent availability ensuring prompt response to client needs
- **HOSPITALITY:** Core foundation drawing from extensive experience in personalized community experiences
- **HAPPINESS:** Primary organizational focus driven by a culture that creates meaningful resident experiences



QUESTIONS

Q & A

ANSWERS





LET US KEEP IN TOUCH

Our Contact

Thank you for considering **Access Management** for your community management needs. We appreciate the opportunity to submit a proposal in response to your RFP. Should you have any further questions or require additional information, please do not hesitate to contact us. Our team is readily available to address any inquiries and provide the necessary support throughout the RFP evaluation process. We look forward to the opportunity to demonstrate how Access Management can deliver exceptional service and value to your community.



SOCIAL MEDIA

 [accessdifference](#)

 [accessdifference](#)

 [accessdifference](#)

CONTACT - MICHAEL LASTER

 mlaster@accessdifference.com

 407-721-6116

 accessdifference.com

*Hospitality is our Foundation,
Your Happiness is our Focus!*



access
MANAGEMENT

accessdifference.com

EXHIBIT 3

AGENDA



Governmental Management Services

Serving Florida's Communities

February 11th, 2026

Cory Lakes Community Development District Board of Supervisors
c/o Mr. Vivek Babbar, District Counsel
Straley Robin Vericker
1510 West Cleveland Street
Tampa, Florida 33606
Via email to VBabbar@srvlegal.com

RE: Proposal for District Management Services

Dear Mr. Babbar,

Governmental Management Services-Tampa L.L.C. ("GMS") is pleased to provide for your review our Proposal associated with providing District Management Services to the Cory Lakes Community Development District ("CDD"). We believe the Proposal demonstrates that we are the best choice for this project. Here are some of the reasons why:

- ❖ We are the leader in the Community Development District industry. We provide district management services to 290+ CDDs across the State of Florida.
- ❖ We have a team of management, financial, administrative, and operations professionals who are extremely qualified to provide these services and meet time and budget requirements.
- ❖ We have a proven approach, methodology, and philosophy towards providing these services that reflect our commitment and ability to deliver comprehensive services that exceed the expectations of our clients.
- ❖ We also have the ability to respond to individual client needs efficiently, effectively, and professionally. Our approach to providing the services for each of the responsibilities described in this RFP is to fully understand them and provide them in a manner that meets all the statutory requirements, customized to the approach preferred by the Board of Supervisors.

We thank you for this opportunity to submit our Proposal and would be happy to provide any additional information if requested. Please feel free to contact me at (865) 603-5101 or via email at DMossing@gmstnn.com if you have any questions or need additional information.

Sincerely,

Darrin Mossing

Darrin Mossing
GMS President

Enclosures

ORLANDO

219 E. Livingston St.
Orlando, FL 32801
(407) 841-5524

JACKSONVILLE

1200 Riverplace
Boulevard, Suite 705
Jacksonville, FL 32207
(904) 288-7667

ST. AUGUSTINE

50 Ellis Street,
Suite 208
St. Augustine, FL 32095
(904) 288-7667

ST. AUGUSTINE

475 West Town Place,
Suite 114
St. Augustine, FL 32092
(904) 288-7667

FT. LAUDERDALE

5385 N. Nob Hill Road
Sunrise, FL 33351
(954) 721-8681

TAMPA

4530 Eagle Falls Place
Tampa, FL 33619
(813) 344-4844

PALM COAST

393 Palm Coast
Parkway SW, Suite 4
Palm Coast, FL 33137
(904) 940-5850

KNOXVILLE

1001 Bradford Way
Kingston, TN 37763
(865) 717-7700

District Management Services Proposal Prepared For The Cory Lakes Community Development District:

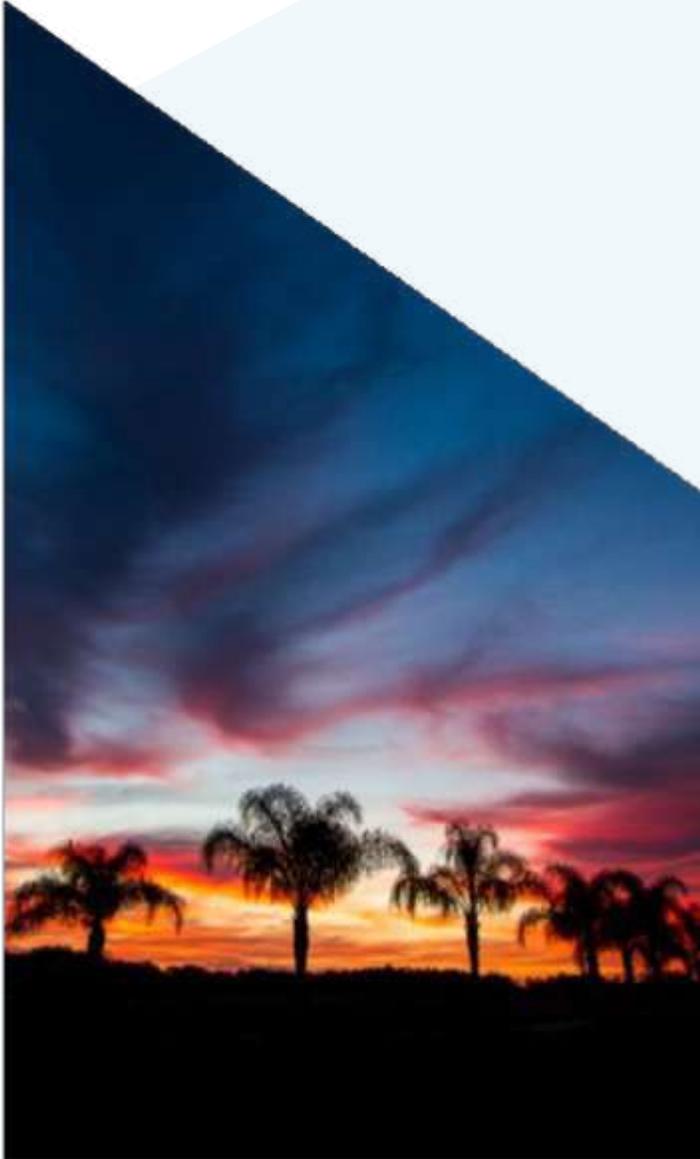


GOVERNMENTAL MANAGEMENT SERVICES-TAMPA, LLC

DISTRICT
MANAGEMENT
SERVICES



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THANK YOU

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COMPANY INFORMATION

Governmental Management Services

("GMS") is a family of limited liability companies that was established for the purpose of providing district management services to Special Taxing Districts. With encouragement from industry professionals and the development community, GMS was created to provide an alternative to the existing district management companies. GMS currently has offices in St. Cloud, Orlando, Tampa, Sunrise, Miami, Tallahassee, Port St. Lucie, St. Augustine, Palm Coast, Florida, and Knoxville, Tennessee. Company personnel who would be providing services are generally determined by geography of the District and required services. However, everyone at GMS works together to provide the most efficient, effective and comprehensive management services possible. GMS currently manages over 290 Community Development Districts across the State of Florida and fully understands the requirements of Chapter 190. As described in Section 3, the personnel at GMS are very well known and respected by people involved with Community Development Districts. Many of the personnel have worked with Investment Bankers, Bond Counsel, District Counsel, **Page 75/398** Developers, and Boards of Supervisors across the State of Florida.

They have provided management, financial, administrative, and operational services to over 290 special taxing districts and homeowners associations. Our greatest strength is our ability to respond to individual client needs quickly, efficiently and professionally.

**GMS WAS ESTABLISHED TO
PROVIDE THE MOST EFFICIENT,
EFFECTIVE AND
COMPREHENSIVE MANAGEMENT
SERVICES FOR COMMUNITY
DEVELOPMENT DISTRICTS IN THE
STATE OF FLORIDA.**



HOW WE WORK

Established in 2004, Governmental Management Services has over 250 full-time and part-time employees and has offices across the State of Florida. Services are provided by seasoned professionals with well over 1,000 years of combined Community Development District management experience. Our commitment to serving our clients and providing the most efficient, effective, and comprehensive management services for Community Development Districts continues to fuel our growth.

Statement of Qualifications

GMS is the best-qualified provider of district management services because of the experience of the personnel who will be providing the management services for the District. GMS brings a wealth of experience in management, administration, accounting, financial reporting, field operations, and assessment certifications.

GMS focuses exclusively on the services necessary for the proper management of Community Development Districts. Our staff includes managers, accountants, financial analysts, recording secretaries, and operations managers all with experience with Community Development Districts and other special districts. We offer integrated management services including:

- General Management
- Recording Secretary Services
- Accounting and Financial Reporting
- Assessment Roll Administration
- Field Operations Management
- Amenity Management
- Facility Maintenance
- Dissemination Agent Services
- Utility Billing
- Other Services

FULLY INTEGRATED SERVICES



These management services are being provided by the principals of GMS to over 290 Community Development Districts in 25 counties across the State of Florida.

OUR VALUES

MISSION

The goal of GMS is to provide the most efficient, effective, and comprehensive management services for Community Development Districts in the State of Florida.



CORE VALUES

Governmental Management Services' greatest strength is its ability to respond to individual client needs quickly, efficiently, and professionally. Listed below are our GMS core values:



Customer Commitment

We keep customer needs at the center of all that we do to provide a superior customer experience.



Integrity

We are honest, open, ethical, and fair.

People trust us to do what's right.



Teamwork

We win together, not alone.

We work together, across divisions, to meet the needs of our customers.



Passion and Drive

We are proud of the services we provide.

We play to win and strive to help our customers do the same.



Empower Individuals

Our employees set us apart.

We value our employees, encourage their development, and reward their performance.



Quality

Details matter.

We provide consistent and unsurpassed service that, together, deliver premium value to our customers.

CONTACT INFORMATION

Corporate Office:

1001 Bradford Way
Kingston, TN 37763
(865) 717-7700

As the largest CDD Management firm in the State of Florida, GMS is prepared to provide all CDD Management services directly and does not contemplate the need to subcontract services.

**GMS - South
Florida**

5385 Nob Hill Road
Sunrise, FL 33351
(954) 721-8681

**GMS -
Central Florida**

219 E. Livingston St.
Orlando, FL 32801
(407) 841-5524

GMS - Tampa

4530 Eagle Falls Place
Tampa, Florida 33619
(813) 344-4844

435 10th Avenue West,
Suite 200
Tampa, Florida 34221

**GMS - North
Florida**

475 West Town Place,
Suite 114
St. Augustine, FL 32092
(904) 940-5850

1200 Riverplace
Boulevard
Jacksonville, FL 32207

393 Palm Coast
Parkway SW, Suite 4
Palm Coast, FL 32137

We have additional satellite offices
throughout the State of Florida

GOVERNMENTAL MANAGEMENT SERVICES

DARRIN MOSSING
PRESIDENT

KEITH NELSON
CHIEF OPERATING OFFICER

HUMAN RESOURCES ♦ RECRUITING ♦ TRAINING
COMPLIANCE ♦ CORPORATE FINANCE

RIVERSIDE (NF)
ALISON MOSSING
VICE PRESIDENT

SOUTH FLORIDA
PATTI POWERS
VICE PRESIDENT

CENTRAL FLORIDA
GEORGE FLINT
VICE PRESIDENT

NORTH FLORIDA
JIM OLIVER
MANAGING PARTNER

TAMPA
JASON GREENWOOD
MANAGING PARTNER

FIELD OPERATIONS

- RICARD GRAY
- CHRISTIAN DELLINGER
- JEFF JOHNSON
- JAMES SCHIESZER

AMENITIES

- TIMI WRIGHT
- NATALIE CLEM
- MARIA GRANFORD
- ROBERT ALBA
- FREDIE OCA
- KAYLA RINKER
- & 18 OTHERS

MAINTENANCE

- TIMOTHY CARTER
- LUTHER NEWTON
- MARK CESSINA & 13 OTHERS

LIFEGUARDS & POOL ATTENDANTS

- 30 - 50 OTHERS ON SEASONAL AND/OR FLEX SCHEDULES

ACCOUNTING

- PATTI POWERS, VP
- TZIYANA CESSINA
- SHANNON RINKUS
- ASHLEY COOPER
- NIKI MARINO
- JENNIFER WASSERMAN, CPA
- SHEIK NEEROO

DISTRICT MANAGEMENT

- PAUL WINKELJOHN
- JULIANNA DUQUE
- ANDREW GILL
- PATRICK BURGESS
- ANDRESSA PHILLIPS
- BEN QUESADA
- JESUS LORENZO

ASSESSMENT ADMINISTRATION

- RICHARD HANS, VP
- DARRIN MOSSING, JR.
- DANIEL HARVEY

ADMINISTRATION

- JENNIFER MCCONNELL
- LATOYA FLOWERS
- ELLEN ACOSTA
- REGINE LUCAS
- & 2 OTHERS

FIELD OPERATIONS

- PAT SZOZDA
- PATRICK BURGESS
- JASON GITEL
- JULIO PADILLA

AMENITIES

- 7-15 DISTRICT EMPLOYEES FLEX SCHEDULES

ACCOUNTING

- KATIE COSTA, DIRECTOR
- TERESA VISCARRA
- SHIRLEY RAJULO
- LISA COLBY
- NANCY SOLER
- ZUNY YAN
- CAROL WRIGHT
- & 6 OTHERS

DISTRICT MANAGEMENT

- JILL BURNS, MANAGING PARTNER
- JASON SHOVE
- TRICIA ADAMS
- JEREMY LEBRUN
- ROB SZOZDA

ASSESSMENT ADMINISTRATION

- DARRIN MOSSING, JR.

ADMINISTRATION

- STACE VANDERBILT, DIRECTOR
- SAMANTHA HAM
- & 8 OTHERS

FIELD OPERATIONS

- ALAN SCHEERER
- CLAYTON SMITH
- MARSHALL TINDALL
- ROB SZOZDA, JR.
- & 4 OTHERS

AMENITIES

- MARCIA CALLEJA
- CHRISTINE WELLS
- ALEXANDRA PENAGOS
- & 11 OTHERS

MAINTENANCE

- ANGEL GUZMAN
- JULIO COLON
- ABNER DEJESUS
- JOSE SOTO
- & 3 OTHERS

INFORMATION TECHNOLOGY

- DAN BRADLEY

ACCOUNTING

- OKSANA KUZMUK
- BERNADETTE PEREGRINO
- TODD POLVERE
- TARA LEE
- SUSAN FERRERO

DISTRICT MANAGEMENT

- MATTHEW BAGETTI
- CORBIN DENAGY
- MARLEE GILES
- DANIEL LAUGHLIN
- JAMES PERRY

ASSESSMENT ADMINISTRATION

- SHERYL FLUKS
- DARRIN MOSSING, JR.
- MARISSA SMARTO

FIELD OPERATIONS

- JAY SORIANO
- ROBERT BERLIN
- CHRISTIAN DELLINGER
- TERRY GLYNN

ACCOUNTING

- SHARYN HENNING, CPA
- HANNAH HENRY
- LEAH POPELKA
- SAVANNAH SZOZDA
- ALEXANDRA WOLFE, CPA

DISTRICT MANAGEMENT

- JASON GREENWOOD
- AMANDA FERGUSON
- RICHARD MCGRATH
- BRIAN YOUNG

ASSESSMENT ADMINISTRATION

- MICHAEL CORTESE
- BRADFORD NELSON

FIELD OPERATIONS

- CLAYTON SMITH
- MICK SHEPPARD
- GARETT DUBOIS
- MATT AZRIEL

MAINTENANCE

- GARETT DUBOIS
- STEVEN WENTZ
- JEFF BACHELOR
- & 3 OTHERS

ADMINISTRATION

- NICOLE VIVERTO
- REBECCA SANTOS
- SAVANNAH SZOZDA

AMENITIES

- KAYLEE SANTANA
- DREAMA LONG
- MARANGELY HIRALDO
- & 14 OTHERS



OUR TEAM

Although technology has tremendously impacted how services are provided for nearly every business today, GMS realizes an organization is only as good as the individuals working within it. If an organization is not able to retain hardworking, knowledgeable and dedicated employees that understand their client's needs, it is most certain to fail. It is for this reason that GMS has focused a significant effort on recruiting and retaining the best in the district management industry

STATEMENT OF STAFF CONSISTENCY

The District Management Team proposed remains the same for the duration of the contracts. Any changes in the District Management Team will be discussed and approved by the Boards of Supervisors. Members of the management team have worked together for years, and there is complete trust and loyalty in their abilities to provide the most efficient, effective and professional management services possible. In addition, these types of long-term personal relationship among GMS staff are reassuring to our clients because personnel turnover in any organization is extremely detrimental to its ability to provide the necessary services.

"GMS realizes an organization is only as good as the individuals working within it."



Proposed GMS District Management Service Team

Trusted & Service Oriented



Jason Greenwood
Partner,
District Manager



Alex Wolfe, CPA
District Accounting



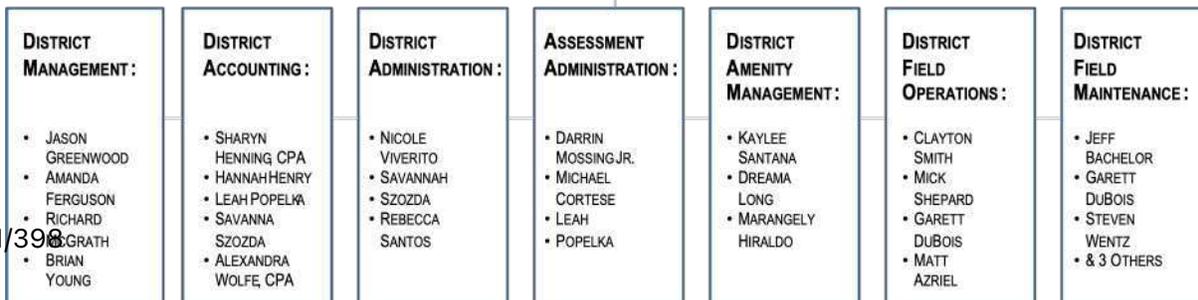
Richard McGrath
District Manager



Nicole Viverito
District Administration

See Page 7
Of Our Proposal
For The Rest
Of The
GMS Organization

GMS-TAMPA
JASON GREENWOOD
MANAGING DIRECTOR



DISTRICT MANAGEMENT SERVICES

THE FOLLOWING MANAGEMENT SERVICES ARE TYPICALLY PROVIDED TO ENSURE THE DISTRICT OPERATES IN ACCORDANCE WITH ALL APPLICABLE STATUTES, LAWS, RULES AND REGULATIONS:

- Attend, record, and conduct all regularly scheduled Board of Supervisors Meetings including landowners' meetings, continued meetings, and workshops.
- Present the District's annual budget in accordance with Chapter 190, Florida Statutes.
- Ensure the District is in compliance with administrative and financial reporting for CDDs.
- Correspond and communicate with the Board of Supervisors and Staff to respond to the various needs of the District and Community.
- Review and approve agendas for circulation to the Board of Supervisors.
- Review and approve the annual budget, the annual audit, and monthly disbursements.
- Review annual insurance policy with the District so that it maintains proper insurance coverage.



EDUCATION

Ohio University, 1988,
Bachelor of Science,
Major: Accounting

EXPERIENCE

38+ Years

- President and Founder – GMS Organization
- Corporate Operations & District Management

DARRIN MOSSING

PRESIDENT

Darrin Mossing is the President and Founder of the GMS organization. Mr. Mossing graduated from Ohio University with a Bachelor’s degree in accounting in June 1988 and began his career as a staff accountant on September 1, 1988, for the Indian Trace Community Development District. In November 2004, Mr. Mossing established the GMS organization, which has grown to over 290 CDDs, Homeowners Association, and other Special Taxing Districts across the State of Florida.

JASON GREENWOOD

MANAGING PARTNER

Jason Greenwood provides management services to CDDs and property owners associations throughout the State of Florida. Mr. Greenwood has been committed to GMS since 2017, is a licensed Community Association Manager, and operates out of the Tampa, Florida office. Mr. Greenwood has BA degrees in Business and Finance with a minor in Marketing from Ashford University in Clinton, Iowa, and an MBA in Business Administration, specialization in Finance, from Lynn University in Boca Raton, Florida.

EDUCATION

B.A., Business, Finance,
Marketing minor,
Ashford University
MBA, specialization in
Finance, Lynn University

EXPERIENCE

9+ Years

- District Management
- Assessment Roll Administration

RICHARD MCGRATH

DISTRICT MANAGER

Richard McGrath also provides management services to CDDs throughout the State of Florida. Mr. McGrath is a licensed Real Estate Agent and operates out of our Tampa, Florida Office. He has a wealth of experience in customer service and management. Mr. McGrath earned his Bachelor's Degree in Business Administration from the University of Florida and continued his education by earning his Master's Degree in International Business also from the University of Florida.

ADMINISTRATIVE SERVICES

Amanda Ferguson leads our recording administration department. Amanda prepares agenda packages, meeting notices, public records administration, statutory compliance, and various other required administrative services. She is an Administration Management Professional, who has been committed to GMS since its establishment in 2004. Mrs. Ferguson has performed various functions in her 20+ years with GMS; including amenity center management at premier North Florida communities, contract compliance, managing programs and special events, lifeguard management, and transcription of board meetings. Mrs. Ferguson currently provides transcription and administrative services to 20 Community Development Districts in the Tampa Bay, Central Florida, and Southwest Florida Regions. **Nicole Viverito** joined the GMS organization in 2022 as a CDD Recording Administrator; she is known for her compliance discipline and customer service orientation.

THE FOLLOWING ADMINISTRATIVE SERVICES ARE TYPICALLY PROVIDED TO ENSURE THE DISTRICT OPERATES IN ACCORDANCE WITH ALL APPLICABLE STATUTES, LAWS, RULES AND REGULATIONS:

- Prepare agenda packages for transmittal to Board of Supervisors and staff seven days prior to Board of Supervisors' Meeting.
- Provide minutes for all Board of Supervisors' Meetings, including landowners' meetings
- Ensure compliance with all administrative statutes affecting the District which include but are not limited to :
 - Publish and circulate the annual meeting notice.
 - Report annually the number of registered voters in the District by June 1 of each year.
 - Maintain "Record of Proceedings" for the District within the County that the District is located which includes meeting minutes, agreements, resolutions, and other required records.
 - Transmit Registered Agent information to Florida Commerce and local governing authorities.
 - File Ordinance or Rule establishing the District to Florida Commerce.



ASSESSMENT ROLL **CERTIFICATIONS & ADMINISTRATION**

Darrin Mossing Jr, and Michael Cortese perform our assessment administration services for the Tampa, Central, and North Florida Divisions.

Our GMS Services Include:

- Develop and administer the annual assessment roll for the District. This includes administering the tax roll for the District for assessments collected by the County tax collector and administering assessments for off-tax roll parcels/lots.
- Provide payoff information and pre-payment amounts as requested by property owners and collect prepayment of assessments as necessary
- Issue estoppel letters as needed for property transfers.
- Maintain the District's Lien Book, which records the details of any District debt and the related debt service assessments. The Lien Book will account for all District debt and show the allocation of debt principal to assessed properties.



ACCOUNTING SERVICES

Alexandra Wolfe manages the accounting and financial reporting for our clients. She is a Certified Public Accountant with over 15 years of accounting and financial reporting experience with Community Development Districts across the State of Florida. Ms. Wolfe’s experience includes financial statement preparation, payroll, budget preparation, preparation of annual audit reports, statutory and bond compliance. She has a Bachelor of Business Administration Degree in International Business from George Washington University. Ms. Wolfe also has experience as an auditor completing annual reports required for CDDs.

EDUCATION
 B.S. in Information Management, Masters in Business Management and Accounting

EXPERIENCE
 13+ Years
 • Accounting
 • Financial Reporting

EDUCATION
 B.A. in International Business, George Washington University

EXPERIENCE
 21+ Years, CPA
 • Accounting
 • Financial Reporting

Hannah Henry has over 13 years of experience managing the accounting and financial reporting for our clients. Ms. Henry serves as District Accountant to 12+ CDDs and Homeowner Associations. She has a Bachelors Degree from the University of Tennessee with Information Management and has a Masters Degree from King University in Business Management and Accounting.

THE FOLLOWING FINANCIAL SERVICES ARE TYPICALLY PROVIDED TO ENSURE THE DISTRICT OPERATES IN ACCORDANCE WITH ALL APPLICABLE STATUTES, LAWS, AND RULES AND REGULATIONS:

- Establish Governmental Fund Accounting System per the Uniform Accounting System prescribed by the Florida Department of Financial Services for Government Accounting. This system includes preparing monthly balance sheet and income statement(s) with budget to actual variances.
- Prepare accounts payable and present them to the Board of Supervisors for approval or ratification.
- Prepare annual budget for review and approval by the Board of Supervisors.
- Transmit the proposed budget to local governing authorities 60 days before adoption.
- Prepare year-end adjusting journal entries in preparation for the annual audit by an independent Certified Public Accounting Firm.

- Maintain checking accounts with qualified public depository selected by the Board of Supervisors.
- Ensure compliance with financial and accounting statutes affecting the District which include but are not limited to:
 - Complete annual financial audit report within 9 months after the fiscal year end.
 - Circulate annual financial audit report and annual financial report to appropriate governmental agencies.
- Prepare annual public depositor report.
- Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit to bond holders and underwriters, annual/quarterly disclosure reporting, etc.
- Transmit Public Facilities Report to the appropriate agencies
- Bind necessary insurance for the District, which includes liability, property, workers’ compensation, etc.

OPERATIONS MANAGEMENT SERVICES

GMS provides operations/field management services to 80+ Districts throughout Florida under the direction of **Clayton Smith**. He has a deep, and lengthy family history connected to CDD management, and has owned and operated his own maintenance company in the Central Florida area which carried out various undertakings, primarily for CDDs. He is a proud alumnus of the Florida State University. **Mick Sheppard** is our Operations Maintenance Manager, overseeing maintenance projects and providing maintenance services. Mick is equipped and capable of handling almost all CDD maintenance needs and specializes in maintenance projects specific to CDDs. Mick has a lengthy background in various maintenance services including but not limited to plumbing, HVAC repair, grounds maintenance, and property maintenance.

PROPER OPERATION OF THE DISTRICTS INCLUDE:

- Administer and manage maintenance contracts for landscaping, stormwater, wastewater and reuse systems management
- Respond to resident and Board of Supervisors inquiries regarding Maintenance Operations
- Coordinate and implement maintenance projects throughout the community with vendors
- Conduct site visits (day and nighttime) to ensure satisfactory operation of the district and prepare periodic reports to the Board.
- Review and approve construction contracts, change orders, payment request, etc. during construction phase
- We can also develop landscaping RFPs as requested at an additional hourly or flat rate fee.

FACILITY REPAIR & MAINTENANCE SERVICES

GMS has an in-house Facility repairs and maintenance department providing fully insured maintenance services in Tampa, Central Florida, and North Florida territories. Small to medium-size maintenance requests are coordinated through the District Manager and/or Field Operations Manager at the direction of the Board of Supervisors.

AMENITY MANAGEMENT & LIFESTYLE PROGRAMMING

Kaylee Santana is the Assistant Director of Amenity Management in Tampa. Kaylee brings over five years of experience in Amenity Management and has proudly served as Assistant Director for the past two years. She holds a Bachelor's degree in Health Administration and Management from DeVry University. As the Training Manager for the Amenities Department at GMS-Tampa, Kaylee plays a key role in developing team members and ensuring operational excellence across multiple communities. Her strong foundation in CDD operations and proven leadership skills enable her to effectively guide and support a large, dynamic team.

Dreama Long is the Assistant Director of Amenity Management in Tampa. Dreama has a wealth of leadership and operational experience at GMS-Tampa. Before entering the field of amenity management, Dreama dedicated over 20 years to law enforcement in Norfolk, Virginia, with specialized expertise in narcotics, homicide, and hostage negotiation. After retiring from law enforcement, Dreama relocated to Florida and discovered a new passion in property management. She served as Chairman of her CDD Board for several years, gaining valuable insight into community operations and governance. Today, as Assistant Director of Amenity Services, Dreama applies her extensive leadership experience and problem-solving skills to guide the Amenities Department. She is committed to fostering a healthy, collaborative work environment and ensuring exceptional service across all communities.



GMS has significant experience with highly amenitized CDD communities and is flexible regarding the approach taken to staffing, managing, and operating amenities. We typically see one of three approaches taken to amenity management:

- 1) District contracts with GMS for operations
- 2) District contracts with a third-party company for operations
- 3) District directly employs staff for operations

UNDER THE FIRST APPROACH, THE FOLLOWING SERVICES ARE TYPICALLY PROVIDED BY GMS TO ENSURE A FIRST CLASS, AMENITY CENTERED COMMUNITY:

- Recruit, hire, train, and monitor Clubhouse and Facilities staff.
- Assume responsibility to manage a vibrant schedule of activities, events and lifestyle programming. GMS is structured to take a regional approach to serving its clients, but this structure does not preclude us from assigning the most talented and qualified individuals, regardless of their location, to appropriate roles.
- Communicate lifestyle opportunities and residential services information to owners and potential residents.
- Promote voluntary compliance with District rules, regulations and policies by communicating with residents.
- Maintain excellent level of customer service.
- Monitor the use of the amenities including resident barcode passes, security cameras, and other means of safeguarding the District.
- Maintain excellent level of customer service.
- Coordinate with vendors, contractors, internal and external stakeholders to ensure smooth operations of day to day and special activities.
- Maintain all relevant records of incidents, inspections, revenue, and other information as required by the District.
- Assist with budget preparation and reports, policy recommendations and enforcement, safety and/or security recommendations, collection of rental fees, maintaining records as needed.

Under the second and third approach, although the above services would not be provided directly by GMS, we would work to ensure that the contractor or direct employees were performing these and other necessary services.



SAMPLE SPECIAL EVENTS

Social events are for all residents and open to the public, and a critical component to the success of the community. Below are some examples of events currently provided at other communities that GMS has previously assisted in staffing.

SUMMER CAMP

Each week features an array of art activities, sports, games and a field trip. Campers are provided a t-shirt, daily snacks and extended care. A similar camp can also be provided during Spring Break.

FALL FESTIVAL

A fall celebration featuring hayrides, craft tables, carnival games, contests, bounce houses and other activities.

WINTER CELEBRATION

A holiday celebration including pictures with Santa, trolley rides, holiday decorations, cookies, hot chocolate and coffee.

KIDS NIGHT OUT/TEEN SCENE

DJ, games, food, drinks and more to entertain kids & teens.

ICE CREAM SOCIAL

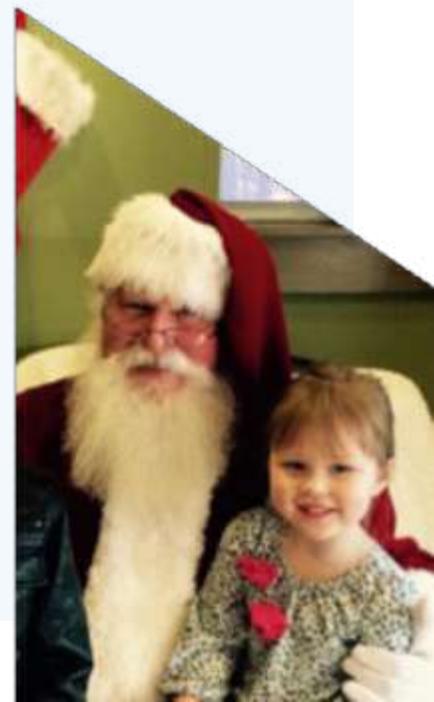
Ice cream and beverages with contests, raffles and games.

SPRING FLING

An Easter egg hunt, pictures with the Easter bunny and a petting zoo. Bounce house, dunk tank, etc. can also be provided.

DIVE-IN MOVIE

View a movie by the pool with snacks and beverages while you enjoy the show.



REFERENCES

GMS prides itself on the timely delivery of quality services to its clients. As a result, our clients as well as the other CDD industry professionals have come to recognize and appreciate the quality of the services we provide. GMS encourages its prospective clients to call our references and learn what other district supervisors, developers, attorneys, engineers, and financial professionals are saying about us. The following table contains just a few of the clients and professionals who are pleased to serve as our references:

Glenn Roberts

Chair, Dupree Lakes CDD
22598 Cherokee Rose Place
Land O'Lakes, FL 34639
(502) 741-8013
seat4@dupreelakescdd.org

John Ford

Chair, Mirada CDD
31656 Cabana Rye Avenue
San Antonio, FL 33576
(516) 749-2322
johninmirada@gmail.com

Kristen Brooks

Chair, Belmont CDD
10109 Count Fleet Drive
Ruskin, FL 33573
(404) 723-1245
boardmember5@belmontcdd.com

Ronald Mitchell

Chair, Lakeshore Ranch CDD
19730 Sundance Lake Boulevard
Land O'Lakes, FL 34638
(813) 758-3173
ronaldmitchellcdd@gmail.com

Paul Cilia

Chair, Forest Brooke CDD
5019 Grist Mill Court
Wimauma, FL 33598
(813) 419-8115
seat3@forestbrookecdd.org

Mark Hardee

Chair, Terra Bella CDD
23963 San Giovanni Drive
Land O Lakes, FL 34639
(301) 370-1183
terrabellacddseat5@gmail.com

GOVERNMENTAL MANAGEMENT SERVICES

Table 2-1. District Management & Client Management Experience Summary

GMS Client #	GMS Client Name As of 2026-01-05	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
1	Aberdeen	St. Johns	✓	✓	✓		
2	Acacia Grove	Miami-Dade	✓	✓	✓		
3	Academical Village	Broward	✓	✓	✓		✓
4	Acree	Duval	✓	✓	✓		
5	Amelia Concourse	Nassau	✓	✓	✓		✓
6	Amelia Walk	Nassau	✓	✓	✓		✓
7	Anabelle Island	Clay	✓	✓	✓		✓
8	Armstrong	Clay	✓	✓	✓		
9	Astonia	Polk	✓	✓	✓		✓
10	Asturia	Pasco	✓	✓	✓		✓
11	Auburn Lakes	Brevard	✓	✓	✓		
12	Bahia Mar	Broward	✓	✓	✓		
13	Ballentrae Hillsborough	Hillsborough	✓	✓	✓		✓
14	Bannon Lakes	St. Johns	✓	✓	✓		
15	Banyan Drive Security Guard Spec	Miami-Dade	✓	✓			
16	Bartram Park	Duval	✓	✓	✓		
17	Bartram Springs	Duval	✓	✓	✓		✓
18	Bauer Drive	Miami-Dade	✓	✓	✓		
19	Bay Laurel Center	Marion	✓	✓	✓	✓	
20	Baytree	Brevard	✓	✓	✓		✓
21	Baywinds	Miami-Dade	✓	✓	✓		✓
22	Beacon Tradeport	Miami-Dade	✓	✓	✓		
23	Bella Collina	Lake	✓	✓	✓	✓	✓
24	Bella Tara	Osceola	✓	✓	✓		
25	Bellagio	Miami-Dade	✓	✓	✓		
26	Belmont	Hillsborough	✓	✓	✓		✓
27	Bent Creek	St. Lucie	✓	✓	✓		
28	Biscayne Drive Estates	Miami-Dade	✓	✓	✓		
29	Bonita Village	Lee	✓	✓	✓		
30	Bonnet Creek	Orange	✓	✓	✓		✓
31	Botaniko	Broward	✓	✓	✓		
32	Bradbury	Polk	✓	✓	✓		✓
33	Brandy Creek	St. Johns	✓	✓	✓		
34	Bridgewalk	Osceola	✓	✓	✓		✓
35	Bridgewater	Polk	✓	✓	✓		✓
36	By-The-Sea Security Guard Specia	Miami-Dade	✓	✓			
37	Campo Bello	Miami-Dade	✓	✓	✓		
38	Candler Hills East	Marion	✓	✓	✓		
39	Canopy	Leon	✓	✓	✓		✓
40	Capital Region	Leon	✓	✓	✓		
41	Central Lake	Lake	✓	✓	✓	✓	
42	Centre Lake	Miami-Dade	✓	✓	✓		✓
43	ChampionsGate	Osceola	✓	✓	✓		
44	ChampionsGate Condominium Pre	Osceola	✓	✓	✓		
45	ChampionsGate Villas Building 1 C	Osceola	✓	✓	✓		

CLIENT LISTING



GMS Client #	GMS Client Name As of 2026-01-05	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
46	Chapel Creek	Pasco	✓	✓	✓		✓
47	Cheswick South	Clay	✓	✓	✓		
48	City of Coral Gables**	Miami-Dade	✓	✓			
49	Coastal Ridge	Duval	✓	✓	✓		
50	Coconut Cay	Miami-Dade	✓	✓	✓		✓
51	Cocoplum Lights	Miami-Dade	✓	✓			
52	Cocoplum Security Roving Special	Miami-Dade	✓	✓			
53	Copper Creek	St. Lucie	✓	✓	✓		✓
54	Copper Oaks	Lee	✓	✓	✓		
55	Coquina Shores	Flagler	✓	✓	✓		
56	Coral Bay	Broward	✓	✓	✓		✓
57	Coral Keys Homes	Miami-Dade	✓	✓	✓		
58	Cordova Palms	St. Johns	✓	✓	✓		✓
59	Country Greens	Lake	✓	✓	✓		✓
60	County Road 33	Polk	✓	✓	✓		
61	Creekside	St. Lucie	✓	✓	✓		
62	Crossings	Osceola	✓	✓	✓		✓
63	Crossroads Village Center	Polk	✓	✓	✓		
64	Crosswinds East	Polk	✓	✓	✓		✓
65	Crosswinds West	Polk	✓	✓	✓		
66	Crystal Cay	Miami-Dade	✓	✓	✓		
67	Cypress Bluff	Duval	✓	✓	✓		
68	Cypress Cove	Broward	✓	✓	✓		✓
69	Cypress Park Estates	Polk	✓	✓	✓		✓
70	Cypress Ridge	Hillsborough	✓	✓	✓		✓
71	Darby	Duval	✓	✓	✓		✓
72	Davenport Road South	Polk	✓	✓	✓		✓
73	Davis Reserve	Polk	✓	✓	✓		✓
74	Deer Island	Lake	✓	✓	✓		✓
75	Deer Run	Flagler	✓	✓	✓		✓
76	Dewey Robbins	Lake	✓	✓	✓		
77	Double Branch	Clay	✓	✓	✓		✓
78	Dowden West	Orange	✓	✓	✓		✓
79	Downtown Doral	Miami-Dade	✓	✓	✓		
80	Downtown Doral South	Miami-Dade	✓	✓	✓		✓
81	Dunes	Flagler	✓	✓	✓		
82	Dupree Lakes	Pasco	✓	✓	✓		✓
83	Durbin Crossings	St. Johns	✓	✓	✓		
84	Eagle Hammock	Polk	✓	✓	✓		✓
85	Eagle Trace	Polk	✓	✓	✓		
86	East 547	Polk	✓	✓	✓		✓
87	Eden Hills	Polk	✓	✓	✓		✓
88	Elevation Pointe	Orange	✓	✓	✓		
89	Enclave At Black Pointe Marina	Miami-Dade	✓	✓	✓		✓
90	Epmore	Miami-Dade	✓	✓	✓		

CLIENT LISTING



GMS Client #	GMS Client Name As of 2026-01-05	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
91	Estancia at Wiregrass	Pasco	✓	✓	✓		✓
92	Eureka Grove	Miami-Dade	✓	✓	✓		
93	Falcon Trace	Orange	✓	✓	✓		✓
94	Forest Brooke	Hillsborough	✓	✓	✓		✓
95	Founders Ridge	Lake	✓	✓	✓		
96	Fronterra	Collier	✓	✓	✓		
97	Gardens at Hammock Beach	Flagler	✓	✓	✓		
98	GIR East	Osceola	✓	✓	✓		
99	Golden Gem	Lake	✓	✓	✓		
100	Grand Oaks	St. Johns	✓	✓	✓		✓
101	Grande Pines	Orange	✓	✓	✓		✓
102	Green Corridor	Multiple	✓	✓			
103	Griffin Lakes	Broward	✓	✓	✓		✓
104	Hamilton Bluff	Polk	✓	✓	✓		
105	Hammock Lake Banyan Dr. Security	Miami-Dade	✓	✓			
106	Hammock Lakes Security Guard Station	Miami-Dade	✓	✓			
107	Hammock Oaks Golf and RV Resort	Sumter	✓	✓	✓		✓
108	Hammock Oaks Harbor Security Guard Station	Miami-Dade	✓	✓			
109	Hammock Reserve	Polk	✓	✓	✓		✓
110	Harbor Reserve	Osceola	✓	✓	✓		✓
111	Hartford Terrace	Polk	✓	✓	✓		✓
112	Hemingway Point	Broward	✓	✓	✓		✓
113	Heritage Park	St. Johns	✓	✓	✓		✓
114	Heron Isles	Nassau	✓	✓	✓		
115	Hickory Tree	Osceola	✓	✓	✓		
116	Hicks Ditch	Lake	✓	✓	✓		
117	Hidden Creek	Hillsborough	✓	✓	✓		✓
118	Highland Meadows	Polk	✓	✓	✓		✓
119	Highland Meadows West	Polk	✓	✓	✓		✓
120	Holly Hill Road East	Polk	✓	✓	✓		✓
121	Hollywood Beach 1	Broward	✓	✓	✓		
122	Horseshoe Creek	Polk	✓	✓	✓		
123	Hunt Club Grove	Polk	✓	✓	✓		✓
124	Indigo	Volusia	✓	✓	✓		
125	Indigo East	Marion	✓	✓	✓		
126	Islands of Doral III	Miami-Dade	✓	✓	✓		
127	Isle of Bartram Park	St. Johns	✓	✓	✓		
128	Jennings Farms HOA	Clay	✓				
129	Kepler Road	Volusia	✓	✓	✓		
130	Kingman Gate	Miami-Dade	✓	✓	✓		✓
131	Kings Bay Security Guard Station	Miami-Dade	✓	✓			
132	Knightsbridge	Osceola	✓	✓	✓		✓
133	Lake Ashton	Polk	✓	✓	✓		
134	Lake Ashton II	Polk	✓	✓	✓		
135	Lake Deer	Polk	✓	✓	✓		✓

CLIENT LISTING



GMS Client #	GMS Client Name As of 2026-01-05	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
136	Lake Emma	Lake	✓	✓	✓		✓
137	Lake Harris	Lake	✓	✓	✓		✓
138	Lake Lizzie	Osceola	✓	✓	✓		✓
139	Lake Mattie Preserve	Polk	✓	✓	✓		
140	Lakehaven	Lake	✓	✓	✓		✓
141	Lakes by the Bay South	Miami-Dade	✓	✓	✓		✓
142	LakeShore Ranch	Pasco	✓	✓	✓		✓
143	Lakeside Plantation	Sarasota	✓	✓	✓		
144	Landings	Flagler	✓	✓	✓		
145	Landings At Miami Beach	Miami-Dade	✓	✓	✓		
146	Lawson Dunes	Polk	✓	✓	✓		✓
147	Live Oak Lake	Osceola	✓	✓	✓		✓
148	Lucaya	Lee	✓	✓	✓		
149	Lucerne Park	Polk	✓	✓	✓		✓
150	Mainstreet at Coconut Creek	Miami-Dade	✓	✓	✓		
151	Majorca Isles	Miami-Dade	✓	✓	✓		
152	Mayfair	Brevard	✓	✓	✓		
153	McJunkin At Parkland	Broward	✓	✓	✓		
154	Meadowview At Twin Creeks	St. Johns	✓	✓	✓		
155	Mediterranea	Palm Beach	✓	✓	✓		
156	Metropica	Broward	✓	✓	✓		
157	Middle Village	Clay	✓	✓	✓		
158	Mirada (Lee)	Lee	✓	✓	✓		
159	Mirada (Pasco)	Pasco	✓	✓	✓		✓
160	Narcoossee	Orange	✓	✓	✓		✓
161	Newton Road	Miami-Dade	✓	✓	✓		
162	North Boulevard	Polk	✓	✓	✓		✓
163	North Dade	Miami-Dade	✓	✓	✓		
164	North Powerline Road	Polk	✓	✓	✓		✓
165	Northern Riverwalk	Palm Beach	✓	✓	✓		
166	Oakridge	Broward	✓	✓	✓		
167	Ocean Gate	Miami-Dade	✓	✓	✓		
168	Old Cutler Bay Security Guard Spe	Miami-Dade	✓	✓			
169	Old Hickory	Osceola	✓	✓	✓		✓
170	Orchid Grove	Broward	✓	✓	✓		✓
171	Osceola Chain of Lakes	Osceola	✓	✓	✓		✓
172	OTC	Duval	✓	✓	✓		
173	Palm Coast Park	Flagler	✓	✓	✓		
174	Palm Glades	Miami-Dade	✓	✓	✓		✓
175	Palms of Terra Ceia Bay	Manatee	✓	✓	✓		
176	Park Creek	Hillsborough	✓	✓	✓		✓
177	Parkside Trails	Lake	✓	✓	✓		
178	Peace Creek	Polk	✓	✓	✓		✓
179	Peace Creek Village	Polk	✓	✓	✓		✓
180	Pine Air Lakes	Collier	✓	✓	✓		✓

CLIENT LISTING



GMS Client #	GMS Client Name As of 2026-01-05	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
181	Pine Bay Estates Security Roving &	Miami-Dade	✓	✓			
182	Pine Isles	Miami-Dade	✓	✓	✓		
183	Pine Ridge Plantation	Clay	✓	✓	✓		
184	Poinciana	Polk	✓	✓	✓		✓
185	Poinciana West	Polk	✓	✓	✓		✓
186	Pollard Road	Polk	✓	✓	✓		
187	Portofino Isles	St. Lucie	✓	✓	✓		
188	Portofino Landings	St. Lucie	✓	✓	✓		✓
189	Portofino Shores	St. Lucie	✓	✓	✓		✓
190	Portofino Springs	Lee	✓	✓	✓		
191	Portofino Vineyards	Lee	✓	✓	✓		
192	Portofino Vista	Osceola	✓	✓	✓		
193	Post Oak Ranch	Pasco	✓	✓	✓		
194	Preston Cove	Osceola	✓	✓	✓		✓
195	Princeton Commons	Miami-Dade	✓	✓	✓		
196	Quail Roost	Miami-Dade	✓	✓	✓		✓
197	Radiance	Flagler	✓	✓	✓		
198	Ranches at Lake McLeod	Polk	✓	✓	✓		✓
199	Rancho Grande	Miami-Dade	✓	✓	✓		
200	Randal Park	Orange	✓	✓	✓		✓
201	Randal Park POA *	Orange	✓	✓			
202	Randal Park THOA *	Orange	✓	✓			
203	Randal Walk HOA-	Orange	✓	✓			
204	Remington	Osceola	✓	✓	✓		✓
205	Renaissance	Lee	✓				
206	Reserve	St. Lucie	✓	✓	✓	✓	
207	Residences at Tohoqua Communit	Osceola	✓	✓			
208	Reunion East	Osceola	✓	✓	✓		✓
209	Reunion West	Osceola	✓	✓	✓		✓
210	Rhodine Road North	Hillsborough	✓	✓	✓		✓
211	Ridgecrest	Polk	✓	✓	✓		✓
212	Ridges at Apopka	Orange	✓	✓	✓		✓
213	Ridgewood Trails	Clay	✓	✓	✓		
214	River Place On The St. Lucie	St. Lucie	✓	✓	✓		✓
215	Riverbend	Hillsborough	✓	✓	✓		
216	Rivercrest	Hillsborough	✓	✓	✓		✓
217	Rivers Edge	St. Johns	✓	✓	✓		
218	Rivers Edge II	St. Johns	✓	✓	✓		
219	Rivers Edge III	St. Johns	✓	✓	✓		
220	Riverwalk	Orange	✓	✓	✓		✓
221	Rolling Hills	Clay	✓	✓	✓		
222	Rolling Oaks	Osceola	✓	✓	✓		✓
223	Sabal Palm	Broward	✓	✓	✓		✓
224	Saddle Creek Preserve of PC	Polk	✓	✓	✓		✓
225	Sampson Creek	St. Johns	✓	✓	✓		

CLIENT LISTING



GMS Client #	GMS Client Name As of 2026-01-05	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
226	San Simeon	Miami-Dade	✓	✓	✓		✓
227	Sand and Silica	Polk	✓	✓	✓		
228	Sandmine Road	Polk	✓	✓	✓		✓
229	Sawyer's Landing	Miami-Dade	✓	✓	✓		
230	Scenic Highway	Polk	✓	✓	✓		✓
231	Scenic Terrace North	Polk	✓	✓	✓		✓
232	Scenic Terrace South	Polk	✓	✓	✓		✓
233	Schaller Preserve	Polk	✓	✓	✓		
234	Seaton Creek Reserve	Duval	✓	✓	✓		✓
235	Sedona Point	Miami-Dade	✓	✓	✓		
236	Seminole Palms	Flagler	✓	✓	✓		
237	Seminole Palms of Flager*	Flagler	✓	✓			
238	Shingle Creek	Osceola	✓	✓	✓		✓
239	Shingle Creek At Bronson	Osceola	✓	✓	✓		✓
240	Shotgun Road	Broward	✓	✓	✓		
241	Siena North	Miami-Dade	✓	✓	✓		
242	Silver Palms	Miami-Dade	✓	✓	✓		
243	Six Mile Creek	Clay	✓	✓	✓		✓
244	Snapper Creek Lakes Security Gua	Miami-Dade	✓	✓			
245	Solterra	Miami-Dade	✓	✓	✓		
246	South Village	Clay	✓	✓	✓		
247	South-Dade Venture	Miami-Dade	✓	✓	✓		
248	St. Augustine Lakes	St. Johns	✓	✓	✓		
249	Stillwater	St. Johns	✓	✓	✓		
250	Stoneybrook South	Osceola	✓	✓	✓		✓
251	Stoneybrook South At CG	Osceola	✓	✓	✓		✓
252	Stoneybrook West	Orange	✓	✓	✓		✓
253	Storey Creek	Osceola	✓	✓	✓		✓
254	Storey Drive	Orange	✓	✓	✓		✓
255	Storey Park	Orange	✓	✓	✓		✓
256	Summit View	Pasco	✓	✓	✓		✓
257	Summit View II	Pasco	✓	✓	✓		
258	Sunrise Harbour Security Guard S	Miami-Dade	✓	✓			
259	Talis Park	Collier	✓	✓	✓		✓
260	Tapestry	Osceola	✓	✓	✓		✓
261	Terra Bella	Pasco	✓	✓	✓		✓
262	Tesoro	St. Lucie	✓	✓	✓		✓
263	The Crossings At Fleming Island	Clay	✓	✓	✓	✓	
264	TIFA	Brevard	✓	✓	✓		
265	Tison's Landing	Duval	✓	✓	✓		
266	Tohoqua	Osceola	✓	✓	✓		✓
267	Tohoqua Crossings Townhomes H	Osceola	✓	✓			
268	Tohoqua Master Association *	Osceola	✓	✓			
269	Tohoqua Reserve *	Osceola	✓	✓			
270	Tolomato	St. Johns	✓	✓	✓		

CLIENT LISTING



GMS Client #	GMS Client Name As of 2026-01-05	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
271	Towne Park	Polk	✓	✓	✓		✓
272	Townhomes at Tohoqua *	Osceola	✓	✓			
273	Tranquility	Brevard	✓	✓	✓		
274	Turnbull Creek	St. Johns	✓	✓	✓		
275	Turtle Run	Broward	✓	✓	✓		✓
276	Valencia Water Control District	Orange	✓	✓	✓		
277	Ventana	Hillsborough	✓	✓	✓		✓
278	Veranda Landing	St. Lucie	✓	✓	✓		
279	Verano #1	St. Lucie	✓	✓	✓		
280	Verano #2	St. Lucie	✓	✓	✓		✓
281	Verano #3	St. Lucie	✓	✓	✓		✓
282	Verano #4	St. Lucie	✓	✓	✓		
283	Verano #5	St. Lucie	✓	✓	✓		
284	Verano Center	St. Lucie	✓	✓	✓		
285	Viera East	Brevard	✓	✓	✓		
286	Villa Portofino East	Miami-Dade	✓	✓	✓		
287	Villa Portofino West	Miami-Dade	✓	✓	✓		
288	Villages of Biscayne Park**	Miami-Dade	✓	✓			
289	Villages of Bloomingdale	Hillsborough	✓	✓	✓		✓
290	Villamar	Polk	✓	✓	✓		✓
291	Water Tank Road	Polk	✓	✓	✓		
292	Water's Edge	Manatee	✓	✓	✓		✓
293	Waterford Estates	Charlotte	✓	✓	✓		
294	Waterleaf	Hillsborough	✓	✓	✓		
295	Waterlin Stewardship District	Osceola	✓	✓	✓		✓
296	Waterstone	St. Lucie	✓	✓	✓		✓
297	Weiberg Road	Polk	✓	✓	✓		
298	Wellness Ridge	Lake	✓	✓	✓		✓
299	Westside	Osceola	✓	✓	✓		✓
300	Westside Haines City	Polk	✓	✓	✓		
301	Westview North	Miami-Dade	✓	✓	✓		✓
302	Westwood OCC	Orange	✓	✓	✓		
303	White Clay	Polk	✓	✓	✓		
304	Wilford Preserve	Clay	✓	✓	✓		✓
305	Willow Creek	Brevard	✓	✓	✓		✓
306	Willow Creek II	Brevard	✓	✓	✓		
307	Willowbrook	Polk	✓	✓	✓		
308	Wind Meadows South	Polk	✓	✓	✓		✓
309	Windsor at Westside	Osceola	✓	✓	✓		✓
310	Windsor Cay	Lake	✓	✓	✓		✓
311	Windward	Osceola	✓	✓	✓		✓
312	Woodland Crossing	Sumter	✓	✓	✓		
313	Woodland Ranch Estates	Polk	✓	✓	✓		
314	Woodlands Section 9	Broward	✓	✓	✓		
315	Wynnfield Lakes	Duval	✓	✓	✓		

CLIENT LISTING



GMS Client #	GMS Client Name As of 2026-01-05	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
316	Wynnmere West	Hillsborough	✓	✓	✓		✓
317	Yarborough Lane	Polk	✓	✓	✓		
318	Zephyr Ridge	Pasco	✓	✓	✓		✓
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CLIENT LISTING



RISK MANAGEMENT REQUIREMENTS

ACORD **CERTIFICATE OF LIABILITY INSURANCE** DATE (MM/DD/YYYY) 01/27/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER: Zelen Risk Solutions, Inc. 7964 Devoe Street Jacksonville FL 32220
CONTACT NAME: Holly Howe
PHONE: (904) 262-8080 **FAX:** (904) 262-1444
EMAIL: holly@zelenrisk.com

INSURER(S) AFFORDING COVERAGE:
 INSURER A: Northfield Insurance Company
 INSURER B: Hiscox Insurance Company
 INSURER C: RetailFirst Insurance Company

INSURED: Governmental Management Services-Tampa, LLC
 1001 Bradford Way
 Kingston TN 37763

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

TYPE OF INSURANCE	INSURANCE	POLICY NUMBER	POLICY EFF. DATE	POLICY EXP. DATE	LIMITS
<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	WS644121	02/27/2025	02/27/2026	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (SA MAXIMUM) \$100,000 MED EXP (Per person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000	
<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS Hired AUTOS				COVERED SINGLE LIMIT \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ EACH OCCURRENCE \$ AGGREGATE \$	
<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) YES, describe under DESCRIPTION OF OPERATIONS below	0520-59463	09/01/2025	09/01/2026	E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - SA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000	
<input checked="" type="checkbox"/> PROFESSIONAL	MPL4245121.25	09/05/2025	09/05/2026	Each Claim \$1,000,000 Aggregate \$1,000,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Certificate holder, its officers, supervisors, agents, managers, engineers and staff are additional insureds with respect to the general liability when required by written contract. Coverage is primary and non-contributory. Waiver of subrogation applies in favor of the additional insureds when required by written contract.

CERTIFICATE HOLDER: Cory Lakes CDD
 4530 Eagle Falls Place
 Tampa, FL 33619

CANCELLATION: SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
 AUTHORIZED REPRESENTATIVE: *Vicky M. Zelen*

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ACORD **CERTIFICATE OF LIABILITY INSURANCE** DATE (MM/DD/YYYY) 01/28/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER: Edie Williams State Farm 330 A1A N Sulte 324 Porte Vedra, FL 32062
CONTACT NAME: Stephanie Marciani
PHONE: 904-425-4054 **FAX:** 904-425-4049
EMAIL: Stephanie@EdieWilliams.com

INSURER(S) AFFORDING COVERAGE:
 INSURER A: State Farm Mutual Automobile Insurance Company
 INSURER B:
 INSURER C:
 INSURER D:
 INSURER E:
 INSURER F:

INSURED: Governmental Management Services Tampa, LLC
 1001 Bradford Way
 Kingston, TN 37763

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

TYPE OF INSURANCE	INSURANCE	POLICY NUMBER	POLICY EFF. DATE	POLICY EXP. DATE	LIMITS
<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	K09 8508-D15-59B	10/15/2025	04/15/2026	EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (SA MAXIMUM) \$ MED EXP (Per person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$	
<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY Hired AUTOS ONLY				COVERED SINGLE LIMIT \$ BODILY INJURY (Per person) \$1,000,000 BODILY INJURY (Per accident) \$1,000,000 PROPERTY DAMAGE (Per accident) \$ EACH OCCURRENCE \$ AGGREGATE \$	
<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) YES, describe under DESCRIPTION OF OPERATIONS below				E.L. EACH ACCIDENT \$ E.L. DISEASE - SA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 The Cory Lakes Community Development District, its officers, supervisors, agents, managers, counsel, engineers, staff, and representatives is additional insured with regard to Auto Liability. The insurance is Primary and Non-Contributory with respects to claims arising out of the operation of the described vehicle. Waiver of Subrogation under the Liability Coverage and Property Damage Coverage. If Liability Coverage or Property Damage Liability Coverage is charged or terminated as to the interest of the Additional Insured, we will provide the Additional Insured 30 days notice of such change or termination unless another number of days notice is shown on the Declarations Page.

CERTIFICATE HOLDER: Cory Lakes Community Development District
 4530 Eagle Falls Place
 Tampa, FL 33619

CANCELLATION: SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
 AUTHORIZED REPRESENTATIVE: *Stephanie Marciani*

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COST OF SERVICES

MANAGEMENT SERVICES

Management services will be provided for a fixed annual fee.

See Exhibits "A" and "B"

Reimbursable expenses such as copies, postage, courier services, printing, and binding will be billed on a monthly basis. Management fees are invoiced at the beginning of each month and due within 30 days of the invoice date. Subsequent management fees will be established based upon the adoption of the annual operating budget, which will be adjusted to reflect ongoing levels of service.





EXHIBIT "A" – DISTRICT MANAGEMENT FEE SCHEDULE

GMS Services Descriptions	GMS Fees
<p>Management, Administrative, Financial and Revenue Collection, and Accounting Services</p> <ul style="list-style-type: none"> Annual Fee paid in equal monthly payments (plus, reimbursable expenses) Our Agreement contemplates up to 12 meetings per year up to 3 hours in duration 	\$73,000
<p>Annual Assessment Administration</p> <ul style="list-style-type: none"> (Beginning with the first assessment to individual unit owners, direct assessment, or utilizing tax collector) 	\$2,000
<p>Dissemination Agent Services</p> <ul style="list-style-type: none"> Annual Fee paid in equal monthly payments (plus, reimbursable expenses) (\$2,500 for each additional series of Bonds) 	\$1,000
<p>Information Technology Fees & Annual Website Maintenance</p> <ul style="list-style-type: none"> Annual Fee paid in equal monthly payments (Does not include the cost of the creation of an ADA-compliant website, if applicable. No overage fees due to the number of pages stored by GMS.) 	\$1,000
<p>The GMS Proposal Compared To The Proposed Fiscal Year '26 Budget For The Cory Lakes Community Development District</p>	\$77,000



EXHIBIT "B" – MISCELLANEOUS FEES SCHEDULE

Item	Cost
Agenda Package Hardcopy (if Applicable)	\$2.50 per regular Agenda Mtg.
Copy	\$0.15 / black and white page
Binders, Envelopes, Storage Boxes, and other Office Supplies	Actual Cost
USPS / FedEx / UPS / Conference Calls	Actual Cost
Offsite Physical Records Storage and Archival	\$50.00/Month
Extended or Extra Board Meetings <ul style="list-style-type: none"> Any extra meeting(s) or meeting duration exceeding a three-hour duration may be charged a meeting overage fee rounded up to the nearest full hour. 	\$2,000/Meeting \$ 250/Hour
Additional Services Available:	
Other Services ** <ul style="list-style-type: none"> New Bond Issuance Cost (per bond issue) Refinance Bond Issuance Cost (per bond issue) Debt Service Assessment Methodology Preparation SERC Preparation & Assistance with Petition Prepaid Estoppel Letter - One Lot Prepaid Estoppel Letter - Multiple Lots Prepaid Estoppel Letter - Partial Payoffs Annual Construction Accounting Fee (while active) Request For Proposal Scope Preparation Documents (per RFP request - Landscaping, Irrigation, Aquatic, etc.) 	\$ 25,000 \$ 15,000 \$ 20,000 \$ 5,000 \$ 100 \$ 250 \$ 500 \$ 5,000 \$ 3,500
Other Requested Administrative Services As Requested By Bondholders, Dissemination Agent, District Counsel, or Boards of Supervisors <ul style="list-style-type: none"> District Manager District Accountant District Administration Field Operations Manager 	\$ 175/Hour \$ 125/Hour \$ 80/Hour \$ 85/Hour
Field Management Services <ul style="list-style-type: none"> Annual Fee paid in equal monthly payments (plus, reimbursable expenses) Monthly On-Site Inspections Vendor Coordination <ul style="list-style-type: none"> Two (2) Visits per Month on Average 	Available Service \$ TBD
Facility Maintenance and Repair Services. <ul style="list-style-type: none"> GMS has a comprehensive on-site and insured maintenance service for small to medium size projects which can be provided at the direction of the District Board Of Supervisors and/or the District Manager 	\$55.00/Hour + Expenses

Miscellaneous fees are reviewed annually by GMS. An itemization of all miscellaneous fees and units consumed is included in the monthly invoice and presented to the Board of Supervisors for approval as part of the agenda packages. GMS strives to work with the District to minimize reimbursable expenses by utilizing electronic agendas and similar approaches. Any additional insurance requirements will be treated as reimbursable expenses and invoiced to the District annually.

TO THE BOARD OF SUPERVISORS OF THE **Cory Lakes CDD**



SERVING
FLORIDA'S
COMMUNITIES



EXHIBIT 4

AGENDA

Haven Management Solutions

A Partnership Proposal For District Management Services



The Cory Lakes Community Development District

January 17, 2026

The Board of Supervisors
Cory Lakes CDD

RE: Proposal to Provide District Management Services

On behalf of Haven Management Solutions , we thank you for considering our proposal to provide District Management services to the Cory Lakes Community Development District. Haven Management Solutions is a professional limited liability company with a focused practice on serving Community Development Districts. We are excited about the possibility of collaborating and advancing a Public Private Partnership that will serve the needs of the residents of the Cory Lakes Community Development District.

This partnership proposal presents our qualifications and expertise in the community development district arena.

The Haven Management Solutions Mission

Advance the unique Vision of the Board of Supervisors, Ensure the Sustainability of District Infrastructure, Maintain the Thriveability of Living Assets, Assure Economic and Budgetary Governance.

Our firm's leaders bring decades of practical experience in district management, field services, and finance and accounting. We leverage this expertise to deliver transparent, efficient and solution-oriented service that is tailored to the specific needs of your district.

We look forward to presenting our proposal to the Board of Supervisors.

Sincerely,

Patricia Thibault

Patricia Thibault
Director - District Operations

The Cory Lakes Dedicated Professional Team

Though only recently founded in 2025, the professional management team brings together the most esteemed professionals in the industry, combining to an experience of over 100 years!!! Backed by decades of shared experience, we partner with your District to turn challenges into opportunities. Through active listening, strategic collaboration, and seasoned insight, we deliver innovative, solution-focused strategies that drive meaningful results. Your dedicated management team has a long history of working together and share a commitment to deliver the highest level of professional management services.

Patricia Thibault - Director of District Operations

Patricia is a dynamic and initiative driven professional with over 20 years of extensive expertise in District Management, accounting, and auditing. With a proven track record of overseeing complex management and financial operations, she consistently delivers efficient, transparent, and data-informed solutions that support organizational growth and fiscal integrity.

Her strong planning and organizational abilities enable her to manage District initiatives from concept to completion, ensuring alignment with District strategic goals and regulatory standards. Patricia's disciplined approach and ability to balance multiple priorities under pressure allow her to meet critical deadlines without compromising quality or accuracy.

As a certified leader and effective communicator, Patricia excels in translating complex financial data into actionable insights that drive sound decision-making at the District level. She is thoroughly versed in Generally Accepted Accounting Principles (GAAP) and Governmental Accounting Standards Board (GASB) principles and has held Certified Public Accountant (CPA) licenses in two states.

Patricia has had experience overseeing the daily operations of over 40 Districts and is well versed in Florida Statute Chapter 190. She understands that it is the residents of the District that provide the fiscal means for her to operate as a District Manager. Her commitment and dedication is to the residents of the District, as well as the Board of Supervisors.

John McKay - Finance & Assessments

John has over 30 years in in the financial services industry. He advances a complete scope of district financial and assessment services ranging from district establishment to bond issuances to ongoing assessment revenue collections – which are critical to the success of district operations. He will prepare and issue estoppel letters for prepayments and closings, process, and record assessment prepayments, and perform regular true-up analysis for each bond issue. He will also provide the Dissemination Agent Services for the District; prepare and post quarterly and annual continuing disclosure reports as required by the bond issue. John has been qualified as an expert witness in bond validation hearings. Experience does matter and John is a well renowned leader in the CDD financial industry.



Haven Management Solutions

The Cory Lakes Dedicated Professional Team

Austin Corings – Senior Accountant

Austin has over 8 years in the CDD industry – growing from a summer intern to senior accountant. The accounting business of a CDD is not easy, with fluctuating budgets and reporting responsibilities. He grasps complex issues and is at ease explaining the many aspects of a financial statement to the Board members and residents of a District. His daily focus is on financial reporting and compliance with a keen eye on cash management. Austin oversees the Districts audit process and ensures that all District audits are completed within the Florida Statute mandates. Good governance goes beyond compliance, and so does our experienced government services team with Austin as the team leader. It's about timely financial reporting, transparent communication and a dedicated commitment to the District.

Shima Pakzadian – Accounts Payable Manager

Shima is considered an expert with over 15 years of experience in accounts payable with a focused six years dedicated to CDD accounting. Shima holds two Masters degrees, an MBA as well as a Masters of Science in Accounting. As an expert in accounts payable, her role involves managing the District's financial obligations by processing, verifying, and reconciling invoices, making timely vendor payments, and maintaining accurate financial records to ensure cash flow, profitability, and compliance. Shima handles complex AP processes, resolves invoice discrepancies, and provides insights for financial planning which impact the district's financial stability and reputation. She takes pride in fostering positive relationships across departments and with external vendors; to ensure accurate financial accountability.

Dana Bryant – Professional Landscape Advisor

Dana has over 20 years in the landscape industry and provides expert consulting on critical irrigation and landscape matters that impact the District's living assets. Dana is comfortable in presenting the "real" of your landscape issues as an independent consultant on the Haven Management Solutions team.

The Commitment

Haven Management Solutions commits to financial integrity: At Haven Management Solutions, we believe that trust is the foundation of every successful relationship. Our commitment to financial integrity guides every decision we make ensuring transparency, accountability, and honesty in all our financial practices. We uphold the highest ethical standards, maintaining accurate records, complying fully with regulations, and safeguarding the interests of our clients, partners, and stakeholders. By prioritizing integrity, we aim to build lasting confidence in our brand and create sustainable value for everyone we serve; the residents and the Board of Supervisors. Key Deliverables include:

- ❖ Collaborating with the Board of Supervisors to create a unique and comprehensive Vision Plan, ensuring the District's growth reflects and supports the goals and values of the Board.
- ❖ Developing a monthly financial dashboard that showcases the key financial metrics and insights unique to the District.
- ❖ Presenting monthly financial statements that incorporate variance expenditure analysis and detailed information on unfavorable variances
- ❖ Delivering budget presentations that are clear, relevant and meaningful for all members of the District - reflecting a fundamental accounting principle for all financial reporting
- ❖ Our audit promise. Deliver the audit in compliance with Florida Statute deadlines.
- ❖ Administer the assessment roll and coordinate with the County Tax Collector and Property Appraiser in compliance with State Statutes
- ❖ Bond dissemination. We prepare and deliver all necessary disclosures and reports for the bondholders and trustees, ensuring full compliance with the master trust indenture and SEC Rule 15c2-12.

Haven Management Solutions commits to resident support and communication: Resident concerns and observations should be acknowledged, documented and addressed promptly. The Haven Management Solutions Resident Resource Center is open seven days a week, from 7 a.m. to 7 p.m., providing residents with expedient access to District information. Additionally, a designated email address will be established for the District to ensure resident concerns are promptly documented and responses are tracked. This resident-centric approach demonstrates a commitment to listening to residents.



Haven Management Solutions

The Commitment

Haven Management Solutions commits to the delivery of excellence in District Management & Administrative Services: The District Manager will strategically align with the Board to ensure that every operational and maintenance decision support the District's long-term vision and objectives. Thru the collaboration with maintenance and accounting professionals, the District Manager will develop an integrated plan that addresses the unique needs of the District and Board. Our innovative and integrated approach provides for proactive oversight while adapting effectively to the evolving conditions and needs of the District.

Haven Management Solutions commits to a seamless transition: The Haven Management Solutions team will begin implementing transition objectives upon contract award. We will work with your current management company to obtain a comprehensive list of vendors, ensuring swift communication with District resources. Additionally, Haven Management Solutions will conduct a thorough review of the District budget, past meeting minutes, and a representative will be present at each meeting to ensure we are fully prepared for Day One of the contract.

A Scope of Services Can be Found in Exhibit A of this document.

The Guarantee

Haven Management Solutions **BELIEVES** in their commitment promise to the District. If for any reason the Board determines that we have failed in our obligations to the District and motions to terminate the contract, Haven Management Solutions will provide the final 60 days of the contract at no charge to the District.

Fee Schedule & Pricing Overview - District Management - No Increase in Pricing for Three Years

No Increase in Pricing from Prior District Management

TASK	DETAIL	PRICING		
		Year 1	Year 2	Year 3
Task 1	Management	Included	Included	Included
Task 2	Administrative	Included	Included	Included
Task 3	Accounting	Included	Included	Included
Task 4	Financial/Assessment Services & Revenue Collection	Included	Included	Included
Task 5	Dissemination Agent	Included	Included	Included
	ANNUAL TOTAL	\$ 70,000	\$70,000	\$ 70,000
ADDITIONAL SERVICES				
District Management - Hourly Rate for Additional district meetings or Meetings over 4 hours - Includes 15 Meetings		\$ 125	\$ 125	\$ 125



Haven Management Solutions

District Management References

The Haven Management Solutions team believes that quality and integrity drive the success of any partnership. We consult with our clients, listen to their challenges faced, find the vision, and work in partnership to assess and develop tailored solutions with a holistic lifecycle approach - focusing on the interconnectedness of all decisions both on a short-term and long-term basis. We invite you to contact our references to substantiate our identity and reputation.

TAMPA PALMS CDD

General Fund Budget: \$3,486,449

Services Provided: Management, Administrative, Accounting, Financial/Assessment Services. Dissemination services not required.

Reference Contact: Ms. Maggie Wilson - mmfitzy@aol.com

LONG LAKE RANCH CDD

General Fund Budget: \$1,633,791

Services Provided: Management, Administrative, Accounting, Financial Assessment Services, Dissemination, Amenity Management (team of 3) and Field Services.

Reference Contact: Heidi Clawson, Chairman - hclawson20@gmail.com

CONCORD STATION CDD

General Fund Budget: \$1,991,215

Services Provided: Management, Administrative, Accounting, Financial, Assessment Services, Dissemination, Reference Contact: Jessica LaBarbera, Chairman -

Highland Meadows II CDD

General Fund Budget: \$1,058,025

Services Provided: Management, Administrative, Accounting, Financial/Assessment Services. Dissemination and Field Services.

Reference Contact: Ms. Deborah Galbraith, Chairman - dgalbraithhm2@gmail.com

Forest Lake CDD

General Fund Budget: \$578,091

Services Provided: : Management, Administrative, Accounting, Financial/Assessment Services. Dissemination and Field Services

Reference Contact: Mr. Frank Rivera, Chairman - FLCDDCHAIR1@gmail.com

Ballantrae CDD

General Fund Budget: \$1,142,913

Services Provided: : Management, Administrative, Accounting, Financial/Assessment Services. Dissemination and Field Services, Management of On Sight Amenity Team of Three Individuals

Reference Contact: Mr. Richard Levy, Chairman: rlevy@ballantraecdd.org



Haven Management Solutions

District Management Contact Information

Haven Management Solutions
255 Primera Blvd.
Suite 160
Lake Mary, FL 32746

Patricia Thibault - 407-221-9153
Patricia@havenmgt.com

Austin Comings - 407-378-8427
Austin@havenmgt.com

District Management Certificate of Liability

		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 12/08/2025			
<p>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.</p> <p>IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).</p>							
PRODUCER ONE SOURCE ADVISORY 21214443 PO BOX 119 LUTZ FL 33548		CONTACT NAME: PHONE (813) 949-8636 FAX (813) 909-8743 (A/C, No. Ext) (A/C, No.) E-MAIL ADDRESS:					
INSURED HAVEN MANAGEMENT SOLUTIONS, LL 1415 BRISTOL PARK PL LAKE MARY FL 32746-4328		INSURER(S) AFFORDING COVERAGE INSURER A : Property and Casualty Insurance Company of Hartford NAIC# 34890 INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :					
COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:							
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.							
INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> General Liability GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJ-JECT <input type="checkbox"/> S.D.C. <input type="checkbox"/> OTHER:			21 SBM BX8M3T	12/15/2025	12/15/2026	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (EA occurrence) \$1,000,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COM/OP AGG \$2,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (EA accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
	UMBRELLA LIAB EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE AGGREGATE
	WORKERS COMPENSATION AND EMPLOYERS LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in FL) If yes, describe under DESCRIPTION OF OPERATIONS below.		<input checked="" type="checkbox"/> Y/N N/A				<input type="checkbox"/> PER-STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT
A	Professional Liability			21 SBM BX8M3T	12/15/2025	12/15/2026	Each Claim Limit \$1,000,000 Aggregate Limit \$1,000,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Those usual to the Insured's Operations.							
CERTIFICATE HOLDER For Informational Purposes 1415 BRISTOL PARK PL LAKE MARY FL 32746-4328				CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Suzanne Castaneda</i>			

ACORD 25 (2016/03)

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Haven Management Solutions Sample Scope of Services - Exhibit A

1. GENERAL DESCRIPTION OF DISTRICT FACILITIES TO BE MANAGED

The Cory lakes Community Development District consists of approximately 861 acres land located entirely within Hillsborough County, Florida. The District owns, operates, and maintains various recreational improvements, including an amenity center, swimming pool playgrounds, and sports courts

2. SCOPE OF DISTRICT MANAGEMENT SERVICES NEEDED

A. **MANAGEMENT SERVICES:** The Haven Management Solutions shall oversee all District operations to exemplary professional standards, providing focused and effective management of all District systems, facilities, and services. The District Manager shall perform all required management functions of the Cory Lakes Community Development District as outlined in the Scope of Services, including the following:

1. Prepare agenda, provide the required notice, attend all meetings of the Board of Supervisors and provide the Board with meaningful dialogue and recommendations on the issues before the Board for action.
2. Preparation of District's Budget.
3. Implementation of Budget directives.
4. Review specifications and make recommendations for the meeting of insurance requirements of the District.
5. Provide all required annual disclosure information to the local government in the County in which the District resides.
6. Tabulate and report voter roll in compliance with Florida Statutes.
7. Ensure compliance with the Florida Statutes as it relates to financial to requirements for the District and State and Federal tax and financial forms.
8. Record all meetings of the Board of Supervisors.
9. Coordinate and provide contract administration and oversight for any se provided to the District by outside vendors including, but not limited to, district engineer, legal, landscaping, and facilities management services.

2. SCOPE OF DISTRICT MANAGEMENT SERVICES NEEDED (continued)

10. Coordinate with the Board to determine the services and levels of service to be provided as part of the District's budget preparation.
11. Manage projects and oversee contract procurement for third-party services. Managing projects shall be defined as assisting in obtaining proposals for various projects, working with the District Attorney and District Engineer in completing contracts, and providing general oversight for projects which do not require engineering expertise or other expertise that requires professional certifications.
12. Respond to resident requests and inquiries.
13. Generate and distribute custom reports as may be requested in addition to monthly status reports. Said reports will be defined by the Board and not be excessive in nature (i.e. more than two custom reports monthly).
14. Coordinate and respond to public records requests. The Manager will coordinate all responses to public records requests with the District Attorney who will ensure that all statutory requirements are being met as they relate to public records requests.
15. Maintain the District's documents in compliance with Florida's public records laws and retention requirements.

2. SCOPE OF DISTRICT MANAGEMENT SERVICES NEEDED (continued)

B **RECORDING SERVICES:** Haven Management Solutions will perform all required Recording Secretary Functions, which will include but not be limited to the following:

1. Prepare Board Agendas and coordinate receipt of sufficient material for the Board of Supervisors to make informed policy decisions.
2. Prepare and advertise all notices of meetings in an authorized newspaper of circulation in the County in which the District is located.
3. Record and transcribe meeting minutes for all meetings of the Board of Supervisors including regular meetings, special meetings, workshops and public hearing(s).

C. **FINANCIAL ACCOUNTING SERVICES:** Haven Management Solutions will perform all required financial accounting functions for the District, which will include but not be limited to the following:

1. Maintenance of checking accounts with qualified public depositories.
2. Ensure the District Annual Audit is prepared within State mandated guidelines.
3. Prepare a budget that achieves the District's objectives & vision in coordination with the District Board of Supervisors, Engineer, and Attorney.
4. Submit a preliminary budget to the Board of Supervisors in accordance with Chapter 190, Florida Statutes.
5. Prepare budget and assessment resolutions as required by Chapter 190 Florida Statutes.
6. Establish budget public hearing(s) and dates.
7. Establish Board of Supervisors workshop dates (if required).
8. Prepare budget resolution approving the District Manager's budget and authorization to set public hearing.
9. Attend workshop(s) and public hearing(s) and be available to answer questions by the Board and the public. The Manager will attend 15 monthly Board meetings and workshops.

2. SCOPE OF DISTRICT MANAGEMENT SERVICES NEEDED (continued)

1. Establish Government Fund Accounting System in accordance with the Uniform Accounting System prescribed by the Department of Banking and Finance for Government Accounting, Generally Accepted Accounting Principles (GAAP) and Government Accounting Standards Board (GASB).
2. Prepare required Investment Policies and Procedures pursuant to Chapter 218, Florida Statutes.
3. Preparation of Annual Financial Report for Units of Local Government and distribution to the State Comptroller
4. Preparation of Public Depositor's Report and distribution to State Treasurer.
5. Coordination and distribution of Annual Public Facilities Report to appropriate agencies.
6. In-house coordination of non ad valorem assessment levy, imposition, noticing and collection and miscellaneous receivables as required by Chapters 170, 190 and 197, Florida Statutes.
7. Maintenance of the District's Website. The Manager will ensure that the website is maintained in compliance with the requirements of Florida Statutes Chapter 190 however, for requirements related to ADA (American with Disabilities Act), the Manager will not be responsible unless there is a contract expansion that sets forth this requirement with additional compensation.
8. Preparation of all required schedules for the year-end audit.
9. Prepare monthly financial statements.
10. Compile, consolidate and maintain adopted rules, procedures, contracts, and other documents of the District..

2. SCOPE OF DISTRICT MANAGEMENT SERVICES NEEDED (continued)

D. **SPECIAL ASSESSMENT SERVICES:** Haven Management Solutions the ability to process all aspects of the levying, imposition, noticing, and collection of non-ad valorem special assessments in compliance with Chapters 170, 190 and 197 in-house. The Company will perform all required non ad valorem special assessment noticing functions of the District in compliance with 197.3632, Florida Statutes and other applicable law, which will include but are not limited to the following:

1. Prepare Assessment Resolution levying the assessments on the property in the District and prepare assessment rolls.
2. Prepare and maintain a property database by using information obtained by local Property Appraisers secured roll.
3. Review and compare information received from the Property Appraiser to prior years' rolls, to ensure that the CDD rolls follow the law and that the Manager has obtained all the pertinent information to prepare accurate assessments.
4. Coordinate and communicate with bondholder's trustee as needed.
5. Act as the primary contact to answer property owner questions regarding special assessments, tax bills, etc. Provide payoff information upon request to property owner.
6. Upon adoption of the Budget and Assessments, coordinate with the office of the Property Appraiser and Tax collector to ensure correct application of assessments and receipt of District funds.
7. Act as primary contact to answer property owners' questions regarding the Capital and O&M Assessments.
8. Act as District's Dissemination Agent to facilitate the District's compliance with the Securities and Exchange Commission's Rule 15c2-12(b)(5) relating to the District's Continuing Disclosure obligations

EXHIBIT 5

AGENDA



**Cory Lakes County Community
Development District**
Proposal – District Management Services
2026



Re: Proposal for Cory Lakes Community Development District

Dear Board of Supervisors,

Inframark is excited and pleased to provide a proposal for District Management services with pricing and a scope of services for Cory Lakes CDD.

Our Mission is: "To be the Partner and Protector of the Most Critical Resource that helps Communities Prosper." We do this through our principles of CLEAR Partnership (Collaboration, Leadership, Excellence, Accountability, and Respect).

We strongly believe in our people and ability to exceed our clients' expectations. These beliefs are rooted in some of the following:

CLEAR PARTNERSHIPS



- **Experience:**
 - Providing District Management Services to the State of Florida for over 45 years.
 - We provide service to over 143 CDDs and 3 Municipalities throughout Florida.
 - 20 District Managers on staff with 9 years + average tenure.
 - Our District Managers are degreed professionals with a variety of experience in IT, Finance, Government and Construction.
- **Project Management:** We can provide project management services with an Inframark employee who has Project Management experience for capital improvement projects.
- **Cost Savings:** We will review your current operating budget to identify savings opportunities or more efficient ways to operate the district.



Technology:

- **Avid Strongroom:** An advanced accounts payable system that is highly efficient and effective at making sure that District invoices are paid timely and only after review and approval by Inframark staff or a designated Board member, if desired. This system provides historical information on invoice payments, provides for creation of specialized reports, and allows Board members to review all invoices for the District through a web-based application.
 - **Customized Financial Statements and Budgets:** Inframark developed a proprietary financial operating system designed exclusively for the Community Development business allowing us to provide clients with customized financial statements and budgets. Our financial software is continually being updated and we offer our clients the ability to choose how their financial statements and budget documents will look, depending upon the preference of the Board.
- **Team Approach:** *We are more than the individual assigned to your account.* Our service to your community will include a team of 10+ professionals.
 - **Infrastructure:**
 - Full team of Health, Safety and Environmental (HSE) staff.
 - Complete internal IT support and infrastructure. We backup our servers and your information at multiple Inframark offices around the state and country to protect against catastrophic storms.
 - Team of HR professionals to assist with recruiting, employee retention and appreciation, bonus plans and more.

Inframark is committed to making continuous process improvements and service enhancements, offering new technology and processes to help keep your community on the leading edge of the industry. We are excited to implement our new service enhancements and technology for your community. All the proposed services are designed to demonstrate our desire to be a long-term partner for your community and make certain that the Board and residents are receiving the most effective and advanced services possible, all with a value-added service fee schedule.

We look forward to hearing from you concerning our proposal and further discussing these plans, along with your vision, for your community.

Chris Tarase
President
Inframark Community Management Services





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Executive Summary

Inframark Community Management Services is pleased to provide this proposal for district and field management services to the board. Inframark has been one of the leading providers of District Management and HOA services in Florida for over 45 years.

To meet the needs of your District, we provide a fully empowered local District Manager out of our Tampa area office. We provide additional support to all our clients through a central office with a regional management, support team and our structured business systems. This approach brings the strength, experience and expertise of Inframark to work proactively to address the needs of the District in the most cost-effective manner possible.

Inframark specializes in value-added services to our clients which include the following:

- **Personnel:**
 - Inframark offers one of the largest and most accomplished professional teams in the District Management business.
 - We can also bring in professionals from different disciplines to address special issues that may arise. Therefore, it is not only the number of professionals we offer to your District as a value-added service, but also our competence in addressing a wide range of complex matters that may come before your District.
 - Your assigned team has more than 50 years combined expertise and experience in the CDD business.
- **Willingness to Meet Time & Budget Requirements:** Inframark is capable and committed to meeting time and budget requirements as agreed upon with the Board and in compliance with Florida statutes.
- **Experience:**
 - Inframark is the most experienced company in the business.
 - We manage over 225 clients statewide including Community Development Districts, Special Districts, Homeowner Associations and local municipalities.
 - We specialize in customized customer service and have a client retention rate of 97.6%.
- **Capital Project Management:** Inframark has a Certified Project Manager (PMP) who has the ability to manage multi-million dollar capital improvement projects for our clients.
- **Office Locations:**
 - We have seven offices throughout the State of Florida that support our district clients. They are located in Tampa, Brandon, Wesley Chapel, Ft. Myers, Celebration, St. Augustine and Coral Springs.



- **Safety:**
 - Inframark is the only District management company who has a specialized team of Health, Safety and Environmental (HSE) professionals.
 - Documented monthly safety training for ALL Inframark personnel.
 - Disaster Preparedness Plans for staff and clients

- **Human Resource Management:**
 - Inframark has its own professional team of human resource professionals.
 - Provides drug and background screening that meet all applicable Federal and State requirements.
 - Employees complete monthly mandatory training on a wide variety of issues including sexual harassment, anti-discrimination, ethics, customer service and other important programs.
 - Regimented performance review process.
 - Spot bonus and annual merit incentives
 - Best in industry employee benefit and 401(k) program

- **Field Services:** Inframark is also able to provide the following field services with our own employees.

A complete range of Field Management and Maintenance services including but not limited to:

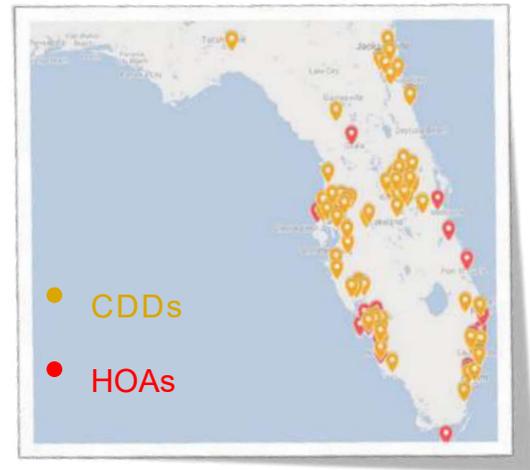
- Vendor management
- Contract administration
- Sidewalk grinding
- Pressure washing
- Concrete Replacement and sidewalk repair
- Monthly field services report
- Landscape reviews
- Janitorial
- A full range of general maintenance services for District and Association clients



About the Company

Inframark is an organization designed to accommodate all phases of operations for Community Development Districts municipalities, commercial, and residential property owner associations. Inframark serves over 300 association partners, and over 143 Community Development Districts, and has offices throughout the State of Florida in Wesley Chapel, Tampa, Jacksonville, Celebration, Ft. Myers, and Coral Springs.

Inframark maintains a focus in serving CDDs and HOAs, and as a result, has become a leader in our industry, managing over \$250M in financial assets for our Special Districts and Association clients throughout the state.



Inframark is an active member of Community Association Institute (CAI), the Association of Florida Community Developers (AFCD), the Urban Land Institute (ULI), the Tampa Bay Builders Association (TBBA), the Greater Orlando Builders Association (GOBA), Florida Association of Special Districts (FASD), and the Florida League of Cities.

Many of our Managers are committee and Board members for these organizations, volunteering their time to advancing best practices in community and district management.

"I have been on the Board of Supervisors of the Meadow Pointe CDD in excess of ten years with over 5 years as Chairman and three years as Treasurer."

"I am totally satisfied with the service we have been and are receiving from Inframark. Our District Manager is dedicated, knowledgeable, and responsive to our needs. He is backed up by a professional staff, both locally and in Coral Springs."

"I highly recommend Inframark."

*Dennis Smith- Former Chairman
Meadow Pointe CDD*



Clients – References & Partial List

Tampa Palms Open Space and Transportation CDD

Inframark has been TPOST CDD’s management partner for over 20 years. The CDD oversees a variety of community needs, including maintenance of parks and waterway management, and general community upkeep. TPOST is an icon in Florida, and we are grateful for their continued partnership for over two decades.

Two Rivers CDDs (North, South, East and West)

Two Rivers is a master-planned community of more than 6,000 planned residential homes, townhomes, apartments, and villas located North of Tampa that are enveloped by woods, grasslands, and water. Inframark has been partnered with Two Rivers since development, offering insight and solutions as Two Rivers navigates cultivating these beautiful, historical landscapes into a master-planned community filled with luxury homes connected to nature trails, agriculture, and lush springs.



Celebration CDD

Celebration is an innovative, real town that successfully combines architecture, education, health, and technology in ways that promote a strong sense of community. Celebration, conceived as a small central Florida town with pre-1940s architecture, was developed by The Celebration Company (a subsidiary of The Walt Disney Company) in Northwest Osceola County, Florida. The District’s infrastructure includes village-specific roadways, bridges, domestic water distribution systems, wastewater/sanitary sewer collection systems, wetlands, and common area development.



Inframark has provided Management Services for Celebration CDD (population 8,500) since the district was established in 1994. We have been involved since inception, providing Developer Services to The Celebration Company beginning in 1993 and through the years it has evolved into its current, arguably famous state.

Inframark oversees the day-to-day management of the District with responsibilities that include field management, financial reporting, accounting, administration, budget, and city clerk activities. We routinely participate in community activities, including the Celebration K-8 ball field construction, annual holiday lighting at Market Square Park, and other field-related enhancements outside the scope of our management contract.

REFERENCES

Inframark took over as the District Management Company for the Harbour Isles C.D.D. in December of 2020 and the transition could not have gone more smoothly. Mrs. Angel Montagna was selected to be our District Manager.

Prior to the first Board of Supervisors meeting Mrs. Montagna met individually with each of us Board members to not only get to know us as people but to discuss each of our concerns as well as our visions of what we hope to achieve in the future to make Harbour Isles a better place to live. As a result of her initiative in doing this, and her research into how to help with our concerns, the first Board meeting was well prepared and organized. And this enthusiasm, organization and the feeling of her caring about our community and its residents and striving to make it a happy place to live has continued. When issues have come up, big or small, Mrs. Montagna has always been a good listener and prepared to help with the problem-solving aspect with her vast knowledge and past experiences.

We Board members know if we have a question or a concern we can contact her by phone, text or email and she will promptly answer in a respectful, pleasant, helpful manner. Her professionalism is a true asset to our community.

All of the Inframark employees I have had contact with have been extremely respectful and eager to help in any way possible, always with good results. I have learned that a company is only as good as the employees it has working for it.

I have to say that, in the 12 years I have been a member of the Harbour Isles Board of Supervisors, Inframark has to be the best that we have had.

Respectfully,
Elizabeth Fantauzzi
Harbour Isles C.D.D. Board Chairman
Appollo Beach, Florida (Hillsborough County)
Seat1@harbourislescdd.org



Celebration CDD Celebration, FL (Osceola County)	Greg Filak - Chairman Greg.Filak@celebrationcdd.org
Enterprise CDD Celebration, FL (Osceola County)	Kimberly Locher - Chairman kimberly@readercommunities.com
Rivington CDD DeBary, FL (Volusia County)	Kimberly Locher - Chairman kimberly@readercommunities.com
Highlands CDD Wimauma, FL (Hillsborough County)	Kangelia Baxter - Chairman highlandsboardseat5@gmail.com

District (Partial List)	Region	County
Dovera CDD	Central	Seminole
Golden Lakes CDD	Central	Polk
West Lakeland WCD	Central	Polk
Brighton Lakes CDD	Central	Osceola
Celebration CDD	Central	Osceola
Enterprise CDD	Central	Osceola
Overoaks CDD	Central	Osceola



Stevens Plantation CDD	Central	Osceola
Xentury City CDD	Central	Osceola
East Park CDD	Central	Orange
Urban Orlando CDD	Central	Orange
Vista Lakes CDD	Central	Orange
Gateway Services CDD	West	Lee
Vasari CDD	West	Lee
Cedar Hammock CDD	West	Collier
Stonebrier CDD	West	Hillsborough
Naples Heritage CDD	West	Collier
Quarry CDD	West	Collier
Heritage Lake Park CDD	West	Charlotte
Heritage Oak Park CDD	West	Charlotte
Riverwood CDD	West	Charlotte
Heritage Springs CDD	West	Pasco
Lake Bernadette CDD	West	Pasco
Lexington Oaks CDD	West	Pasco
Meadow Pointe CDD	West	Pasco
Meadow Pointe II CDD	West	Pasco
Oak Creek CDD	West	Pasco
Oakstead CDD	West	Pasco
Watergrass II CDD	West	Pasco
Arbor Greene CDD	West	Hillsborough
Cordoba Ranch CDD	West	Hillsborough
Hammocks (The) CDD	West	Hillsborough

CLEAR PARTNERSHIPS

Harbour Isles CDD	West	Hillsborough
Heritage Isles CDD	West	Hillsborough
Live Oak No.2 CDD	West	Hillsborough
South Fork CDD	West	Hillsborough
South Fork East CDD	West	Hillsborough
TPOST CDD	West	Hillsborough
Waterchase CDD	West	Hillsborough
Westchester	West	Hillsborough
Spring Ridge CDD	West	Hernando
Woodlands CDD	West	Sarasota
Eastlake Oaks CDD	West	Pinellas
Lexington CDD	West	Manatee
Piney-Z CDD	West	Leon
Briger CDD	East	Palm Beach
Seminole Improvement District	East	Palm Beach
Bonterra CDD	East	Miami Dade
Beacon Lakes CDD	East	Dade
Spicewood CDD	East	Dade
Villages of Westport CDD	North	Duval
Maple Ridge CDD	East	Broward
Monterra CDD	East	Broward
Pine Tree Water Control District	East	Broward
St. Johns Forest CDD	East	St. Johns
Palm Coast Park CDD	East	Flagler
Town Center at Palm Coast CDD	East	Flagler



Pricing & Business Considerations

Inframark's Pricing	
Management Services	\$66,267.00
Dissemination Agent	\$1,000.00
Total	\$67,267.00

OPTIONAL:

- Pricing is good till the end of fiscal year 2027
- Field inspection service is available for \$18,000 per year and includes a monthly field inspection report of all District-owned assets, vendor management and meeting attendance.
- Inframark can also provide amenities and on-site field management. Pricing determined upon request of services.



Qualifications

Meetings, Hearings and Workshops:

Inframark attends and conducts all regularly scheduled meetings. Inframark will also schedule and attend special Board meetings, continued meetings, hearings and workshops, as requested. As the District Manager, Inframark will arrange for time and location and all other necessary logistics for such meetings. For each meeting, we will prepare agenda packages for transmittal to the Board and staff at least seven days prior to the Board's meeting. Inframark will attend up to twelve meetings a year at no additional cost to the District.

Records:

Inframark has one of the largest teams of recording and administrative professionals in the business. Our Recording Department develops all the necessary advertisements for meetings. With the size and professionalism of our Recording Department, we can provide an extremely high level of service for all our District Management clients. This service includes an unmatched level of automation of records management. Our team is aided through our searchable database that allows for quick and accurate searches for past meeting minutes and efficient responses to public records inquiries. We have dedicated staff that are assigned to handle all public record requests and are highly experienced in ensuring compliance with the requirements of Florida Statutes.

Inframark provides full compliance with all the Florida Statutes Records Requirements of Chapter 119. This includes storage of records, access to records and coordination of all responses to public record requests. In addition, Inframark is in full compliance and follows all the requirements of the Florida Administrative Code Section R.1B-24.003(1)(a), which deals with the retention of District records.

Other critical aspects of our Records Management Services Include:

Document Management:

Inframark utilizes three parallel processes to manage the documents of our clients.

- First, our electronic document management system allows access security settings to be placed on each file to prevent unauthorized editing or manipulation, thus ensuring the integrity of the document. The documents are maintained in a PDF format that is exportable to the client's Website for timely updates. We update records of District meetings (minutes, agendas and supporting documentation) to the District's Website in compliance with Florida Statutes. The document management system allows for ease of e-retrieval of documents using multiple search methods (document name, document number, document content, file type, author or the assigned retention category) to ensure all record requests are fulfilled in a timely fashion.
- Secondly, the process utilizes offsite storage of documents. Our vendor guarantees the secure storage and/or destruction of documents. Annually, upon completion of the audit, the accounting and accounts payable files are inventoried, boxed and sent to the secured offsite storage facility. All records are maintained within applicable statutory requirements.
- Finally, we maintain an onsite Master File for each client. The Master File contains previous years' audits, arbitrage reports, budgets, insurance policies and other important historical information.



Disaster Contingency & Recovery:

Disaster recovery is particularly important since the Districts we manage are in areas prone to hurricanes. Our hurricane preparedness procedure includes the following:

- Provisions for the compilation and storage of files and data required to perform critical client services
- Securing the physical office space with the protection of client files as a top priority
- Satellite phone for contingency communication with local team
- Internet and phone-based communication chains to update personnel
- The ability to shift client critical tasks and District Management services to alternate office locations both out of region or state if necessary
- Securing priority commitments from key contractors due to strong and lasting relationships

Because of the critical nature of the electronic information, we manage on behalf of our clients, Inframark emphasizes system security and has disaster recovery procedures in place to minimize the impact of storms, power outages and other similar events for the districts we serve. Our disaster recovery plans are continually updated in response to the changing needs of our business and the clients we serve.

In addition, Inframark utilizes sites certified to survive the equivalent of a Category 5 hurricane. District data is stored on servers that reside in Horsham, Pennsylvania. A full backup of all data is performed nightly and stored offsite at a remote location. Our Horsham facility is equipped with backup generator power. In addition to redundant equipment at our Houston IT center, we also have equipment co-located at other sites.

District Operations:

Inframark has twenty-two (22) District Managers throughout the State of Florida with over 130 years of District Management experience in the Florida Community Development District market. Since Inframark utilizes a team approach in the provision of all its services, we share best practices and success stories from District clients across the state. We conduct monthly manager calls in which we discuss existing issues and develop and implement solutions that are in the best interest of our clients. All Inframark team members go through monthly training to keep them up to date on a wide variety of issues that impact District operations.

The District Management team has access to all records of their Districts which includes all current and past contracts entered into by the District Board of Supervisors. With our searchable data base, it is very easy for our District Managers to review past contracts to compare with existing or proposed contracts. This allows our District Management team to keep up with contract termination dates, scope of services and fee schedules in each contract. We work closely with the Attorney for each District to ensure compliance with contract requirements and make certain that when the Board decides to terminate a vendor contract, it is done in an appropriate manner avoiding legal issues for the District.

Inframark has dedicated personnel that work with each District Manager on the renewal of District insurance requirements, including review of District facilities and working with insurance providers to develop the most cost-effective approach to insuring District facilities.

Our District Management team is highly experienced in working with District Attorneys and District Engineers in the development of Request for Proposals (RFPs) for a wide variety of District construction, capital and maintenance projects including:



- a) Development of complex bid and proposal packages
- b) Advertisement of the opportunities
- c) Analysis of the proposals and bids
- d) Development of recommendations for Board consideration

With the vast experience of our District Management team and the experience of Inframark across the State of Florida we have established excellent relationships with many vendors and contractors which brings a value-added service to the District.

Accounting and Reporting:

Inframark performs all required financial accounting functions through solid workflow processes that are designed to integrate the traditional tasks associated with accounting transactions. Those traditional accounting tasks of disbursements, accounts payable, general ledger journal entries, trial balance reconciliation and budget monitoring are knitted together in such a way to achieve:

- Fast turnaround for vendor payments
- Smooth approvals for setting up capital requisitions
- Open communications to field operations staff
- Advanced preparation for independent audit field work

Our understanding of accounting processes allows us to quickly differentiate areas needing further work and those items that are routine in nature. While there is a great deal of accounting activity that goes into ensuring the individual transactions are properly recorded in the financial records of the District, we use our expertise, our knowledge and our experience to ensure accounting theory is applied in the best interest of the District. The importance of complying with statutory requirements as well as annual disclosure to lenders and bondholders is given an interconnected focus of everyone on our staff which is appreciated and respected by our industry partners. Our accounting staff is committed to a quality standard that allows the accounting activities of the District to properly reflect its financial condition. Inframark has over 300 years of combined experience on our Finance Team.

Our finance team constantly monitors various investments instruments in Qualified Public Depositories to determine the best investment plan for District funds. Our accounting team monitors the maturity dates of District investments and alerts the District Manager so that the options for reinvestment can be brought to the Board for direction.

Audits:

Inframark has been working for decades with District auditors to make certain that each District audit is in full compliance with all GAAP and State accounting requirements. Inframark has a fully customized accounting software system that was designed for the Community Development District business that allows us to provide the most accurate and comprehensive information for all audit requirements.



Budgeting:

Inframark's customized CDD financial software system allows us to deliver options to our clients to customize their monthly financials and annual budget. Each District Manager works with their assigned accountants to develop a draft budget for consideration by the Board of Supervisors. The draft budget is based upon the input from the Board as to the goals they wish to achieve in the upcoming budget cycle.

The Inframark Assessment Team works with the District Manager and the Finance Team to present a complete picture of the revenue and expenses for each annual budget and how the proposed expenditure plan impacts the annual assessments. This approach allows our clients to see how their annual budget will impact residents (financially) and how each budget will achieve the goals set forth by the Board of Supervisors. The District Manager and Finance Team work closely with the Recording Department to ensure that all legal requirements for advertisements are met during the budgeting process. In addition, the District Manager will solicit input from the District Staff, District Engineer and District Attorney on any operation and maintenance expenditures that they believe need to be increased, decreased or eliminated as part of the new budget cycle.

Capital Program Administration:

As part of the annual budgeting process, the District Manager will solicit information from the District Engineer and District Staff on any capital projects they believe should be included in the annual budget. This includes the timing, cost, and whether a capital expenditure will increase or decrease any operation or maintenance expenditure currently included in the budget.

Inframark has many years of experience in dealing with capital bond issues and bank qualified loans for District projects. We have extensive experience in working with bond underwriters, financial advisors and various lending institutions on the establishment and implementation of capital programs for District clients. We have established procedures for making certain that specific deadlines associated with bond documents and bank qualified loan requirements are met. We have an excellent reputation of successful implementation of a wide variety of financing programs for our District clients.

Assessments and Revenue Collection:

Inframark has an exceptional record of administering annual assessment rolls for our District clients. This experience includes on roll and off roll collection. We have successfully worked with District legal counsel to accurately and timely collect off roll assessments when they are called for. We routinely conduct true up analysis for District tax rolls to ensure that all collections are being completed as per the Board's direction. Our Assessment Department also provides estoppel letters on an as needed basis at no cost to the District.

Our Treasury Services Group actively manages the revenue and investments for Districts across the State of Florida. This team ensures that the revenue generated by the District provides the financial platform to meet all its operational expenses and debt obligations. By working closely with the banking industry across our broad client base, we can provide economies of scale in the management of our banking relationships – which is passed along to the Districts we service in the form of favorably negotiated fees and service costs.

The depth and breadth of our special assessment knowledge lends opportunities to capture efficiencies and effectiveness in the collection of District revenues. We pride ourselves in our ability to interpret developer agreements to maximize cash flow for the District and satisfy cash requirements for running the operations of the District.



Effective Technology Tools and Support

Avid Strongroom Accounts Payable Processing System

- Avid Strongroom is an Accounts Payable software that automates the process of invoicing.
- Allows users to approve invoices online, streamline invoice approval processes, and monitor invoice statuses.
- Avid Strongroom reduces the risk of entry errors as the system eliminates the task of manual invoice entry.
- Scalable for Growth: Enables Inframark to streamline the invoice-to-pay process while securely managing large volumes of bank accounts and check signatures.
- Reduced Fraud Risk: Limits chances of fraud with enforced controls and customized workflows.

ADP Payroll Processing System

- ADP is an industry leader in Payroll, HR, and Tax solutions with over 75 years in the industry and 1,000,000 companies currently using ADP solutions.
- Allows for seamless payroll processing including direct deposit, physical paychecks, W-2, etc.
- Employee and manager self-service portal online and with a mobile app, allows users to access their information and records.
- Data Security: ADP is an industry leader in data security and business protection,
- Fully integrated in Inframark's Accounting software, allowing data reporting capabilities.

Microsoft Business Central Accounting Software

- Industry leader in Enterprise Resource Planning and Accounting Software.
- Cloud-Based software that ensures Inframark's districts will have current Accounting software experience, with monthly updates from Microsoft.
- Manages finances end to end: oversee your budget, accelerate month-end and year-end close, automate bank reconciliation, use unlimited dimensions, track fixed assets, and more.
- Financial reporting: Allows for scheduled financial reports based on client and internal requirements.
- Power Bi Compatibility: Allows advanced analytics by integrating Power Bi Data driven Dashboards.

TECHNOLOGY DRIVES OUR COMMUNITIES



Staffing

Inframark is the only District Management firm with its own Human Resource team.

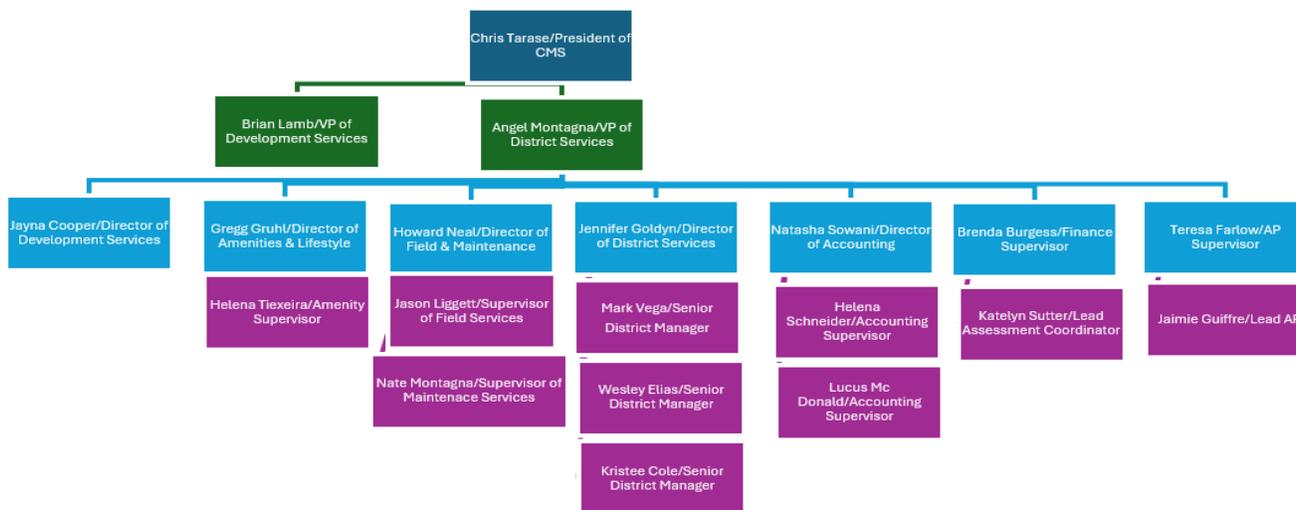
This means the following:

- Our employees are fully vetted prior to hiring
- Employees have regular performance evaluations
- We follow a progressive disciplinary policy
- We provide exceptional benefits program for our employees that other firms do not offer
- Employees have a bonus program for exceptional performance
- We offer a management bonus for employees who are responsible for financial performance goals
- 401(k) retirement plans
- Ongoing training and training incentive programs
- Tuition reimbursement opportunities
- In-house safety team and continuous safety training program for all employees

Inframark places the highest value on its employees and provides a work environment and benefits that are designed to encourage long-term employment with Inframark.

In terms of the personnel assigned to your District, Inframark will ensure to the highest degree possible that we will retain the same personnel for your District.

Organization Chart 2026





District Management:

Jennifer Goldyn, Director of District Services. Jennifer will work with the assigned team to address any issues that may develop. She is responsible for the overall performance of the Inframark District Management team. Ms. Goldyn has 10 years of district management experience and currently manages two (2) Districts, allowing her to be available to her team and Inframark clients. Her background includes over 10 years in property management and 2 years in construction management. She holds a bachelor's in business and marketing and has held a Real Estate License.

Kristee Cole, Senior District Manager, is a seasoned Senior District Manager with nine years of experience in the CDDs, serving in both management and administrative capacities. Her well-rounded background provides her with a comprehensive understanding of district operations, governance, and financial oversight. Kristee's extensive industry knowledge, combined with her strategic and solutions-oriented approach, makes her exceptionally capable of leading districts of any size or complexity. She has a proven track record of successfully guiding newly formed residential Boards, stabilizing and turning around districts facing financial challenges, and effectively managing vendor relationships to ensure operational excellence.

Recording Services:

Janice Swade, Recording Secretary, has been working with Inframark for 14 years as a District Recording Secretary. Her previous experience includes 13 years with The Port Authority of New York and New Jersey, working in various administrative and clerical positions, including that of Senior Executive Secretary with the Deputy Director of the World Trade Center. Ms. Swade is extremely thorough in her attention to detail with all the Districts she serves.

Accounting/Finance Team:

Teresa Farlow, Accounts Payable Supervisor, has been with Inframark since 2018 working closely with vendors, field managers, District Managers, Developers and accountants. Teresa is proficient in the accounts payable process, processing over 10,000 invoices annually.

Natasha Sowani, Director of Accounting, is a graduate of the University of South Florida with a bachelor's degree in Business Management and a minor in Accounting with over 20 years of accounting experience. Her career began in college while working at a small tax and accounting firm, then transitioned to one of our competitors where she gained industry experience in governmental accounting for CDD's. While there she managed several of their offices throughout the state.

Brenda Burgess, Finance Supervisor, began working in the special district industry in 1996 under the leadership of Gary Moyer. Brenda's responsibilities included providing administrative, management, accounting, finance and assessment services for the business. Brenda was promoted to finance supervisor and oversees all finance activities, including budget templates, assessment rolls, estoppels, and other finance and bond-related matters.



Sample Scope of Services

All services required for the management of a community development district under Chapter 189, Florida Statutes, Chapter 190, Florida Statutes and all other applicable Federal, Florida, and local laws (including the ordinance(s) and resolution(s) relating to the District and any interlocal agreements). All services should be completed on a timely basis.

District Management Services

A. Meetings, Workshops, and Hearings

1. Organize, attend, conduct, and provide minutes for all meetings, workshops, and hearings of the District.
2. Schedule such meetings, workshops, and hearings.
3. Coordinate the time, location, and all other necessary logistics (including providing conference call numbers or telephonic or virtual meeting technology).
4. Send or publish notices for meeting, workshop, hearing, and election pursuant to Florida law.
5. Provide agenda packages and meeting materials in the form requested by the Board.

B. District Operations

1. Act as the primary point of contact for District-related matters.
2. Maintain an action item list of tasks and follow ups from meetings.
3. Coordinate with the District's ADA document remediation vendor (and website vendor) to ensure the District's website has the content required by Florida (and is on the website for the appropriate duration) and includes any additional information or materials requested by the Board.
4. Consult with and advise the Board on policies, services, and responsibilities of the District and implement the Board's policies and direction.
5. Make recommendations and assist in matters relating to solicitation (competitive bidding, request for proposals, request for qualifications, etc...), approval, rejection, amendment, expiration, renewal, and termination of contracts for services, goods, supplies, or materials in accordance with the District's rules and Florida law.
6. Provide contract administration services. Such services include:
 - i. ensuring District vendors comply with the terms and conditions of a contract
 - ii. coordinating any changes to the contract that might occur over the course of the contract
 - iii. coordination with the District Engineer, District Counsel, or construction/project manager with respect to the work performed or contractual obligations
 - iv. coordinating the closeout/final payment after the vendor performed their services



- 7.** Perform regular on-site visits to District grounds to generally evaluate and inspect the condition of the property and infrastructure and meet with District vendors and staff. Observe and report concerns or questions relating to District grounds.
- 8.** Monitor certificates of insurance as needed per contracts.
- 9.** Prepare and follow risk management policies and procedures.
- 10.** Recommend and advise the Board, in consultation with the District Engineer of the appropriate amount and type of insurance for all District assets and maintenance responsibilities are included and procure and renew all applicable insurance, including but not limited to, General Liability Insurance and Directors and Officers Liability Insurance.
- 11.** Process and assist in investigation of insurance claims, in coordination with District Counsel.
- 12.** Negotiate on behalf of the District (when specifically authorized by the Board) with governmental entities, vendors, contractors, residents, insurance representatives, and other parties.
- 13.** Prepare, on or before October 1 of every year, an annual inventory of all District owned tangible personal property and equipment in accordance with all applicable rules and standards.
- 14.** Ensure compliance with all statutes affecting the District by performing the following tasks (and such other tasks required by law but not specifically identified herein):
 - i. file the name and location of the Registered Agent and Registered Office location annually with Department of Economic Opportunity and the City/County.
 - ii. provide the regular meeting schedule of the Board to the City/County.
 - iii. prepare and file annual public depositor report.
 - iv. file all required financial reports (including the Annual Audit) to the Department of Revenue, Auditor General, the City/County, and other governmental agencies with jurisdiction in compliance with Florida law.
 - v. transmit Public Facilities Report and related updates to appropriate agencies.
 - vi. file request letter to the local Supervisor of Elections for number of registered voters as of April 15, each year. Report annually the number of registered voters in the District by June 1, of each year.
 - vii. serve as the contact person for the State Commission of Ethics for Financial Disclosure coordination.
 - viii. maintain the District Seal.



C. Accounting, Reporting, and Audit Support

1. Implement an integrated management reporting system compliant with Generally Accepted Accounting Principles (GAAP) and Government Accounting Standards Board (GASB) for government and fund accounting which will allow the District to represent fairly and with full disclosure the financial position of the District. The District's accounting activities should be overseen by a degreed accountant.
2. Track and oversee the District's general, capital, reserve, and bond fund activities and provide monthly and annual financial statements (including budget to actual summary).
3. Administer the processing, review, approval, and timely payment of all bills, invoices, and purchase orders (including construction requisitions).
 - i. All vendor invoices, receipts, application for payments, etc. must be provided to the Board within 30 days of receiving it.
4. Recommend and implement investment policies and procedures pursuant to Florida law, and provide cash management services to obtain maximum earnings for District operations through investment of surplus funds to the State Board of Administration.
5. Prepare reports as appropriate under applicable law, accounting standards, and bond trust indenture requirements.
6. Provide audit support to auditors for the required Annual Audit and ensure completion of the Annual Audit and Annual Financial Statements in compliance with Florida law.
7. Assist the District in obtaining and completing a Reserve Study and complying with the findings and direction of the Board.

D. Budgeting

1. Prepare and provide for a proposed budget for Board approval and submission to the City/County in compliance with Florida law.
2. Prepare final budget and backup material for and present the budget at all budget meetings, workshops, and hearings.
3. Administer the adopted budget and prepare budget amendments on an ongoing basis as needed.

E. Assessments & Revenue Collection

1. Develop and administer the annual assessment roll for the District. This includes administering the tax roll for the District for assessments collected by the County tax collector and administering assessments for off tax roll parcels/lots.
2. Provide payoff information and pre-payment amounts as requested by property owners and collect prepayment of assessments as necessary.
3. Issue estoppel letters as needed for property transfers.



4. Maintain the District's Lien Book, in which is recorded the details of any District debt and the related debt service assessments. The Lien Book will account for all District debt and show the allocation of debt principal to assessed properties within the District.

F. Bond Compliance and Dissemination Agent

1. Oversee and implement bond issue related compliance. For example:
 - i. coordination of annual arbitrage report as required.
 - ii. transmittal of the Annual Audit, budget, and other required information to the trustee and other parties as required.
 - iii. annual/quarterly disclosure reporting as required.

G. Records

1. Maintain the "Record of Proceedings" for the District at a location within the boundaries of the County in which the District is located and include meeting minutes, resolutions, and other records required by law and provide access to such records in compliance with Florida's public records laws.
2. Serve as the District's Records Management Liaison Officer for reporting to the Department of Library and Archives pursuant to Section 257.36(5)(a), Florida Statutes.
3. Serve as the District's designated custodian of all public records of the District and comply or coordinate the compliance with the responsibilities imposed by Chapter 119, Florida Statutes. For example:
 - i. protect the integrity, confidentiality, or exemption of all public records.
 - ii. respond to public records requests in a timely, professional, and efficient manner.
 - iii. recommend best practices and services to ensure all public records of the District (including emails of the Board) are preserved pursuant to Florida law requirements.

H. Board Email Backup and Retention Services

1. Provide for or coordinate with a third-party vendor to ensure emails of the Board are backed up and retained in compliance with Florida's public records laws.
 - i. If such services are not provided directly, then the District will contract directly with such third party vendor and the costs of such services will be borne by the District.



I. Field Services – Available upon mutually agreed upon Scope and Pricing

1. Perform a monthly inspection of the District's property and maintenance responsibilities.
2. Provide monthly inspection report with pictures and recommendations for repairs to the District; provided however, the Service Company shall not be responsible for performing such repairs unless otherwise agreed to by the parties in writing; and
3. Notify the District about deficiencies in the services performed by its vendors.

I. Maintenance/Porter Services – Available upon mutually agreed upon Scope and Pricing



Additional Inframark Information

Has the Proposer performed work for a community development district, a master-planned development, or a residential community previously? Yes

Project Name/Location: **Celebration Community Development District, located in Celebration, FL**

Contact: **Tom Touzin, Chairman** Contact e-mail: **Tom.Touzin@celebrationcdd.org**

Project Type/Description: **District, Amenity and Field Management**

Dollar Amount of Contract: **\$1,319,484.00**

Scope of Services for Project: **Inframark has provided Management Services for Celebration CDD (population 10,500) since the district was established in 1994. Inframark has been involved since its inception, supplying Developer Services to The Celebration Company beginning in 1993 and through the years as it has evolved into its current, arguably famous state.**

Inframark oversees the district's day-to-day management, including field management, financial reporting, accounting, administration, budget, and city clerk activities. We routinely participate in community activities, including the Celebration K-8 ball field construction, annual holiday lighting at Market Square Park, and other field-related enhancements outside the scope of our management contract.

Is this a current contract? **Yes**

Duration of contract: **1993 to Current**

Project Name: **Highlands CDD, Wimauma, FL**

Contact: **Kangelia Baxter, Chair** Phone: **727.366.4117**

Project Type/Description: **District Management, Amenity and Field Services**

Dollar Amount of Contract: **\$288,910.00**

Scope of Services for the Project: **Inframark oversees all aspects of this District, from District Management to field maintenance and inspection, as well as the management of on-site staff.**



Project Name: **Enterprise CDD, Celebration, FL**

Contact: **Kimberly Locher, Vice Chair** Phone: **407.341.3137**

Project Type/Description: **District Management, Utility and Field Services**

Dollar Amount of Contract: **\$2,237,900.00**

Scope of Services for the Project: **Inframark oversees all aspects of this District, from District Management to field maintenance and inspection, as well as the management of the utilities.**

Project Name: **Heritage Harbour South, Parrish, FL**

Contact: **Phil Frankel, Chair** Phone: **315.569.7848**

Project Type/Description: **District Management**

Dollar Amount of Contract: **\$58,968.00**

Scope of Services for the Project: **Inframark oversees all aspects of District Management, from field maintenance to amenities in conjunction with our HOA department, as Inframark also manages their HOA.**



February 10, 2026

To: Board of Supervisors
Cory Lakes CDD

From: Howard Neal
Field Services Director
Inframark

Subject: Site Inspection
Cory Lakes CDD
Wimauma, FL

On February 5th, an inspection was conducted for the Cory Lakes CDD property. No maintenance map was able to be sourced, however, based on our knowledge of Districts we delineated District property to the best of our ability. The observations that are noted in the inspection are generalities and were documented to provide representative samples of what is included in a monthly report.

Our comprehensive monthly inspections are designed to cover all District-owned property and areas of maintenance responsibility. This includes landscaping, aquatics, amenities, and safety items. Safety is high priority when field inspections are conducted. The focus on identifying safety issues protects the people in the community and can also reduce liability.

The inspection was conducted on Thursday, February 5th, at 10:00am. The temperature was 53°F, and sunny. The information contained here is to provide a summary of this inspection.

Landscape

During the inspection, I observed a noticeable amount of frost and freeze damage throughout the Morris Bridge entrance landscape. At this time, we recommend **not trimming any of the affected plant material** until the risk of additional frost has passed. Although some plants may appear damaged, trimming too early can actually cause further harm. Once temperatures stabilize and we begin to see new spring growth (new nodes forming), we will be able to properly assess plant health and determine the best approach. At that point, we can begin selective pruning and restoration efforts. In some cases, certain plants may not fully recover and could require replacement. We will continue to monitor the area closely and provide recommendations as conditions improve. (Item 1).



There is a significant amount of dead plant material along the Morris Bridge Road entrance that will need to be removed and evaluated. We recommend addressing this work in the spring, once growing conditions improve. At that time, we will remove the dead material and keep a detailed count of any plants that do not recover. This will allow us to accurately plan and budget for any necessary replacements, rather than making assumptions before the growing season begins. (Item 5)

It appears that new grasses were recently installed along the walkway leading to the playground. We recommend having the maintenance crews evenly disperse mulch around the plant material so the disturbed soil is properly covered and the area has a finished appearance. (Item 26)

Infrastructure

Exposed electrical conduit was observed in the center island near the Morris Bridge Road entrance. This condition presents a potential safety and maintenance concern. We recommend the conduit be properly buried to a minimum depth of 6 inches below grade to protect it from damage and reduce the risk of exposure. (Item 9)

Damage was observed on a seating table located on the back deck of the Beach Club. This condition presents a potential safety concern, as the damaged area includes a sharp edge that could cause injury. We recommend this item be repaired or removed promptly to eliminate any risk to residents and guests. (Item 25)

Pooling water was observed near the north-side entrance to the Beach Club. This condition could lead to ongoing drainage issues and potential surface deterioration if not addressed. We recommend installing a drain in this area to help direct water down the hill and improve overall drainage. (Item 24)

Aquatics – Ponds

Overall, the ponds throughout the community are performing well. The smaller pond at the Morris Bridge Road entrance is showing darker turbidity, which is likely due to lower water levels rather than a water quality issue. All fountains within the community are operating properly and showing good functionality at this time.





Cory Lakes CDD

Tuesday, 10 February 2026

27 Item Identified

27 Item Incomplete

A handwritten signature in black ink, appearing to read "Jason Liggett".

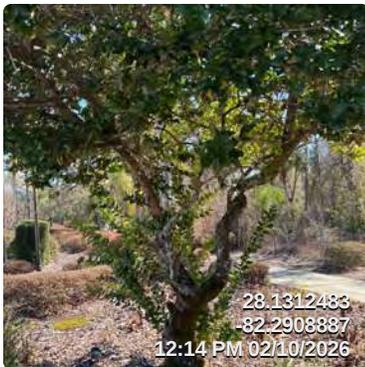
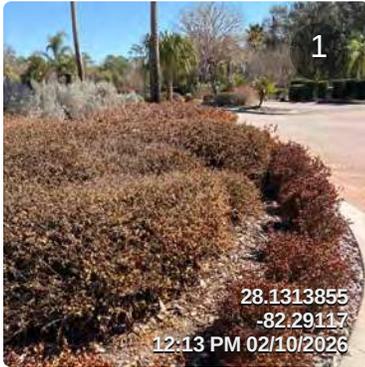
Jason Liggett

Department Manager- Field Services

Item 1

Assigned To: [Landscaper](#)

During my inspection, I noticed there is a considerable amount of frost and freeze damage throughout the Morris Bridge entrance. Please do not trim any of the plant material until the threat of frost has passed. Once we begin to see new growth (nodes) this spring, we can start trimming and working on the material. Some of the plant material may need to be replaced.



Item 2

Assigned To: [Landscaper](#)

Remove the ligustrum growth from the base of the ligustrums along the Morris Bridge entrance.

Item 3

Assigned To: [Landscaper](#)

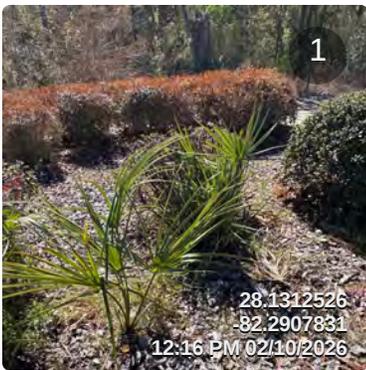
During each visit, please make sure the property is being policed for palm chutes and debris at the Morris Bridge Road entrance.



Item 4

Assigned To: [Landscaper](#)

Remove the volunteer palm chutes along the outbound side of the Norris Bridge Road entrance.



Item 5

Assigned To: [Board](#)

There is a significant amount of dead material along the Morris Bridge Road entrance that needs to be removed and accounted for. My suggestion is to remove it in the spring and keep a count so we can budget appropriately for any replacements.

Item 6

Assigned To: [Landscaper](#)

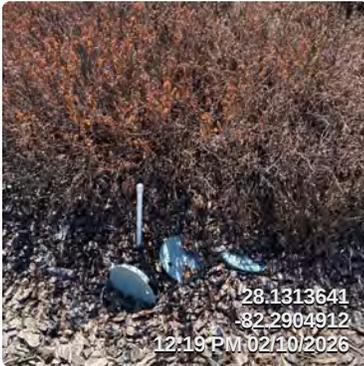
Remove the vines from the flax lilies in the lane separator on the outbound side of the Morris Bridge entrance.



Item 7

Assigned To: [Landscaper Irrigation](#)

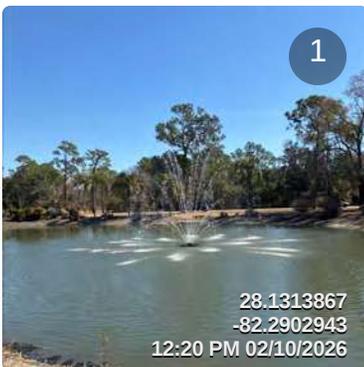
Reset the irrigation valve box covers on the outbound side of the Morris Bridge Road entrance.



Item 8

Assigned To: [Board](#)

The fountain at the Morris Bridge Road entrance is working properly with good pressure. The pond turbidity appears muddy, but the structures are in good condition.



Item 9

Assigned To: [Board](#)

Electrical conduit is exposed in the center island near the Morris Bridge Road entrance. I recommend that it be buried at least 6 inches below grade.



Item 10

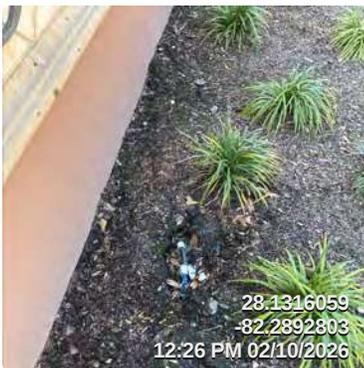
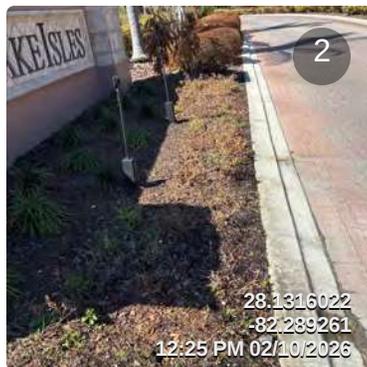
Assigned To: [Board](#)

The moisture cover is missing from the electrical post in the center island near the Morris Bridge entrance and needs to be addressed.

Item 11

Assigned To: [Landscaper](#)

The lantana at the main monument of the Morris Bridge entrance took a hard hit from the frost and will need to be closely monitored.



Item 12

Assigned To: [Landscaper](#)

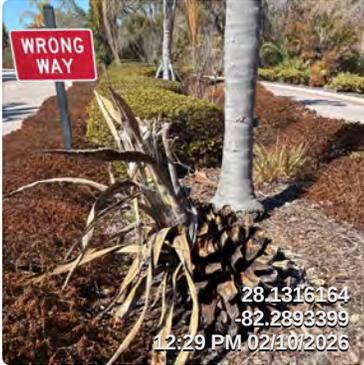
The drip line at the main monument sign on Morris Bridge appears to have been repaired but is still exposed. Let's double-check it to make sure the fix has held.



Item 13

Assigned To: [Landscaper](#)

Check for a leaking irrigation head in the annuals bed on the outbound side of the Morris Bridge Road entrance.



Item 14

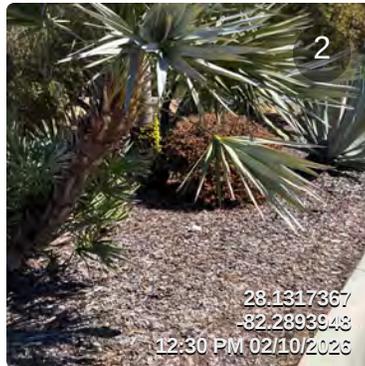
Assigned To: [Landscape](#)

There is a dead palm at the Morris Bridge Road entrance next to the monument sign that needs to be removed. Would the board like us to provide a proposal?

Item 15

Assigned To: [Landscaper](#)

With the cooler weather and reduced mowing, please make sure we are focusing on trash and debris removal throughout the property.



Item 16

Assigned To: [Board](#)

There is another palm base on the inbound side of the Morris Bridge Road entrance that needs to be removed. Would the board like us to provide a proposal?



Item 17

Assigned To: [Landscaper](#)

Treat the active ant mounds on the inbound side of the Morris Bridge Road entrance. Once they are eradicated, rake down the mounds.



Item 18

Assigned To: [Landscaper](#)

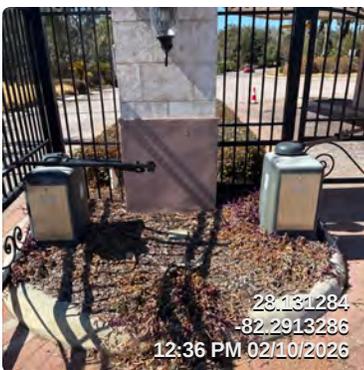
Trim any brown, hanging palm fronds throughout the community.



Item 19

Assigned To: [Landscaper](#)

Remove the unwanted palm chutes from the plant material in the divider before the guard shack in the center island.



Item 20

Assigned To: [Landscaper](#)

Clean up the purple queen that is hanging over the gutter in the pocket bed near the exit gate at the Morris Bridge Road entrance.



Item 21

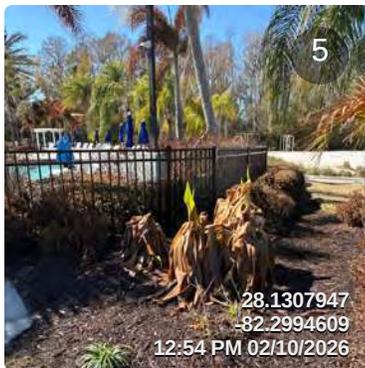
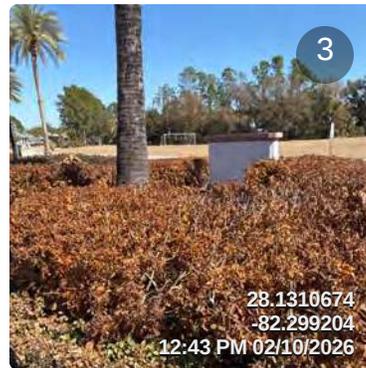
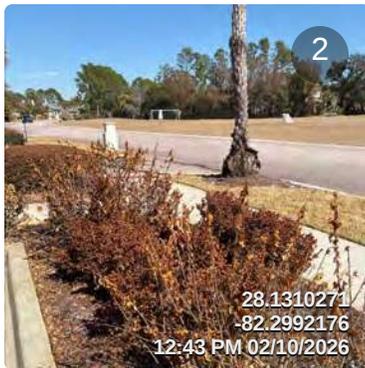
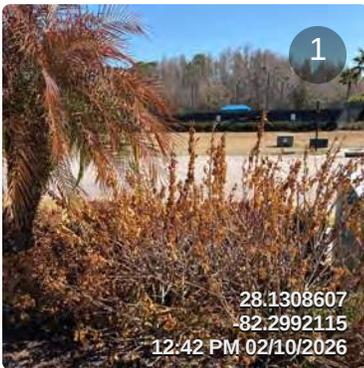
Assigned To: [Landscaper](#)

Monitor the zoysia as we move into spring. For now, I recommend keeping all heavy equipment off of it.

Item 22

Assigned To: [Landscaper](#)

Plant material throughout the Beach Club is showing signs of frost damage. We should stay off the material until we are past any upcoming freezes, then reassess its condition.



Item 23

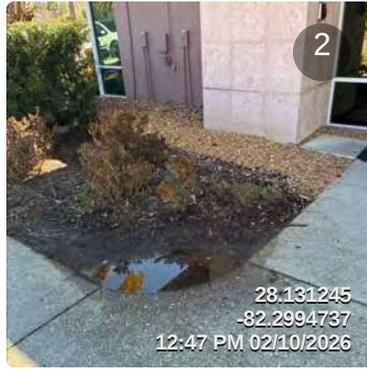
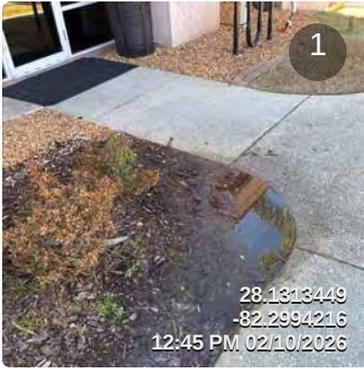
Assigned To: [Landscaper](#)

Remove the vines from the jasmine minima beds throughout the Beach Club.

Item 24

Assigned To: [Board](#)

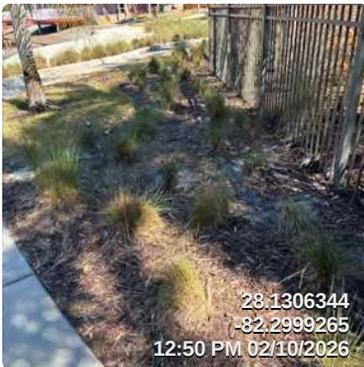
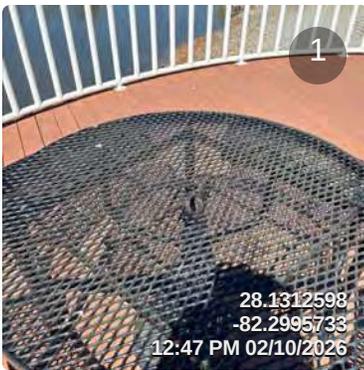
I noticed pooling water near the north-side entrance to the Beach Club. I recommend installing a drain in this area to help move the water down the hill.



Item 25

Assigned To: [Onsite](#)

Damage was noted to a seating table on the back deck of the Beach Club. This could pose a safety concern, as a sharp edge may cause injury.



Item 26

Assigned To: [Landscaper](#)

It appears that grasses were recently installed along the walkway toward the playground. Please have crews disperse mulch around the plant material so the disturbed ground is no longer visible.

Item 27

Assigned To: [Board](#)

There are raised and cracked concrete panels along the walkway toward the pool area. I recommend replacing these panels.

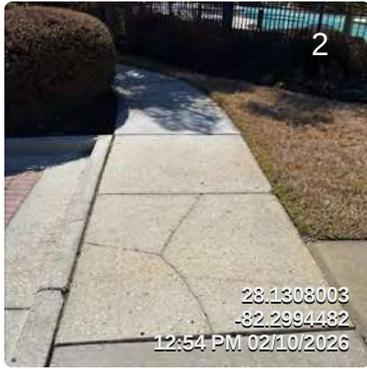
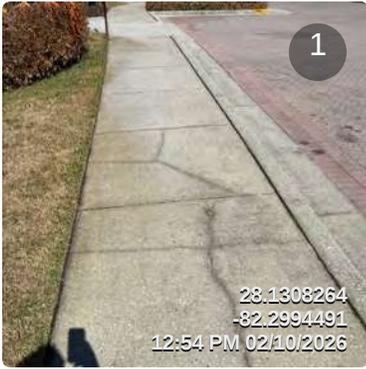


EXHIBIT 6

AGENDA



Rizzetta & Company
Professionals in Community Management



PROPOSAL

Cory Lakes Community Development District

Prepared for: Board of Supervisors

REGIONAL OFFICE

5844 Old Pasco Road, Suite 100

Tampa, FL 33544

813.994.1001 | rizzetta.com



FIRSTLY

THANK YOU

FOR CONSIDERING US!



Rizzetta & Company
Professionals in Community Management

February 10, 2026

Ann Belyea
Chairperson
Cory Lakes CDD

RE: Community Development District Management Services

Dear Ann,

Rizzetta & Company appreciates the opportunity to present our qualifications to serve as District Manager for Cory Lakes Community Development District. With 40 years of experience and a state-wide presence, we are prepared to handle all present and future projects for the district.

As one of the largest providers of district management services, we are uniquely qualified to understand the complexities of managing a community development district. Our proposal outlines a knowledgeable team, including Lynn Hayes as your proposed Lead District Manager. He'll have the support of Matthew Huber our Director of District Services as 2nd Chair District Manager, and a large team of district services professionals to ensure transition and daily operations run smoothly.

Even though you may only see your district manager at your meetings, your district would be supported by three accounting professionals, a financial associate, and a dedicated administrative assistant. So, you would have a team of seven that would work for your district on nearly a daily basis. All those professionals take immense pride in their work to ensure that your district always remains in compliance and fulfils all its obligations.

Thank you for your time and consideration of our proposal. We look forward to meeting with you and the Board of Supervisors to review and discuss our proposal in detail. Should you have any questions or require additional information, please feel free to contact Scott Brizendine at sbrizendine@rizzetta.com

Very truly yours,

Scott Brizendine
Vice President, Strategic
Development & Consulting



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OUR STORY

... SO FAR

Rizzetta & Company is a Florida-based professional community management and consulting firm that provides services to residential and commercial communities throughout the state of Florida. With 40 years in the industry, Rizzetta & Company, is staffed with highly experienced managers and support staff. Each of our eight offices throughout Florida has a team of employees with diverse backgrounds, both personally and professionally, who provide the highest quality services to our clients.

Rizzetta & Company was founded in 1986 in Tampa, Florida by William Rizzetta. The original focus of the Company was to provide professional assessment consulting services for Community Development Districts in association with the issuance of bonds. As the Company's reputation for excellent work and customer service grew, the practice expanded over the next thirty years by adding related services which resulted in today's "Full Service" organization.

OFFICE LOCATIONS

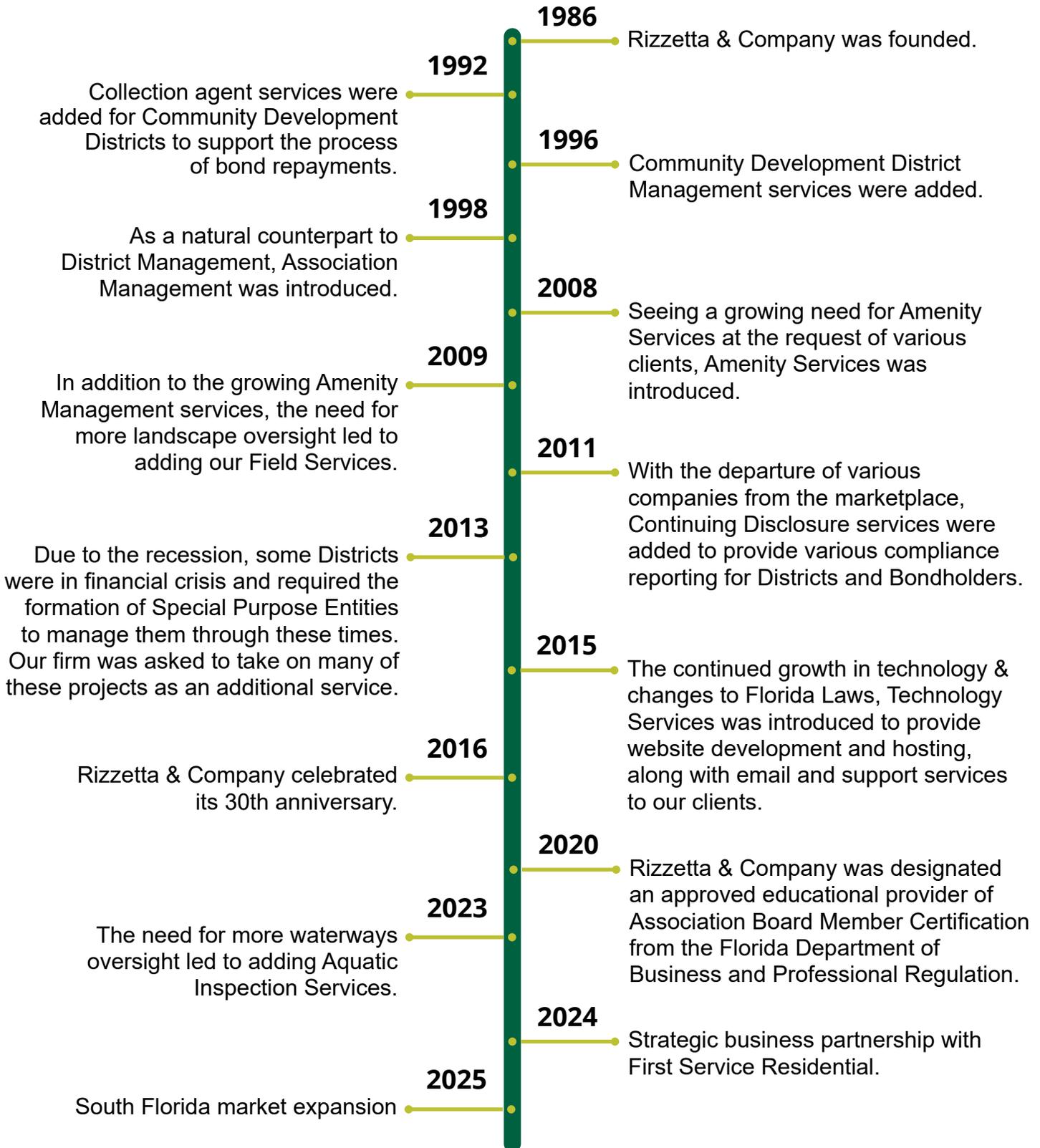


HEADQUARTERS

3434 Colwell Avenue, Suite 200
Tampa, FL 33614



OUR MILESTONES





BY THE NUMBERS



40
YEARS OF
EXPERIENCE
EST. 1986



150+
ASSOCIATION
SERVICES
CLIENTS



55
ASSOCIATION
SERVICES TEAM
MEMBERS



20+
AMENITY
SERVICES
CLIENTS



100
AMENITY
SERVICES TEAM
MEMBERS



120+
DISTRICT
SERVICES
CLIENTS

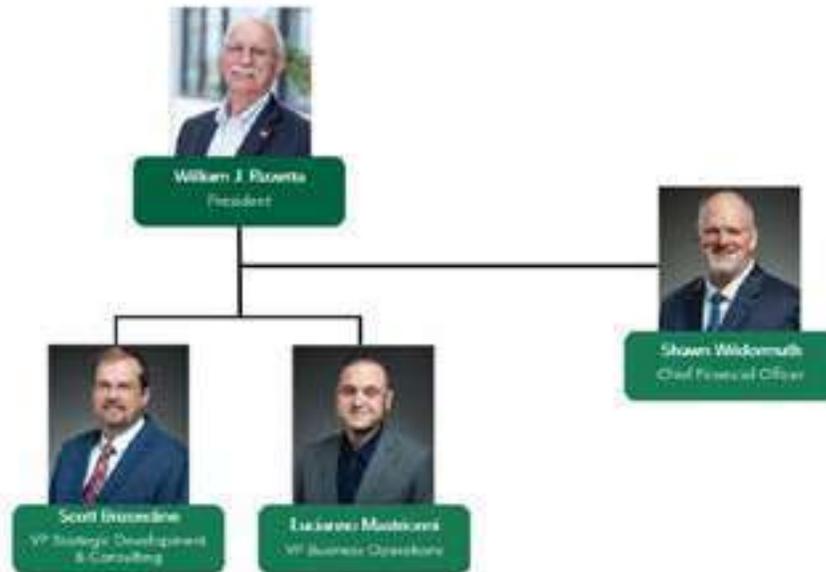


50
DISTRICT
SERVICES TEAM
MEMBERS





ORGANIZATIONAL CHART



COMMUNITY DEVELOPMENT DISTRICT LEADERSHIP





DISTRICT SERVICES

STRESS FREE

MANAGEMENT

FOR YOUR DISTRICT



AREAS OF SERVICE

Rizzetta & Company would provide professional district management services to Cory Lakes CDD pursuant to Chapter 190, Florida Statutes. A brief description of these services is provided below:

Management

- Attend and conduct all regularly scheduled and special Board of Supervisors meetings, continued meetings, and workshops.
- Arrange for time and location and all other necessary logistics for such meetings.
- Ensure compliance with all statutes affecting the district which include but are not limited to:
 - » Assist in the negotiation of contracts, as directed by the Board of Supervisors.
 - » Advise the Board on the status of negotiations as well as contract provisions and their impacts on the District.
 - » Make recommendations on contract approval, rejection, amendment, renewal, and cancellation. In advance of expiration of contracts, advise the Board as to need for renewal or additional procurement activities and implement same.
 - » Monitor certificates of insurance as needed per contracts.
- District Manager will perform one monthly site inspection and will meet with vendors as needed.
- Review and create as needed a periodic maintenance schedule for District assets.

The District Manager is not a role filled by an individual, rather it is a commitment by a team of motivated and skilled employees. We recognize that our role is more than an individual orchestrating a Board meeting. It is to ensure the District is fully compliant with statutory requirements and managed effectively and efficiently. Given Rizzetta's physical footprint across the state and extensive staffing resources, we are uniquely qualified to respond to the needs of your District.

Administrative

- Prepare agendas for Board of Supervisors meetings.
- Provide accurate minutes for all meetings and hearings.
- Implement and maintain a document management system to create and save documents, and provide for the archiving of District documents per general records schedule GS1-SL.
- Certify and file the annual report to the Department of State, Library and Archive Division, for storage and disposal of public records.
- Protect integrity of all public records in accordance with the requirements of State law. Respond to public records requests as required by law and in compliance with the Rules of Procedure and the District's adopted public records policy.



Rizzetta has been electronically providing agendas to our Boards for a number of years resulting in substantial savings in printing costs to the Districts. We go one step further by providing electronic tablets to Board member for use during the meetings. This approach also allows immediate posting on the CDD website as required by statute. Audio recordings of the board meetings are stored on our Raid 5 disk array which is redundantly backed up to both a local and cloud storage appliance.

Accounting

Services include the monthly preparation of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Rizzetta uses Sage Intacct Fund Accounting software that is designed specifically for governmental fund accounting. Our accounting processes have multi-level reviews to ensure proper internal control and accuracy. The result of our accounting infrastructure is an industry recognition by auditing firms that the books and records of Rizzetta managed districts are exceptional.

Financial & Revenue Collection

Services include all functions necessary for the timely billing, collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations.

Our staff has significant expertise in assessment roll preparation and required certification to county Property Appraiser offices. Because of our experience, we enjoy a great relationship with those staff throughout the state. In addition, the required direct billings for property not on the tax roll are managed in concert with the same familiar staff.

We are organized to efficiently respond to property owner questions regarding District assessments and issue estoppel letters and lien releases as needed for property transfers

Bond Issuance Services

When the District is ready for a major augmentation that may require additional bonds; we can help by:

Preparing a Special Assessment Allocation Report;

- a) Prepare benefit analysis based on infrastructure to be funded with bond proceeds.
- b) Prepare Preliminary Special Assessment Allocation Report and present to District board and staff.
- c) Present Final Special Assessment Allocation Report to board and staff at noticed public hearing levying special assessments.



Bond Validation;

- d) Coordinate the preparation of a Bond Validation Report which states the “Not-to exceed” par amount of bonds to be issued by the District and present to board as part of the Bond Resolution.
- e) Provide expert testimony at bond validation hearing in circuit court.

Certifications and Closing Documents;

- f) Prepare or provide signatures on all closing documents, certificates or schedules related to the bond issue that are required by District Manager or District Assessment Methodology Consultant.

Because providing bond issuance services was the cornerstone on which Rizzetta was founded, our expertise in this area is unparalleled. The special assessment allocation methodology report has been continually refined over the years to reflect new financing methods that are acceptable to the industry.

Website Administration

Our Technology Services host District websites for purposes of updating records to ensure the websites remain in compliance with statutory requirements. Having this service under the same roof as District Management ensures details are not missed and critical filings are consistently observed. A third-party vendor performs the ADA mediation of the website. We also host and archive District specific e-mail accounts, if necessary.





TECHNOLOGY TOOLS & RESOURCES

Vendor Management Software

As leaders in the industry, we are continually looking for ways to improve the level of service we offer and protect the communities we serve. To enhance our Vendor Compliance Program, we have partnered with [Vendor Information Verification Experts \(VIVE\)](#) as the platform to support the program.

We chose to move vendor vetting to VIVE to ensure consistent compliance amongst similar vendors, speed up the review process, and allow our managers to have real-time information to properly screen vendors for insurance and trade licensing. The choice to engage with a particular vendor will always be in the hands of the board of supervisors. Our goal is to provide our clients with information to help make educated decisions.

VIVE



Client Support System

Dedication to our clients is one of the driving principles at Rizzetta & Company. We're here to help our communities thrive and offer support in ways that are convenient for our board of supervisors and residents. Our integrated, client-focused system, helps our staff manage requests across platforms and efficiently connect with internal teams and external partners.

This industry-leading system allows our team to deliver immediate assistance while providing superior customer experience over the phone or e-mail. Making it easier to track, prioritize and streamline the processes to provide faster resolution.

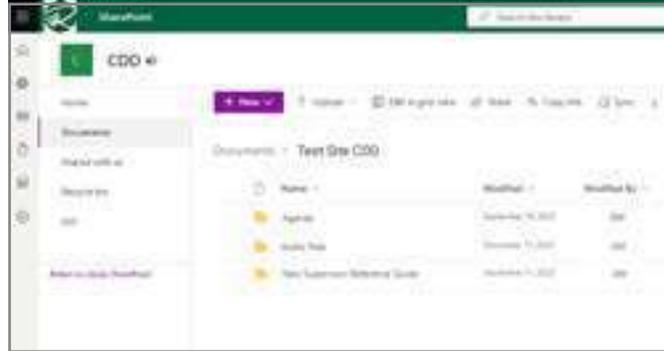




Document Management System

You're just a click away from what you are looking for with your dedicated SharePoint Site. This web-based collaborative platform will allow you to quickly find District information and share files, data, news, and other resources. SharePoint empowers teamwork, seamlessly integrates with Microsoft Office, and securely connects across PCs, Macs, and mobile devices.

SHAREPOINT

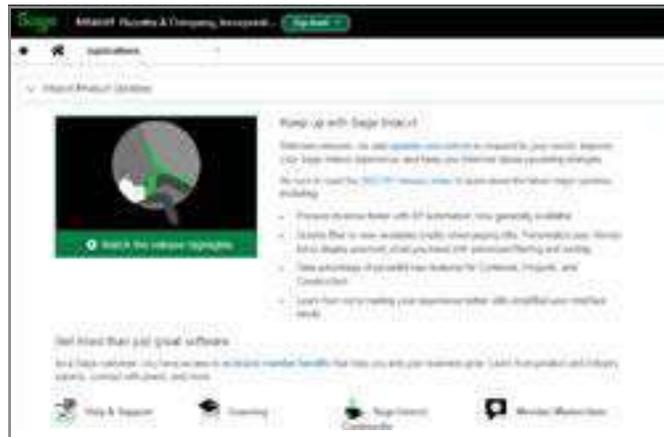


Customize your site to streamline your District's work. Accelerate productivity by transforming processes—from simple tasks like notifications and approvals to complex operational workflows.

Financial Management Software

Sage Intacct will simplify your accounts payable and payment processes and get convenient, secure access to all your financial information. One District account login provides access to real-time accounting information. Sage Intacct integrates with existing tools and automates processes.

SAGE INTACCT



- **Accounts payable:** Streamline workflows and see expenses.
- **Cash management:** Track multiple accounts with real-time visibility.
- **Back transactions:** View written checks, deposits, and monthly statements.
- **Financial Statements:** Easily track transactions at anytime from anywhere





WHY

CHOOSE US?

Clients choose us because we have the experience to create robust, integrated solutions based on each District's unique needs, budget, and long-term goals.

Extensive Experience

- Rizzetta is the only “**original**” Community Development District Management company continuously providing services to Districts since the first CDD issued bonds in 1986. Today, 40 years later, Bill Rizzetta continues to manage the company on a daily basis. In addition, Rizzetta brings extensive industry knowledge and influence at the legislative level.
- The first District Management company to successfully merge multiple separate CDD's into a unified District.

Result-Driven & Client-Focused

- District Finance team has vast knowledge having been involved in over 250 separate Bond Transactions with total funding exceeding \$3 Billion; served as the Dissemination Agent for over 80 Districts; and prepared over 1,700 Tax Assessment rolls.
- District Accounting staff has been audited over 3,000 times (each District is audited annually) with no findings of internal control issues or fraudulent activity.
- We have established a dual team approach where an assigned Lead District Manager handles daily operations and the 2nd Chair District Manager ensures continuity of service by a qualified District manager when the Lead District Manager is out of the office.
- Rizzetta's continuous improvement culture compounded with relentless training of all staff provides for ever increasing levels of service and performance.

Training & Infrastructure

- As part of the transition process, we provide an Onboarding Workshop to go over responsibilities and contracts with Board of Supervisors. We also offer free training sessions to new board members to gain better understanding of how the community should operate.
- Rizzetta made significant investments in its information infrastructure to harden its protection of Public Documents and enhance the electronic communication with Board members. Public documents are now protected with multi-factor authentication, cloud storage, professional patch management and hardware replacement policies.
- Rizzetta introduced “electronic agendas” to Board meetings negating the need to print and bind thousands of pages by providing electronic tablets for Board use during all meetings.



PROPOSED PRICING

District Services Provided	2026 Budget	2026 Rizzetta
District Management	\$70,000	\$39,000
Attend and Conduct up to 12 Meetings and 1 Budget Workshop per Year. Administration of District Functions. Compliance Management. Budget Prep and Presentation. Implement Policies. Manage District Contracts. Obtain Proposals or Bids. Advise the Board on District Matters. Respond to Inquires from Board, Staff and Public.		
Administrative Fees:		
- For all meetings exceeding 3 hours	\$200/per hour	
- For additional meetings	\$200/per hour	
(includes drafting agenda, meeting attendance, and drafting of minutes)		
Administrative Services		\$8,584
Provide Minutes for All Meetings and Workshops. Public Records Repository. Preparation of 14-day Tentative and 7-day Final Agendas.		
District Accounting		\$18,000
Monthly Financial Package per GASB. Administration of Accounts Payable/Receivable. Asset and Investment Tracking. Audit Support. Filing of Required Reports and Disclosures. Capital Program Administration.		
Financial & Revenue Collections		\$6,000
Estoppel Issuance. Debt Management		
Assessment Roll Administration		\$3,466
Prepare Annual Assessment Rolls and Submit to County Tax Collectors and Property Appraisers. Create and Maintain the Assessment Rolls		
Website Administration	\$1,000	\$1,200
Website Compliance Monitoring and Monthly Content Uploads		
TOTAL	\$71,000	\$76,200



CORY LAKES CDD DEDICATED TEAM MEMBERS

Rizzetta & Company prides itself on the experience and dedication of its collective staff. When you engage Rizzetta, you have a combined group with hundreds of years of experience at your service. Our service includes a two-team District Manager approach and an after-hours answering service so your District has 24/7 coverage.



**Lynn
Hayes**

Lead District District Manager

Lynn Hayes is a District Manager in our Tampa Bay market and currently managing active districts in Citrus, Hillsborough, Lake, and Pasco Counties, including such communities as Hammock Oaks, Deerbrook, and Del Webb Bexley. His performance accolades from his clients stem from his adept strategic planning, contract negotiation, and vendor performance optimization.

Before joining Rizzetta, Lynn was an Executive Leader for a state-wide catering company in the Hospitality Industry. As an Executive Leader, he was responsible for hundreds of successful geographically dispersed events every week. In addition, he provided executive leadership for a multi-state food service company, where he managed their \$11M annual budget.

Lynn received his BA in Hotel, Restaurant, and Institution Management from Iowa State University.



**Matt
Huber**

2nd Chair & Director, District Services

Matthew Huber is the Director of District Services, overseeing the management team in Central and South Florida, which includes offices in Boca Raton, Tampa, Wesley Chapel, and Riverview. Before his appointment, Mr. Huber served as Regional District Manager since August 2020 and is currently responsible for managing six Community Development Districts.

Mr. Huber served as a District Manager in the Tampa office, overseeing a portfolio of Community Development Districts in Pasco, Hillsborough, and Manatee Counties.

Prior to that he served as a District Manager in the Wesley Chapel office. Mr. Huber started with Rizzetta & Company, Inc., in 2006 as a District Manager for our Fort Myers area clients in Lee and Collier County.



Prior to joining Rizzetta & Company, Inc., Mr. Huber worked as a Land Development Project Manager with DR Horton in the Fort Myers area. While working as a Land Development Manager, Mr. Huber gained valuable development knowledge that assists him in his management of his Districts. In addition to his development experience, Mr. Huber also has sat as CDD Board member, serving on two CDD Boards as an Assistant Secretary. Prior to working for DR Horton, Mr. Huber interned with the Board of County Commissioners Long Range Planning Department in Polk County. With his experiences working in this department, he has gain valuable insight into government practices.

Mr. Huber received his Degree in Business Administration from the University of South Florida in 2005. He is a Notary Public in the State of Florida.



IMMEDIATE SUPPORT FOR CORY LAKES CDD

TEAM MEMBERS



**Luciano
Mastrionni**

Luciano Mastrionni is Rizzetta & Company’s Vice President of Business Operations. Luciano oversees and supports all business operations across every line of service at Rizzetta & Company. His responsibilities include guiding the organization’s strategic planning initiatives, operational development, leadership performance, talent growth and retention, and overall corporate operations. He plays a key role in shaping the company’s long-term direction and ensuring operational excellence throughout the enterprise.

Before joining Rizzetta & Company, Luciano built an extensive leadership career in hospitality management. He served in hotel general management and asset management roles for major ownership groups affiliated with Hilton, Marriott, and IHG. He also spent more than a decade with The Walt Disney Company, leading guest service operations in high-volume, guest-focused environments. Most recently, he held corporate hotel management roles overseeing new hotel development and providing Task Force General Management support, where he specialized in operational recovery and performance improvement for distressed properties worldwide.

Luciano holds a Bachelor of Science in Aeronautics from Embry-Riddle Aeronautical University and maintains his Commercial Pilot License, along with multiple ratings and certifications.



**Kayla
Connell**

Kayla Connell is part of the CDD management team having been with Rizzetta & Company since 2019 and manages the District Financial Services department where she and her staff are responsible for the preparation of tax rolls for the thousands of homeowners residing in Rizzetta managed Districts and the corresponding collection of the revenues from the various tax collection offices.

Additionally this department issues Estoppels for properties changing ownership, assists in individual District budget preparations and posts required disclosures to EMMA – the official source for municipal securities data and disclosure documents. She oversees the writing of assessment methodology reports for bond issuances, refundings and restructures; authoring Statement of Estimated Regulatory Costs reports for District establishment and boundary amendment petitions.

Kayla spends some of her spare time supporting Feeding Tampa Bay, Autism Speaks as well as as playing golf. Kayla received her Bachelor of Science in Finance from the University of Central Florida.



**Zack
Feell**

Zachary Feell is a Senior Financial Analyst for the Rizzetta & Company Corporate Team, responsible for Financial Planning & Analysis activities across all Rizzetta lines of business.

Over the course of his 2+ years at the company he has built various models to accurately forecast Rizzetta & Company Financials across CDD, HOA and Community Services; closely tracking client and expense activities, delivered to drive confident business decision making for Senior Management. Additional responsibilities include managing Real Estate loan activities, CDD payment verification controls and ad hoc Corporate Accounting projects.

Zachary spends his free time outdoors, as he enjoys traveling, hiking, and golfing. Zachary has worked in the Finance field for over 10 years and received his Bachelor of Science in Finance from Florida State University in 2011.





EXTENDED SUPPORT FOR CORY LAKES CDD

TEAM MEMBERS



**William (Bill)
Rizzetta**

Bill Rizzetta is the founder and President of Rizzetta & Company and has been responsible for the overall operation of the firm for over 40 years. In that time, he participated in the establishment and management of over 150 Community Developments Districts in Florida which issued over \$3 billion in bonds in over 250 separate transactions and managed over 170 Homeowners Associations.

He received his B.S. from the U.S.F. College of Engineering and his M.B.A. from U.S.F. School of Business. He has been qualified as an expert witness and provided testimony in: bond validation hearings in circuit court; administrative hearings conducted by the State of Florida, local public hearings required for establishment of CDD's and the levy of special assessments and litigation regarding impact fee assessments.

He built Rizzetta on emphasizing the importance of giving back to the community and financially supports a variety of organizations including The Spring, Joshua House, Meals on Wheels, Athletes & Causes, Tampa Bay Heros and the Shriners. He previously served on the Board of Directors of the Tampa Lighthouse for the Blind and currently serves on the Board of Directors of the Jason Ackerman Foundation.



**Shawn
Wildermuth**

Shawn Wildermuth, our long-time Chief Financial Officer, is responsible for all financial aspects of the Rizzetta companies as well as oversees the financial reporting for our clients, including special taxing districts and community associations.

Mr. Wildermuth has over 35 years of finance and accounting experience with both public and private companies. He started his career in public accounting with Arthur Andersen in Chicago. During his career, he has gained experience in various industries, including real estate development, Professional Employer Organizations, direct marketing, and manufacturing. Prior to joining Rizzetta & Company, he held positions as Chief Financial Officer, Controller, Director of Treasury & Budget, and Director of Finance. His responsibilities included financial reporting, accounting, finance, treasury, payroll, human resources, and computer consulting.

Mr. Wildermuth received his bachelor's degree in Accountancy from the University of Illinois at Champaign-Urbana. He is a Registered **Certified Public Accountant** in the State of Illinois and a member of the American Institute of Certified Public Accountants.



**Scott
Brizendine**

Scott Brizendine is our Vice Present of Strategic Development & Consulting. Scott provides comprehensive end-to-end consulting services throughout the community development lifecycle, specializing in special taxing district formation, structuring, and governance nationwide. This role provides expert strategic guidance across district establishment, amenity planning, financial feasibility analysis, regulatory compliance, and seamless transitions from developer to resident control. Most recently, Scott was the Vice President, Operations overseeing all operations associated with Rizzetta’s district services department.

Previously, he was the Manager of District Financial Services after serving 10 years as a District Manager and Associate Director, beginning his employment with Rizzetta in 2005. He has extensive experience managing special districts in Florida and Louisiana, as well as writing assessment methodology reports for 150+ bond issuances, processing assessment rolls and providing continuing disclosure services. He has served as an expert witness multiple times for litigation, district establishments, district boundary amendments and bond validation proceedings. Prior to joining Rizzetta, Scott worked in the Finance Department of the Walt Disney Corporation and was employed as an accountant for property management companies in Indianapolis as well as in Tampa.

Scott received a bachelor’s degree in Finance from Florida State University. He is a licensed Community Association Manager and Notary Public. He is a member of the Florida Government Finance Officers Association, the Association of Florida Community Developers, and a graduate of Leadership Tampa Bay – Class of 2018. Scott has enjoyed volunteering his services to multiple charities including the Make a Wish Foundation, Metropolitan Ministries and The United Way.



**Taylor
Nielsen**

Taylor Nielsen is our Manager of Business Development for Rizzetta & Company and is responsible for development and execution of strategic initiatives aimed at growth and expansion. Prior to this role, Taylor served as a District Manager for accounts in the Hillsborough, Manatee and Pasco Counties.

Before joining the team at Rizzetta & Company, Taylor came from a background of Operations and Brand Management; with over 7 years of experience. During this time, Taylor was working in the tourism hotspot, Orlando, FL among top level management overseeing the largest rental car operation in the world, generating over 100 million in revenues per year.

Taylor received his B.A. from the University of Central Florida, is a licensed Community Association Manager, and licensed Real Estate Sales Associate in Florida.



OTHER —————
SERVICES
————— FOR YOUR CONVENIENCE



ASSOCIATION SERVICES

Rizzetta & Company provides services in association management along with a complete range of accounting and financial reporting services to each of the Associations we manage. These services include financial statement preparation, coordination of budgets, billing and collecting dues, accounts payable processing, compliance with state required filings, compliance with Association covenants and ongoing analysis and reporting of the Association's finances throughout the year. A summary of these services is shown below:

- **Accounts Payable:** Disburse payables as approved by the Association's board.
- **Assessment Collection:** Prepare invoices for annual association assessments, dues, fines, or other amounts due to the Association. Track collections and follow up with delinquent notices as needed.
- **Architectural Control:** Approve all exterior renovations, additions, or other modifications subject to architectural review.
- **Audits:** Provide all supporting schedules and accurate accounting records to ensure the efficient and timely completion of the audits or reviews performed annually.
- **Bank Accounts:** Maintain association bank accounts.
- **Budgeting:** Coordinate the preparation of the Association's annual maintenance budget as well as monitor disbursements and expense payments.
- **Community Inspections:** Perform regular inspections of properties to ensure compliance with deed restrictions. Prepare and send violation notices, as necessary.
- **Compliance:** Ensure the Association is compliant with governing documents and the Florida Statutes.
- **Emergency Services:** Coordinate emergency and after-hours services as necessary to minimize the disruption of normal Association activities.
- **Financial Statements:** Prepare monthly and annual financial statements.
- **Meeting Planning:** Prepare agendas, meeting materials and all other documents necessary for presentation at regular or special meetings.
- **Owner Information:** Maintain detailed owner information to ensure up-to-date owner information for each property for purposes of billing, violation notices or any other general correspondence.
- **Records Maintenance:** Maintain Association records and files and perform all other administrative functions necessary for efficient Association management.
- **Tax Preparation:** Coordinate the preparation and filing of federal income tax returns.
- **Title Company Correspondence:** Provide amounts of outstanding dues, assessments or liens and provide estoppel information to title companies for individual lot closings.



AMENITY SERVICES

Amenity Services provides professional onsite management services for amenity facilities in both Community Development Districts and Community Associations that can be customized to fit the needs of a community.

Amenity Services focuses on providing all the amenity staffing needs for a community through dedicated onsite staff designed to handle the day-to-day operational needs of any community so it may thrive at the highest level. A summary of these services is shown below:

- **Pre-Opening Services:** Pre-opening services consist of getting an amenity center ready, from concept to reality. Our dedicated group of professionals will handle everything needed to ensure a successful Grand Opening.
- **Onsite & Personnel Management:** Onsite management services include development of operating procedures and general community maintenance to maintain and improve efficiency. Personnel management services included the selection, supervision, evaluation, and ongoing training of staff.
- **Recreation Management:** Recreation management services provide management and oversight of all recreational assets including managing facility rental spaces.
- **Accountability & Communication:** Onsite staff will complete weekly or monthly reports regarding facility operations and accomplishments.
- **Community Newsletters:** Create informative community emails that are designed to promote activities and provide residents with important community updates.
- **Lifestyle & Events:** Plan and promote events to bring the community together to create memories by providing a variety of innovative programs, activities, and events for residents of all ages. Lifestyle activities for social, educational, instructional, wellness, and recreational programs can be customized for each community to maximize participation and enjoyment.
- **Owner Information:** Maintain detailed records to ensure up-to-date resident information for community amenity access purposes.
- **Maintenance Services:** Complete work orders, preventative maintenance procedures, and facility inspections to ensure all is in good working order. Provide client with proposals for various projects.
- **Facility Appearance:** Ensure all buildings, grounds, and amenities are kept in pristine condition to create a safe and welcoming environment for all residents.



LANDSCAPE INSPECTION SERVICES

We offer an extensive menu of professional field services for both Community Development Districts and Community Associations. Our field services management team is Green Industries Best Management Practices (GIBMP) certified in the state of Florida. A summary of these services is shown below:

- **Landscape Maintenance Inspections:** Perform grounds inspections, provide the Client with inspection report, notify maintenance contractor about deficiencies in service and obtain proposals for various landscape projects.
- **Landscape Turnover Inspections:** Attend landscape turnover meeting and participate in the inspection on behalf of the Client. Follow up report provided.
- **Landscape and Irrigation Specification Development:** Develop a customized set of standards and specifications based on the Client's needs and budget. Conduct the bidding process, review and prepare a bid tabulation document for the Client. Assist the Client with reviewing the bid tabulation and other pertinent information.
- **Landscape Design:** Landscape designer on staff available for landscape design, landscape enhancements and landscape design consultation in the communities and amenity facilities.
- **Master Task Project Plan for Mature Communities:** Develop a project plan specific to landscape replacement and enhancement for the common grounds and the amenity facility. Emphasis is on maturing landscape in the community and budgeting accordingly.
- **Community Asset Management Plan:** Perform a complete inventory of the Client's assets and provide an inventory report.



CLIENT REFERENCES

Steve Yarborough, Chairman

Lake Padgett Estates ISD
P: 813-500-4772
E: syarbrough@lakepadgettisd.org
W: lakepadgettisd.org

Stanley Haupt, Chairman

The Verandahs CDD
P: 727-378-8447
E: shaupt.cdd@gmail.com
W: theverandahscdd.org

Mercedes Tutich, Chairman

Grand Hampton CDD
P: 813-480-3122
W: grandhamptoncdd.org

Leslie Green, Vice Chair

Wesbridge CDD
P: 937-829-4717
W: wesbridgecdd.org

Susan Fisher, Vice Chair

Meadow Pointe IV CDD
P: 813-625-6625
W: meadowpointe4cdd.org





WHAT OUR CLIENTS

SAY ABOUT US...



“Rizzetta & Company is currently managing three Districts that they helped us create in the Jacksonville area. I don’t know of another management firm that has the continuity and stability of Rizzetta. I have dealt with Bill Rizzetta and Melissa Dobbins and I still do today. Professionalism and customer service have always been a hallmark of their organization.”

Bob Porter, Senior VP Land, D. R. Horton, Inc., Jacksonville

“Rizzetta’s staff have been amazing to work with, their depth of knowledge in the CDD world made a very difficult process almost painless. The Rizzetta team’s depth of experience in managing CDDs proved invaluable throughout the process. Every question or situation we presented was met with prior examples and knowledgeable guidance.”

***Andy Smith, Executive Vice President of Operations
at Freehold Companies***



“Rizzetta & Company has recently become the management for our Community Development District. Their positive impact within the community has been immediate. The responsiveness to issues and the professional manner in which they have been addressed has proven to be incomparable to previous management. We look forward to a relationship of many years with Rizzetta & Company.”

***Susie White, Chairperson, The Harbourage at
Braden River Community Development District***



CUSTOMER

SATISFACTION



**A SATISFIED
CUSTOMER
IS THE BEST
BUSINESS
STRATEGY
OF ALL**

- Michael LeBoeuf

WE EXCEED

EXPECTATIONS

The single most important factor in being successful is customer satisfaction. We understand that **Cory Lakes CDD** has certain unique characteristics. While all have similarities, our success comes from our ability to understand the nuances of each client and adapt our services, as necessary. This approach generates the basis for long-term partnerships with clients we have represented for nearly twenty years. Our service is client-centric while ensuring the district is compliant with state statutes and fulfilling bond-holder obligations.



OUR COMMITMENT TO THE INDUSTRY

As a leader in District Management, we have a responsibility to be aware of industry-related developments and then sharing that knowledge with our clients and peers. We encourage continuing education for all staff and provide the resources needed to attend classes and conferences. Currently, Rizzetta holds memberships in the following professional organizations:

- Association of Florida Community Developers
- CFO Exchange Group
- Community Associations Institute
- Florida Association of Special District
- The Northeast Florida Builders Association
- Urban Land Institute, Tampa Bay
- Florida Government Finance Officers Association
- Florida Nursery, Growers & Landscape Association

GIVING BACK TO THE COMMUNITY

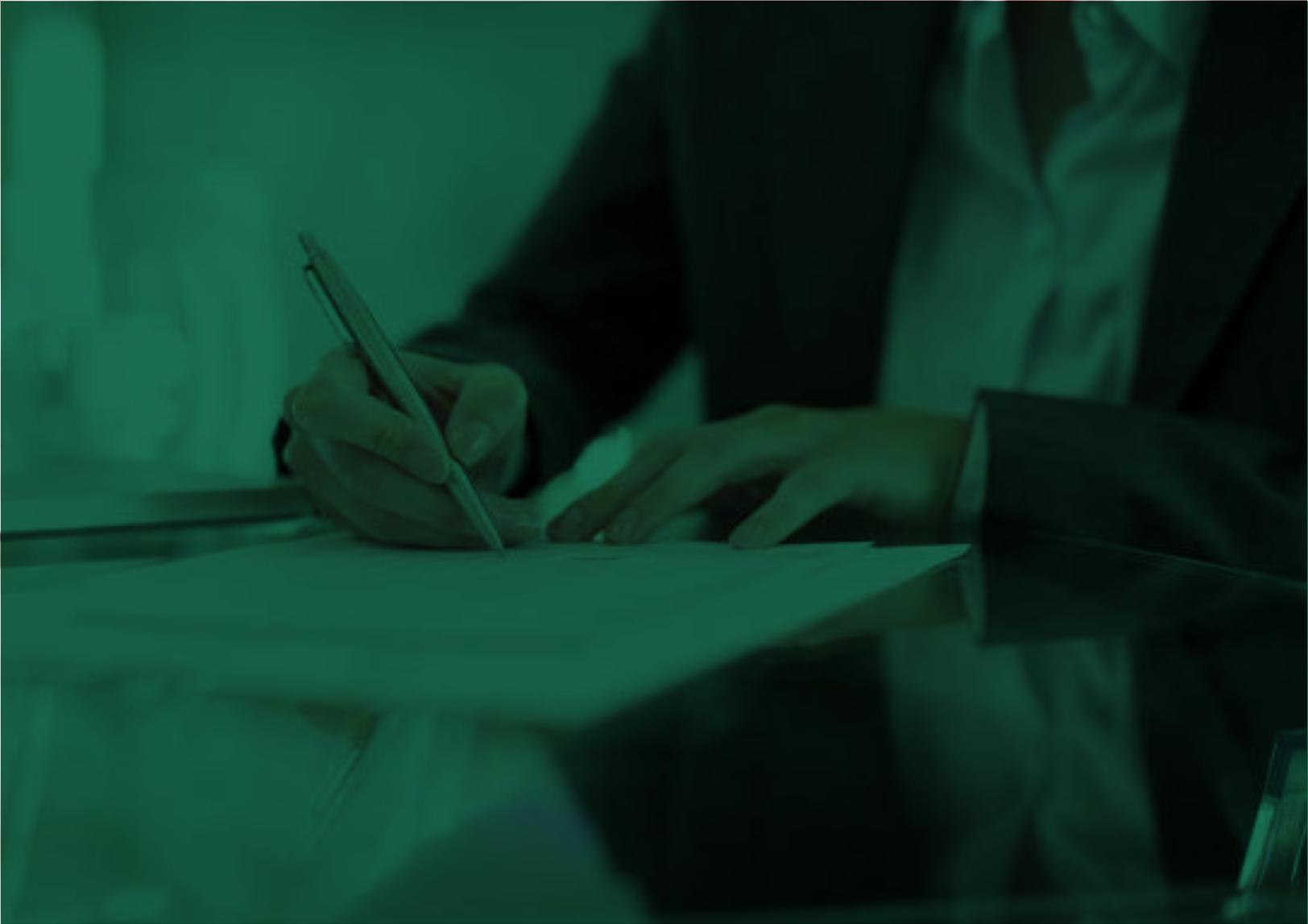


Rizzetta believes we have a responsibility to give back to the communities in which we operate. We have found the personal rewards of helping far exceeds any investments made.



FINANCIAL STATEMENTS

SAMPLE





Rizzetta & Company

Solterra Resort Community Development District

**Financial Statements
(Unaudited)**

December 31, 2025

Prepared by: Rizzetta & Company, Inc.

solterraresortcdd.org
rizzetta.com

Solterra Resort Community Development District

Balance Sheet
As of 12/31/2025
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Cafe Enterprise	Total Gvmt Fund	Fixed Assets Group	Long-Term Debt
Assets								
Cash In Bank	3,018,160	0	67,091	0	75,003	3,160,254	0	0
Investments	0	1,477,580	1,813,114	110,542	0	3,401,236	0	0
Accounts Receivable	526,846	0	194,568	0	0	721,415	0	0
Prepaid Expenses	1,818	0	0	0	0	1,818	0	0
Refundable Deposits	3,605	0	0	0	0	3,605	0	0
Fixed Assets	0	0	0	0	0	0	26,759,473	0
Amount Available in Debt Service	0	0	0	0	0	0	0	2,074,773
Amount To Be Provided Debt Service	0	0	0	0	0	0	0	13,525,227
Total Assets	3,550,429	1,477,580	2,074,773	110,542	75,003	7,288,328	26,759,473	15,600,000
Liabilities								
Accounts Payable	171,912	0	0	0	0	171,912	0	0
Accrued Expenses	33,732	0	0	0	0	33,732	0	0
Other Current Liabilities	2,809	0	0	0	0	2,809	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	0	15,600,000
Deposits Payable	600	0	0	0	0	600	0	0
Total Liabilities	209,053	0	0	0	0	209,053	0	15,600,000
Fund Equity & Other Credits								
Beginning Fund Balance	1,113,219	1,017,293	1,287,778	105,475	0	3,523,765	0	0
Investment In General Fixed Assets	0	0	0	0	0	0	26,759,473	0
Net Change in Fund Balance	2,228,157	460,287	786,995	5,067	75,003	3,555,510	0	0
Total Fund Equity & Other Credits	3,341,376	1,477,580	2,074,773	110,542	75,003	7,079,275	26,759,473	0
Total Liabilities & Fund Equity	3,550,429	1,477,580	2,074,773	110,542	75,003	7,288,328	26,759,473	15,600,000

See Notes to Unaudited Financial Statements

Solterra Resort Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 <hr/> Annual Budget	Through 12/31/2025 <hr/> YTD Budget	Year To Date 12/31/2025 <hr/> YTD Actual	<hr/> YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	317	317
Special Assessments				
Tax Roll	2,940,929	2,940,929	2,949,223	8,294
Other Misc. Revenues				
Miscellaneous Revenue	0	0	3,040	3,040
Program Revenue	580,000	145,000	97,030	(47,970)
Room Rentals	0	0	4,205	4,206
Staffing - GM Cost Share	83,750	20,937	0	(20,938)
Vendor Rebates	0	0	60	60
Total Revenues	<hr/> 3,604,679	<hr/> 3,106,866	<hr/> 3,053,875	<hr/> (52,991)
Expenditures				
Legislative				
Supervisor Fees	24,000	6,000	5,400	600
Total Legislative	<hr/> 24,000	<hr/> 6,000	<hr/> 5,400	<hr/> 600
Financial & Administrative				
Accounting Services	22,267	5,566	5,566	0
Administrative Services	4,440	1,110	1,110	0
Arbitrage Rebate Calculation	750	188	0	188
Auditing Services	4,000	0	0	0
Bank Fees	900	225	30	194
Disclosure Report	2,000	500	0	500
Dissemination Agent	4,800	4,800	500	4,300
District Engineer	35,000	8,750	1,520	7,230
District Management	24,481	6,120	6,120	1
Dues, Licenses & Fees	175	175	1,275	(1,100)
Financial & Revenue Collections	4,450	1,112	1,112	0
Legal Advertising	1,600	400	293	107
Misc-Assessment Collection Cost	36,000	36,000	49,986	(13,985)
Miscellaneous Expense	500	125	366	(242)
Miscellaneous Mailings	3,700	925	0	925
Public Officials Liability Insurance	0	0	3,423	(3,423)
Trustees Fees	17,000	17,000	9,007	7,993
Website Hosting, Maintenance, Backup & E	2,377	595	275	320
Total Financial & Administrative	<hr/> 164,440	<hr/> 83,591	<hr/> 80,583	<hr/> 3,008
Legal Counsel				
District Counsel	60,000	15,000	34,042	(19,043)
Total Legal Counsel	<hr/> 60,000	<hr/> 15,000	<hr/> 34,042	<hr/> (19,043)
Security Operations				
Guard & Gate Facility Maintenance & Repa	12,500	3,125	6,619	(3,494)
ID & Access Cards	7,300	1,825	0	1,825
Security - False Alarm	5,000	1,250	0	1,250

See Notes to Unaudited Financial Statements

Solterra Resort Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 12/31/2025 YTD Budget	Year To Date 12/31/2025 YTD Actual	YTD Variance
Security - Guardhouse Staffing	530,000	132,500	154,400	(21,900)
Security Monitoring Services	45,000	11,250	13,231	(1,980)
Security System	2,400	600	1,507	(907)
Telephone, Internet, Cable	17,300	4,325	9,977	(5,653)
Total Security Operations	619,500	154,875	185,734	(30,859)
Electric Utility Services				
Utility Services	285,000	71,250	68,691	2,560
Total Electric Utility Services	285,000	71,250	68,691	2,560
Gas Utility Service				
Utility Services	80,000	20,000	885	19,114
Total Gas Utility Service	80,000	20,000	885	19,114
Garbage/Solid Waste Control Services				
Garbage - Dumpster	20,000	5,000	3,615	1,385
Total Garbage/Solid Waste Control Services	20,000	5,000	3,615	1,385
Water-Sewer Combination Services				
Utility - Water & Sewer	250,000	62,500	69,241	(6,740)
Total Water-Sewer Combination Services	250,000	62,500	69,241	(6,740)
Other Physical Environment				
Asphalt Repair & Maintenance	25,000	6,250	0	6,250
General Liability & Property Insurance	55,000	55,000	41,925	13,075
Irrigation Maintenance & Repair	21,000	5,250	2,036	3,214
Landscape Maintenance	250,000	62,500	49,248	13,252
Landscape Replacement Plants, Shrubs, Tr	116,667	29,166	12,298	16,869
Miscellaneous Contingency	64,400	16,100	35,490	(19,390)
Pond & Wetland Maintenance	53,800	13,450	7,179	6,271
Total Other Physical Environment	585,867	187,716	148,176	39,541
Parks & Recreation				
Clubhouse Facility Maintenance	67,600	16,900	2,874	14,026
Clubhouse Maintenance & Repair	314,954	78,739	58,316	20,422
Clubhouse Supplies	60,000	15,000	14,018	982
Employee - Amenity Staff	627,120	156,780	0	156,780
Fitness Equipment Maintenance & Repair	10,000	2,500	16,496	(13,997)
Furniture Repair & Replacement	2,348	587	240	347
General Operating	20,000	5,000	303	4,698
Lifeguard/Pool Monitors	60,000	15,000	0	15,000
Maintenance & Repair - Buildings & Rec	22,000	5,500	8,808	(3,308)
Miscellaneous Contingency	26,000	6,500	15,840	(9,340)
Pest Control & Termite Bond	3,000	750	0	750
Pool Permits	850	212	0	212
Pool Service Contract	51,000	12,750	19,098	(6,348)
Pressure Washing	18,000	4,500	0	4,500
Repair & Maintenance - Pool & Lazy River	51,000	12,750	11,618	1,132
Social Activity & Movie License	1,000	250	2,222	(1,971)

See Notes to Unaudited Financial Statements

Solterra Resort Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 12/31/2025 YTD Budget	Year To Date 12/31/2025 YTD Actual	YTD Variance
Staffing - GM Cost Share	167,500	41,875	0	41,875
Street Light/Decorative Light Maintenance	12,000	3,000	4,519	(1,520)
Water & Vending Services	1,500	375	0	375
Total Parks & Recreation	<u>1,515,872</u>	<u>378,968</u>	<u>154,352</u>	<u>224,615</u>
Total Expenditures	<u>3,604,679</u>	<u>984,900</u>	<u>750,719</u>	<u>234,181</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>2,121,966</u>	<u>2,303,156</u>	<u>181,190</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(75,000)	(75,000)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(75,000)</u>	<u>(75,000)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1,113,220</u>	<u>1,113,220</u>
Total Fund Balance, End of Period	<u>0</u>	<u>2,121,966</u>	<u>3,341,376</u>	<u>1,219,410</u>

See Notes to Unaudited Financial Statements

Solterra Resort Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 12/31/2025 <u>YTD Budget</u>	Year To Date 12/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	6,467	6,467
Special Assessments				
Tax Roll	453,956	453,956	453,956	0
Total Revenues	<u>453,956</u>	<u>453,956</u>	<u>460,423</u>	<u>6,467</u>
Expenditures				
Financial & Administrative				
Bank Fees	0	0	135	(135)
Total Financial & Administrative	<u>0</u>	<u>0</u>	<u>135</u>	<u>(135)</u>
Contingency				
Capital Improvements	453,956	113,489	0	113,489
Total Contingency	<u>453,956</u>	<u>113,489</u>	<u>0</u>	<u>113,489</u>
Total Expenditures	<u>453,956</u>	<u>113,489</u>	<u>135</u>	<u>113,354</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>340,467</u>	<u>460,288</u>	<u>119,821</u>
penditures				
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1,017,292</u>	<u>1,017,292</u>
Total Fund Balance, End of Period	<u>0</u>	<u>340,467</u>	<u>1,477,580</u>	<u>1,137,113</u>

See Notes to Unaudited Financial Statements

Solterra Resort Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 12/31/2025 <u>YTD Budget</u>	Year To Date 12/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,830	2,830
Special Assessments				
Tax Roll	258,744	258,744	259,376	632
Total Revenues	<u>258,744</u>	<u>258,744</u>	<u>262,206</u>	<u>3,462</u>
Expenditures				
Debt Service				
Interest	168,744	84,372	82,447	1,925
Principal	90,000	90,000	90,000	0
Total Debt Service	<u>258,744</u>	<u>174,372</u>	<u>172,447</u>	<u>1,925</u>
Total Expenditures	<u>258,744</u>	<u>174,372</u>	<u>172,447</u>	<u>1,925</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>84,372</u>	<u>89,759</u>	<u>5,387</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(1,202)	(1,202)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(1,202)</u>	<u>(1,202)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>361,941</u>	<u>361,941</u>
Total Fund Balance, End of Period	<u>0</u>	<u>84,372</u>	<u>450,498</u>	<u>366,126</u>

See Notes to Unaudited Financial Statements

Solterra Resort Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 12/31/2025 <u>YTD Budget</u>	Year To Date 12/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	6,000	6,000
Special Assessments				
Prepayments	0	0	32,389	32,389
Tax Roll	619,244	619,244	620,756	1,512
Total Revenues	<u>619,244</u>	<u>619,244</u>	<u>659,145</u>	<u>39,901</u>
Expenditures				
Debt Service				
Interest	434,244	217,122	218,047	(925)
Principal	185,000	0	0	0
Total Debt Service	<u>619,244</u>	<u>217,122</u>	<u>218,047</u>	<u>(925)</u>
Total Expenditures	<u>619,244</u>	<u>217,122</u>	<u>218,047</u>	<u>(925)</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>402,122</u>	<u>441,098</u>	<u>38,976</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(2,871)	(2,871)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(2,871)</u>	<u>(2,871)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>725,770</u>	<u>725,770</u>
Total Fund Balance, End of Period	<u>0</u>	<u>402,122</u>	<u>1,163,997</u>	<u>761,875</u>

See Notes to Unaudited Financial Statements

Solterra Resort Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 12/31/2025 <u>YTD Budget</u>	Year To Date 12/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,446	1,446
Special Assessments				
Tax Roll	375,775	375,775	376,693	918
Total Revenues	<u>375,775</u>	<u>375,775</u>	<u>378,139</u>	<u>2,364</u>
Expenditures				
Debt Service				
Interest	233,775	116,887	117,927	(1,040)
Principal	142,000	0	0	0
Total Debt Service	<u>375,775</u>	<u>116,887</u>	<u>117,927</u>	<u>(1,040)</u>
Total Expenditures	<u>375,775</u>	<u>116,887</u>	<u>117,927</u>	<u>(1,040)</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>258,888</u>	<u>260,212</u>	<u>1,324</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>200,066</u>	<u>200,066</u>
Total Fund Balance, End of Period	<u>0</u>	<u>258,888</u>	<u>460,278</u>	<u>201,390</u>

See Notes to Unaudited Financial Statements

Solterra Resort Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 12/31/2025 <u>YTD Budget</u>	Year To Date 12/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	165	165
Total Revenues	<u>0</u>	<u>0</u>	<u>165</u>	<u>165</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>165</u>	<u>165</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	1,201	1,201
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>1,201</u>	<u>1,201</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>17,287</u>	<u>17,287</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>18,653</u>	<u>18,653</u>

See Notes to Unaudited Financial Statements

754 Capital Projects Fund S2018 **Solterra Resort Community Development District**
 Statement of Revenues and Expenditures
 As of 12/31/2025
 (In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 12/31/2025 <u>YTD Budget</u>	Year To Date 12/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	830	830
Total Revenues	<u>0</u>	<u>0</u>	<u>830</u>	<u>830</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>830</u>	<u>830</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	2,871	2,871
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>2,871</u>	<u>2,871</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>88,189</u>	<u>88,189</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>91,890</u>	<u>91,890</u>

See Notes to Unaudited Financial Statements

Solterra Resort Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 12/31/2025 <u>YTD Budget</u>	Year To Date 12/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	3	3
Other Misc. Revenues				
Restaurant Revenue	70,000	17,500	0	(17,500)
Total Revenues	<u>70,000</u>	<u>17,500</u>	<u>3</u>	<u>(17,497)</u>
Expenditures				
Parks & Recreation				
Clubhouse Restaurant Operations	70,000	17,500	0	17,500
Total Parks & Recreation	<u>70,000</u>	<u>17,500</u>	<u>0</u>	<u>17,500</u>
Total Expenditures	<u>70,000</u>	<u>17,500</u>	<u>0</u>	<u>17,500</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>3</u>	<u>3</u>
penditures				
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	75,000	75,000
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>75,000</u>	<u>75,000</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>75,003</u>	<u>75,003</u>

See Notes to Unaudited Financial Statements

**Solterra Resort CDD
Investment Summary
December 31, 2025**

<u>Account</u>	<u>Investment</u>	<u>Balance as of December 31, 2025</u>
BankUnited	Money Market	\$ 1,477,580
	Total Reserve Fund Investments	<u>\$ 1,477,580</u>
US Bank S2014 Revenue	First American Funds SHS Government Fund 3763	\$ 270,479
US Bank S2014 Reserve	First American Funds SHS Government Fund 3763	129,372
US Bank S2018 Revenue	First American Funds SHS Government Fund 3763	701,295
US Bank S2018 Prepayment	First American Funds SHS Government Fund 3763	16,145
US Bank S2018 Reserve	First American Funds SHS Government Fund 3763	309,100
US Bank S2023 Revenue	First American Funds SHS Government Fund 3763	386,723
	Total Debt Service Fund Investments	<u>\$ 1,813,114</u>
US Bank S2014 Acquisition & Construction	First American Funds SHS Government Fund 3763	\$ 18,652
US Bank S2018 Acquisition & Construction	First American Funds SHS Government Fund 3763	91,890
	Total Capital Projects Fund Investments	<u>\$ 110,542</u>

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

**Solterra Resort Community Development District
Summary A/R Ledger
From 12/01/2025 to 12/31/2025**

Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due	
754, 171	754-001	754 General Fund	Polk County Tax Collector	AR00002964	12110	10/01/2025	526,845.55
Sum for 754, 171							526,845.55
754, 172	754-200	754 Debt Service Fund S2014	Polk County Tax Collector	AR00002964	12110	10/01/2025	40,153.88
Sum for 754, 172							40,153.88
754, 173	754-201	754 Debt Service Fund S2018	Polk County Tax Collector	AR00002964	12110	10/01/2025	96,099.21
Sum for 754, 173							96,099.21
754, 174	754-202	754 Debt Service Fund S2023	Polk County Tax Collector	AR00002964	12110	10/01/2025	58,315.79
Sum for 754, 174							58,315.79
Sum for 754							721,414.43
Sum Total							721,414.43

See Notes to Unaudited Financial Statements

**Solterra Resort Community Development District
Summary A/P Ledger
From 12/01/2025 to 12/31/2025**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
754, 171					
754 General Fund	12/01/2025	Amazon Design Graphics, Inc.	5256	Light Pole Banners 12/25	2,420.00
754 General Fund	12/01/2025	Aqua Chill of Orlando, LLC	78936	Monthly Rental 09/25	45.00
754 General Fund	12/01/2025	Aqua Chill of Orlando, LLC	78032	Monthly Rental 08/25	45.00
754 General Fund	12/01/2025	Cintas Corporation	4254872260	Supplies 12/25	170.99
754 General Fund	12/01/2025	Cintas Corporation	4254036859	Supplies 12/25	170.99
754 General Fund	12/01/2025	Diana Garcia	122225 Garcia	Reimbursement for Chiavari Chairs 12/25	240.00
754 General Fund	12/01/2025	Duke Energy	910088635414-121725	000 Solterra Blvd. Lite Solterra PH2C 1&2 SL 12/25	1,429.89
754 General Fund	12/01/2025	Duke Energy	910082282564-121125	000 Oakmont Blvd. Lite Solterra PH2A - SL 11/25	1,160.56
754 General Fund	12/01/2025	Duke Energy	910082331904-121025	0 Oakmont Blvd. Lit @ Pine Tree Tr. 11/25	4,868.62
754 General Fund	12/01/2025	Duke Energy	910088635266-122925	000 Oakmont Blvd 12/25	954.04
754 General Fund	12/01/2025	Duke Energy	910082280489-121625	000 Solterra Blvd. Lite 11/25	823.41
754 General Fund	12/01/2025	FTI/Florida Training & Investigations	23204130	Guard House Security Services 12/11/25-01/09/26	41,850.00
754 General Fund	12/01/2025	FTI/Florida Training & Investigations	23204127	Guardhouse Security Services 11/11/25-12/10/25	38,650.00
754 General Fund	12/01/2025	Garden City Westbrook Holdco, LLC	C29821	HVAC Maintenance 09/25	623.28
754 General Fund	12/01/2025	Garden City Westbrook Holdco, LLC	C30118	HVAC Maintenance 12/25	623.28
754 General Fund	12/01/2025	Garden City Westbrook Holdco, LLC	537500	Plumbing Repair 12/25	1,277.50
754 General Fund	12/01/2025	Janitorial Superstore	45052	Cleaning Supplies 12/25	979.75
754 General Fund	12/01/2025	Polk County BOCC	6772445	Reuse #1 Oak Spring Ln 11/25	183.88
754 General Fund	12/01/2025	Polk County BOCC	6772444	Reuse #4 Oakmoss Loop 11/25	104.32
754 General Fund	12/01/2025	Polk County BOCC	6772443	Reuse #2 Oakmoss Loop 11/25	68.96
754 General Fund	12/01/2025	Polk County BOCC	6771186	Reuse 1 Misty Oak Cir 11/25	109.95
754 General Fund	12/01/2025	Polk County BOCC	6772209	Reuse Oakrise Loop 11/25	87.66
754 General Fund	12/01/2025	Polk County BOCC	6771187	Reuse 1 Oak Green Loop 11/25	32.60
754 General Fund	12/01/2025	Polk County BOCC	6770879	4000 Oakmont Blvd 11/25	103.08
754 General Fund	12/01/2025	Polk County BOCC	6770777	Reuse Oakmont Blvd. 11/25	3,282.70
754 General Fund	12/01/2025	Polk County BOCC	6772483	Reuse #5 Oakmoss Loop 11/25	93.27
754 General Fund	12/01/2025	Polk County BOCC	6772391	Reuse Oak Blossom Dr 11/25	10.50
754 General Fund	12/01/2025	Polk County BOCC	6772433	7880 Reuse Oak Reflection Loop 11/25	953.00
754 General Fund	12/01/2025	Polk County BOCC	6770827	Water Services 11/25	19,209.54
754 General Fund	12/01/2025	Polk County BOCC	6771188	Reuse Solterra Blvd 11/25	3,402.95
754 General Fund	12/01/2025	SK Print & Promo, LLC	4147	50% Deposit - Letter Sign 12/25	4,994.38
754 General Fund	12/01/2025	State Wide Glass, Inc	I-25-4252	Replace Mirrors in Gym 11/25	1,298.08
754 General Fund	12/01/2025	TPG Lighting LLC	100546	Lighting 50% 11/25	3,304.80
754 General Fund	12/01/2025	TPG Lighting LLC	100384	Solar Sign Lighting 50% 11/25	1,214.28

**Solterra Resort Community Development District
Summary A/P Ledger
From 12/01/2025 to 12/31/2025**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
754 General Fund	12/01/2025	Waste Connections of Florida	1582134W460	Compactor Charge 12/25	885.32
754 General Fund	12/01/2025	Yellowstone Land-scape	1063246	Pine Straw Install 12/25	35,490.00
754 General Fund	12/01/2025	Yellowstone Land-scape	1063247	Quarterly Injections 11/25	750.00
Sum for 754, 171					171,911.58
Sum for 754					171,911.58
Sum Total					171,911.58

Solterra Resort Community Development District
Notes to Unaudited Financial Statements
December 31, 2025

Balance Sheet

1. Trust statement activity has been recorded through 12/31/25.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY25-26 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger – Subsequent Collections

5. General Fund – Payment for Invoice AR00002964 in the amount of \$65,867.53 was received in January 2026.
6. Debt Service Fund 200 – Payment for Invoice AR00002964 in the amount of \$5,020.14 was received in January 2026.
7. Debt Service Fund 201 – Payment for Invoice AR00002964 in the amount of \$12,014.56 was received in January 2026.
8. Debt Service Fund 202 – Payment for Invoice AR00002964 in the amount of \$7,290.78 was received in January 2026.

WE BUILD

PARTNERSHIPS

THAT LAST



Rizzetta & Company

Professionals in Community Management

CORPORATE OFFICE

3434 Colwell Avenue, Suite 200, Tampa, FL 33614

888-208-5008 | rizzetta.com

Municipal Advisor Disclaimer : Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.

EXHIBIT 7

AGENDA

Proposal for District Management

Cory Lakes Community Development District



Vesta District Services

Your Community, Our Commitment

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FLORIDA'S COMMUNITY MANAGEMENT SPECIALIST
A 30-YEAR TRACK RECORD WORTHY OF YOUR TRUST



**CELEBRATING 30 YEARS OF SERVICE
TO OUR COMMUNITIES
1995 - 2025**

February 1st, 2026

Re: Cory Lakes Community Development District – Proposal for District Management

Dear Board of Supervisors,

On behalf of Vesta Property Services Inc., it is my pleasure to submit the following proposal for District Management-related services for your Community Development District. This submission outlines our company's qualifications and capabilities, in hopeful anticipation of providing these important services to the Board and residents of your District.

Vesta has extensive experience managing transitions between management companies for large districts and understands the importance of a strong initial commitment. We have successfully supported previous transitions by providing both amenity and field operations assistance, and we are fully familiar with the unique challenges and service requirements involved. Our team is enthusiastic about the opportunity and ready to begin immediately, bringing trusted professionals you can rely on.

Vesta's proposal includes the services of our talented and experienced District Manager Barry Jeskewich, with Heath Beckett as the backup District Manager, overseen and supported by our local Regional Director of District Services, Kyle Darin (see bios within). You will also have the assistance of our uniquely qualified financial, accounting, and administrative leadership and support teams to resolve any immediate issues and to forward plan for the benefit of the residents of the District. You will also receive Vesta's industry-leading Amenity Management support, with unparalleled access to resources designed to enhance the resident and board experience. Of special note, I am pleased to be able to say our proposal offers no increase when compared to the current fiscal 2026 budget.

Thank you for your consideration of our proposal. We very much look forward to the opportunity to serve the community and work with the District, the Board of Supervisors, and other District staff. Should you have any questions or require additional information, please feel free to contact me directly at (321) 263-0132 x742 or kdarin@vestapropertyservices.com.



Most respectfully,

Kyle Darin
District Services Regional Director
250 International Pkwy #208
Lake Mary, Florida 32746
(321) 263-0132 x742





OUR STORY



ABOUT US

Founded in 1995 and headquartered in Jacksonville, Florida, **Vesta's success has been driven by three key factors** :

- Our commitment to meeting our clients' needs, first and foremost.
- Our Culture is our "secret sauce" and allows us to source and hire the best associates in the industry.
- The close Teamwork between our (1) Senior Management team, (2) Shared Services associates both in our corporate headquarters and part of our close regional support, and (3) industry's best-in-class Frontline Managers and their teammates in a variety of operational disciplines.



MISSION & VALUES

Vesta's Mission is to provide communities with exceptional associates delivering unparalleled management and lifestyle services. To that end, we ensure outstanding support for our clients & associates.

Our Three Core Values are:

- Be Accountable
- Be Respectfully
- Serve Honorably

OUR REACH

We have fifteen (15) fully-staffed offices based throughout Florida including Lake Mary, Sun City, and Delray . Vesta successfully provides a wide-ranging suite of professional community management services from Amelia Island to Miami and almost every city in between.



OUR HISTORY: COMPANY OVERVIEW, TIMELINE & MILESTONES

Originally incorporated as Point Management in 1973, Vesta Property Services, Inc. provides financing, management, and ancillary services to developers of planned-unit communities and resident associations in connection with clubhouses, golf courses, amenity and infrastructure facilities, and commercial real estate, as well as Special District and governmental agency management. Below is a timeline featuring some key milestones that have marked our journey:

<p>1995</p> 	<p>THE LAUNCH OF VESTA PROPERTY SERVICES, INC.</p> <p>In Jacksonville, Florida, Frank Surface's trailblazing vision launches Vesta Property Services to be a single source for: (1) affordable and flexible financing, (2) expert community management services, and (3) creative and thriving lifestyle services - all under one umbrella, consistently improving and growing, and propelled by a best-in-class Senior Leadership Team.</p>
<p>2011</p> 	<p>AMENITIES LEADERSHIP</p> <p>Vesta acquires Florida's leading, statewide provider of amenities management services - Amenity Services Group, Inc. - specializing in serving the vital operations, maintenance, and lifestyle needs of Community Development Districts since 1997.</p>
<p>2020</p> 	<p>DISTRICT SERVICES / STATEWIDE OFFICES</p> <p>Vesta brought our vision of becoming a premier full-service community management company to life by acquiring DPF Management & Consulting, LLC - a specialist in district management and financing - in 2020.</p>
<p>Present</p> 	<p>GROWTH</p> <p>Vesta now has 15 offices throughout Florida, manages over 600 communities and special districts, and employs 1,200 associates for our clientele.</p>

OFFICE INFORMATION

Business Information:

- Proposer Name: Vesta Property Services, Inc.
- Address: 245 Riverside Avenue #300
- City Jacksonville State Florida Zip Code 32202
- Telephone (904) 355-1831 Fax no. (904) 204-2469
- 1st Contact Name: Scott Smith Title: Vice President, District Services
- 2nd Contact Name: Kyle Darin Title: Regional Director, District Services

- Parent Company Name (if any) PMG Holdings
- Street Address 5401 N. Central Expressway #290
- P. O. Box (if any)
- City Dallas State TX Zip Code 75205
- Telephone (214) 272-4074 Fax no. (214) 751-2397
- 1st Contact Name Jose B. Maldonado Title Treasurer
- 2nd Contact Name Jason Villalba Title Secretary

- Vesta's statewide footprint includes 18 offices throughout Florida, encompassing over 1,100 associates supporting local operations.

- Proposer's Corporate Form: **Corporation**
- In what State was the Proposer organized? **Florida** Date **November 12, 1995**
Charter No. P95000090161

Vesta is aware and in compliance of the following disclosures:

- Public Entity Crimes: Proposers should be aware of, and in compliance with, all requirements under Section 287.133, Florida Statutes, on Public Entity Crimes. A representation of compliance will be included in the Agreement.
- Scrutinized Companies: Proposers should be aware of, and in compliance with, all requirements under Section 287.135, Florida Statutes, on Scrutinized Companies. A representation of compliance will be included in the Agreement.
- E-Verify. Proposers should be aware of, and in compliance with, all requirements under Section 448.095(2)(c), Florida Statutes, on E-Verification requirements. A representation of compliance will be included in the Agreement.
- Anti-Human Trafficking. Pursuant to Section 787.06, Florida Statutes, if a proposer submits a proposal the proposer will provide an affidavit, signed by an officer or a representative of the Proposer representing that they do not use coercion for labor or services as defined in the statute, addressed to the District, as required by Section 787.06(13), Florida Statutes. **See following page.**

OFFICE INFORMATION

ANTI-HUMAN TRAFFICKING AFFIDAVIT

I, [name] Scott V. Smith as [position] Vice President on behalf of [company] Vesta District Services (the "Contractor"), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.
2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.
3. More particularly, the Contractor does not participate in any of the following actions:
 - (a) Using or threatening to use physical force against any person;
 - (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
 - (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
 - (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
 - (e) Causing or threatening to cause financial harm to any person;
 - (f) Enticing or luring any person by fraud or deceit; or
 - (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

FURTHER AFFIANT SAYETH NAUGHT.

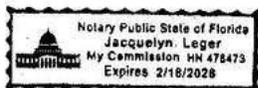
COMPANY: Vesta District Services
By: Scott V. Smith
Name: Scott V. Smith
Title: Vice President
Date: 12/19/25

STATE OF FLORIDA
COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me physical presence or remote notarization by Scott Smith, as Vice President of Vesta District Services who is personally known to me or who produced _____ as identification this 9 day of December, 2025.

(Notary Seal)

Notary Public



47

Outstanding Litigation:

All prior cases (e.g., slip-and-fall, wrongful termination, dram shop liability, age discrimination) have been dismissed or settled by insurance; no pending or threatening litigation that would impact service viability.

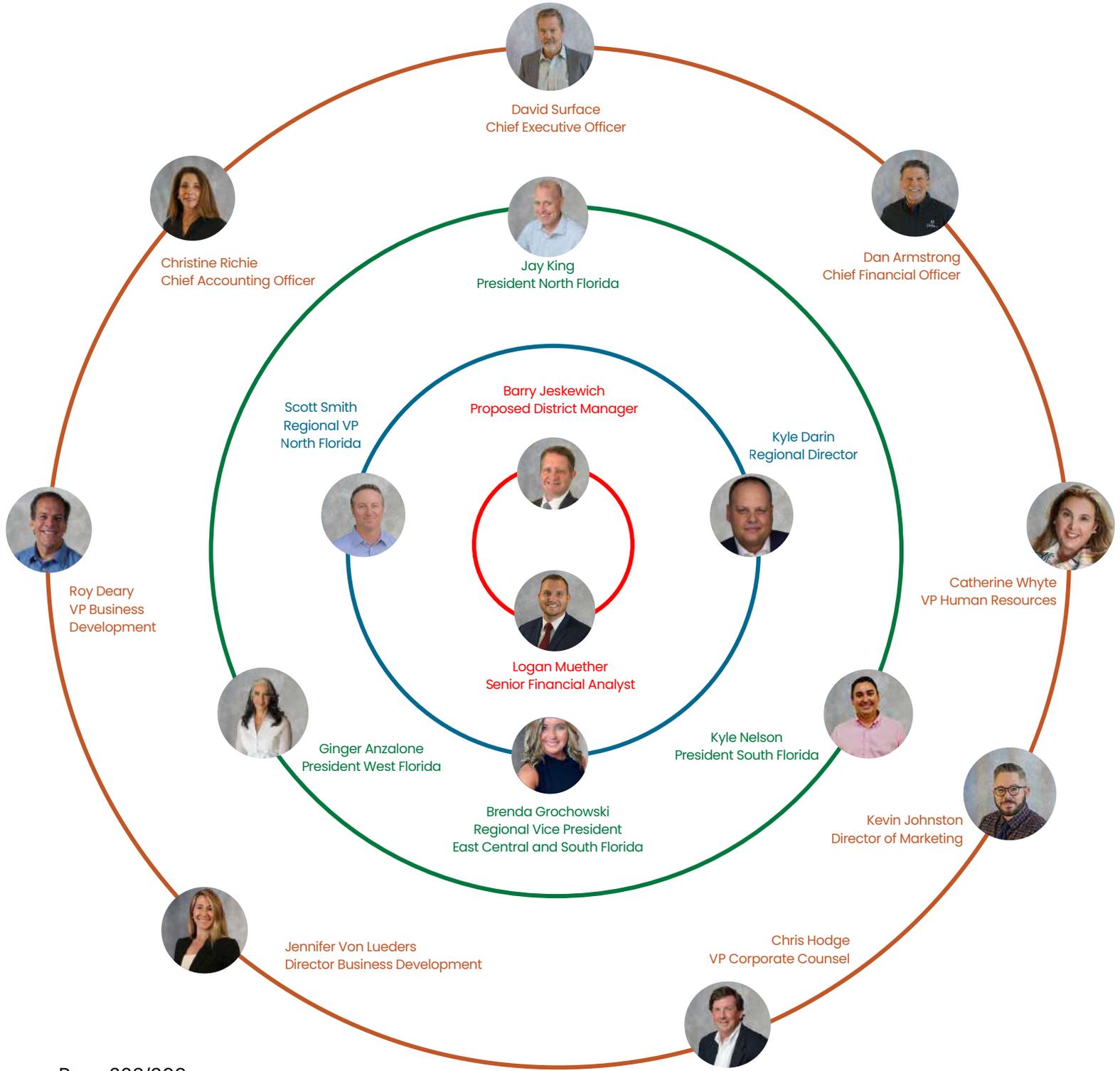
DISTRICT MANAGEMENT ORGANIZATIONAL CHART

Corporate Support Team

Leadership Team

Support Team

On-Site Team





DISTRICT MANAGEMENT



EXPERIENCE AND LOCATIONS

Vesta District Management Services currently is contracted by the following CDDs below:

- Avalon Groves CDD
- Beach CDD (Tamaya) CDD
- Bridgewater of Wesley Chapel CDD
- Cabot Citrus Farms CDD
- Cascades at Groveland CDD
- City Center CDD
- Epperson North CDD
- Epperson Ranch CDD
- Fleming Island Plantation CDD
- Grand Haven CDD
- Hawk's Point CDD
- Heritage Harbor CDD
- Magnolia Park CDD
- Marshall Creek CDD
- Panther Trace CDD
- Panther Trace II CDD
- Parkland Preserve CDD
- Radiance CDD
- Saddle Creek CDD
- Seminole Palms CDD
- Solterra Resort CDD
- Stoneybrook at Venice CDD
- Sweetbay CDD 1
- Sweetbay CDD 1 Non-Residential
- Sweetbay CDD 2
- Sweetbay CDD 2 Non-Residential
- Sweetbay CDD 3
- Sweetbay CDD 4
- Sweetbay CDD 5
- Sweetbay CDD 6
- Sweetbay CDD 7
- Sweetwater Creek CDD
- The Preserve at South Branch CDD
- The Preserve at Wilderness Lake CDD
- Union Park East CDD



Vesta is a proud recipient of the

**FLCAJ
READERS CHOICE**
Diamond Award

EXPERTISE

The following outlines Vesta's specific experience, qualifications, and duties related to general District Management services.

- M** | **Meetings, Hearings, Workshops, Capital Planning**
- Plan, Organize, Lead, and Facilitate/Conduct all Meetings, Workshops and Public Hearings.
 - Supervisor Orientations, Training and Serving as a Trusted Advisor.
 - Lead Boards in Executive Goal Setting for the District.
 - Bond Refinancing, Assessment Methodology, Establishments.

- C** | **Capital Planning**
- We offer Strategic long-term Capital Planning, using reserve studies and financial outlook analysis modeling.
 - Executive level experience in all aspects of long-term infrastructure budget management.

- R** | **Records**
- We maintain a robust, highly organized filing system when it comes to District records. Everything from communications to meeting minutes, invoices and check registers are archived and maintained by our professional team of Administrators.
 - Like our Accounting team, our Administrators are readily available to assist with any document or record required by Supervisors, and to respond to Public Records requests of the District. The administrator will be proficient in providing requested information quickly.

- D** | **District Operations**
- Plan, organize and lead in the operational oversight of CDDs with operations and capital budgets in excess of \$25 million.
 - Oversee performance of Amenity and Field Operations personnel, vendors, and District contracts.
 - Experienced District Managers with prominent level of Facilities Operations knowledge in public works, infrastructure improvements including, storm water systems, roads, and bridges and highly amenitized facilities.

- A** | **Accounting & Reporting, Audits, Budgeting, Administration, Assessments & Revenue Collection**
- Accounting administration of combined operational and debt service budgets in excess of \$41.3 million.
 - Placing special assessments on County tax bill, and/or collect directly, for 21,487 parcels throughout 10 counties in Florida.
 - Provided construction accounting for capital improvement programs in excess of \$80 million.
 - Assessment consultant on 55 CDD bond issuances; issuing, refunding, or restructuring debt in excess of \$450 million.

EXPERTISE

Approach, Methodology & Experience

Philosophy and Approach

- Vesta’s approach is centered on transparency, accountability, and resident experience, guided by:
- Executive-level planning and oversight for CDDs exceeding \$25M in operational budgets.
- Emphasis on capital planning, fiscal control, and board partnership.
- Training for Supervisors and Executive Goal Setting sessions.

Technology Platforms

- Accounting: In-house district accounting division using GASB-compliant systems.
- Maintenance Management: Preventative maintenance, inspections, and QR/barcode tracking systems for field operations.
- Enumerate Engage Software

Staff Continuity and Turnover

Vesta emphasizes associate retention through culture, training, and benefits, with low turnover across comparable Florida CDDs. District Managers are cross-trained and supported by backup managers to ensure continuity during absences.

Compliance & Legal Standing

- No active governmental enforcement actions, suspensions, or OSHA citations.
- No active worker injuries or lost-time incidents in five years.
- Not barred or suspended from any federal, state, or local contracting.
- No recent litigation.

Best Practices & Resident Engagement

- Development of Landscape Accountability Tool for measurable vendor scoring.
- Resident engagement through Q&A sessions, digital newsletters
- Leverage of industry leading engineers and attorneys, along with our extensive experience in community turnover from developers to resident boards.
- Speeding/Parking guidance: collaborative solutions involving patrol coordination, signage, and communication campaigns.

COMMUNICATION PLATFORM

Utilizing the latest technology, we created Vesta Vantage Pro® as a communication and productivity tool for boards, committees, and residents. Easy-to-use and maintain, Vesta Vantage Pro® provides your community with a platform to distribute information, educate, and support the community. Our online services will help you efficiently and economically:

- Target and send group emails.
- Collect resident information.
- Support resident services and access to information.
- Provide education on procedures and rules.

Your Community Website and/or downloadable applications can be sent to your mobile device, so residents and stakeholders will experience the ultimate level of service, convenience, savings, and management efficiency.

Online Forms:

Bring our management office online for convenience and "an office that never closes."

Board Member Access:

Board Members can access all financial reports, maintenance reports, homeowner accounts, violation history and all other community information.

Online Resource Center:

Offers a secure, easy-to-organize, centralized location for important documents such as covenants and bylaws, board and committee meeting minutes and newsletters. Association information is in one place – online and available 24 hours a day, 7 days a week.

Messenger Service:

Notify individual residents, board members, or committee members of matters requiring immediate attention; to send a reminder about an upcoming event; and to distribute documents electronically (governing documents, newsletters, etc.).

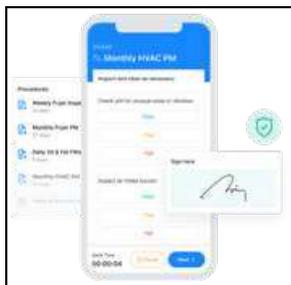
For Our Employees:

Vesta's Managers are equipped with the latest software to access Community documents, edit, sign, and send while out in the field.

Community Inspections: (see details on next page) are efficiently managed through our ability to send pictures and notes of homeowner violations (regarding our HOA Management engagements) or Vendor issues direct to our database for documentation.

WORK ORDERS, INSPECTIONS, & PREVENTATIVE MAINTENANCE SOFTWARE

(Included in contract)

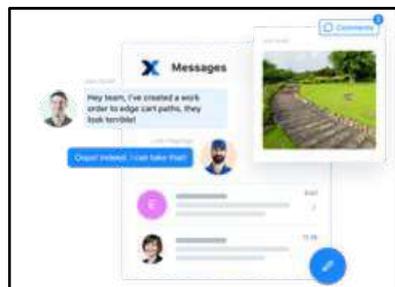
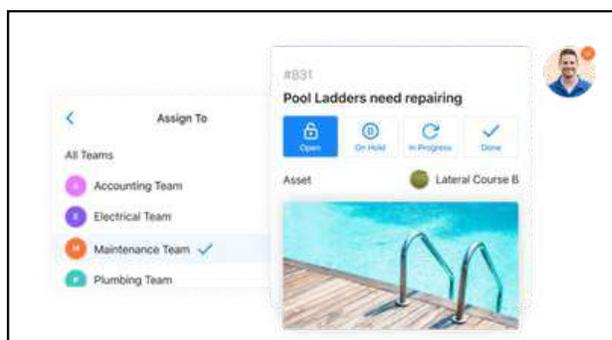


Schedule Inspections

Never worry about an inspection falling through the cracks. We set due dates and repeatability settings and get alerts when inspections are past due. We all ensure everyone is using the most up-to-date inspections and performing work accurately.

Work Orders

Know what's working and what isn't, and who is fixing what, when. We assign Work Orders to our Team (or vendors) to fulfill maintenance requests related to community assets, infrastructure, and equipment. (Allows tasks to be scheduled with staff as well as vendors.)

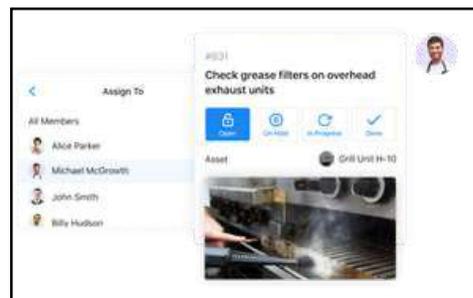


Collaborate

One centralized communication platform. No more switching between emails, phone calls, and text messages to discuss work to be done.

Maintain Quality Control

Reduce downtime and ensure that your equipment runs safely and efficiently to meet or surpass standards.



QR and Barcode Scanning

Manage parts, inventory, and assets with barcode scanning. This allows management to pull warranties, invoices, and work orders on one specific item. For example, a QR Code would be added to a pool heater. Maintenance tech/vendor would be able to add a warranty, work order details, etc. In the field.

VENDOR MANAGEMENT

Vesta's Approach

Communication centered on establishing clear expectations for all parties along with timely and accurate feedback enables appropriate accountability with our vendors, which results in better results for our clientele. Vesta has developed tools such as our "Landscape Accountability Tool" that aligns a vendor's contract with efficient evaluation criteria, to best-ensure timely, specific, and measurable feedback and the highest levels of service. We have also worked to create more competition in the marketplace by using our performance management system to draw in new vendors as needed.

RECCD I, II and III Landscape Deficiency Report		February		March				April							
Contracted Item Description		1/24-1/30	1/31-2/6	2/7-2/13	2/14-2/20	2/21-2/27	2/28-3/6	3/7-3/13	3/14-3/20	3/21-3/27	3/28-4/3	4/4-4/10	4/11-4/17	4/18-4/24	4/25-5/1
Annuals	Contractor shall replace approximately Two thousand four hundred (2,400) annuals in four (4) inch pots up to four (4) times per year in designated areas noted on the service area map and maintain annuals to ensure a healthy appearance. (pg 30)													5	5
	Contractor will remove dead or dying annuals before the appearance of such annuals could be reasonably described as an eyesore, if the beds are left bare prior to the next planting. Contractor will keep such beds free of weeds at all times until the next planting rotation occurs. (pg 30)	3	4	5	4	5	5	4	4	4	3	3	3	5	5
Total Items		31	33	30	30	28	32	26	28	28	30	34	30	30	30
Total Possible Points		155	165	150	150	140	160	130	140	140	150	170	150	150	150
Total Actual Points		127	143	132	124	116	137	112	120	132	127	147	122	126	110
% of Total Possible Points		82%	87%	88%	83%	83%	86%	86%	86%	94%	89%	86%	81%	84%	73%

- Content is derived strictly from the landscape contract's scope-of-work.
- Contracted service items are placed by week in a calendar, based on when they are to be completed.
- Vendor's work is evaluated weekly by Vesta; this generates a score that is reviewed first with the vendor and then with the Board.

Timeliness-of-Work Scoring	Pts.
Completed within timeframe of contract/stated by vendor.	2
Completed but NOT in timeframe of contract or vendor.	1
Not completed.	0
Quality-of-Work Scoring	
No discrepancies per contract's standards.	3
Minor discrepancies per contract's standards.	2
Major discrepancies per contract's standards.	1
Work not performed to contract's standards.	0
<i>Maximum Points per each Contracted Task:</i>	
	5

STAFFING

(Please see full bios on the pages 24 - 27)

Team the proposer will assign to the District, including:

- Number of CDDs represented by the proposer
 - **Vesta currently represents 38 Districts.**
- Why the proposer is the best qualified to perform the Scope of Services?
 - **Vesta employs an industry leading team Accounting, Finance, Administration and Management professionals with several levels of supervision and support. Financial dashboards, transactions, and other accounting related items are produced on time with accuracy, and are customizable to the client's needs. Further, with a robust support and staffing structure, continuity and a guaranteed service level are ensured, with no lapses in service due to any unforeseen circumstances. Vesta District Services is a long-established CDD management firm, and part of the larger Vesta Property Services, backed by Associa.**
- Staff team the proposer will assign to the District, including:
 - **Barry Jeskewich, District Manager**
 - **3 years with Vesta: Responsible for 4 CDDs**
 - **Primary District Manager**
 - **Names of the CDDs they represent nearest to the District Panther Trace 1, Hawks Point CDD, Magnolia Park CDD**
 - **LCAM**
 - **5 years in Community Management, 25 years in Hospitality, Tourism, Community Planning, Public Engagement, and Operations Leadership**
 - **Heath Beckett, Associate District Manager**
 - **2 Years with Vesta**
 - **25 years in Community Management and Hospitality**
 - **Kyle Darin, Director of District Services**
 - **5 years with Vesta**
 - **18 years in Community Management, Hospitality, Operations and Leadership**
 - **Patricia Kehr, Accounting Manager**
 - **2 years with Vesta**
 - **27 years in Governmental Accounting**

STAFFING

How often site visits will be performed and how often the District Manager will meet with District vendors:

- **Site visits will be performed on an as-needed basis, with a minimum once per month visit. Management of the District’s vendors is best achieved through dedicated partnerships between the District Manager, Field Management staff, on-site management, and the vendors themselves. Meetings between those groups whether in-person or virtually are encouraged to be at least twice monthly.**
- How any issues arising after business hours will be handled:
 - **Key Board Supervisors and Staff will have direct contact information for the District Manager to be used in case of emergency at all times.**
- Backup plan for situations where the District Manager is unavailable:
 - **This proposal includes a Backup District Manager along with several layers of support who are kept apprised of District business so in the event the Primary District Manager is unavailable, service can be continued without discrepancy.**
- Escalation procedures and contact information if there are any concerns regarding the assigned District Manager or staff:
 - **The Regional Director of District Services, Kyle Darin, serves as both a resource to the District as well as an escalation at the corporate level if needed. Kyle has ultimate authority to address any and all issues brought by the Board, but hopes to converse regularly with the Board and other staff even if escalation isn’t necessary.**

“

I highly recommend Vesta for their excellent management services. Their team excels in every way and meets the needs of our District and with their support, we're able to keep our District safe and in compliance, continually make positive progress for our residents, and foster a clean and beautiful environment that is enjoyable for all.

Our District manager works with our CDD Board to help us achieve the goals of the District in a very professional, knowledgeable, and expert manner.

Again, we are grateful to our District manager and Vesta for setting us up for success.

”

2025 Benefits at a Glance



MEDICAL

HDHP Plan—A high deductible health plan that is compatible with a Health Savings Account (HSA). This plan offers in and out-of-network coverage and employer contributions to the HSA.

HMO Core—Copays for common services such as primary care visits, specialists, urgent care and emergency room. Must receive care in the state of Florida.

HMO Plus—Lowest deductible and out-of-pocket maximum with copays on common services. Must receive care in the state of Florida.



VISION

Receive services from in or out-of-network providers. This plan includes an allowance for frames (every two years) or contact lenses (every year). Small copay for eye exam and materials.



VOLUNTARY BENEFITS

Accident—High and low option. Receive payment when you or a covered dependent experience an unplanned emergency such as fractures, dislocations, burns.

Critical Illness—Receive payment if you or a covered dependent are diagnosed with a critical medical condition such as cancer, heart attack, stroke.

Hospital Indemnity—Receive payment if you or a covered dependent are admitted to the hospital for an unexpected medical emergency.



DISABILITY BENEFITS

Short Term Disability (STD) and Long Term Disability (LTD) are available. Receive 60% of your basic annual earnings for a designated benefit period when you are unable to work. This provides coverage for injury, sickness or pregnancy.



PET DISCOUNT PLAN

Pet Assure Veterinary Discount Plan can save enrollees up to 25% on all in-house medical services at participating veterinarian clinics.



DENTAL

Dental HMO—Lowest cost plan with copays for dental procedures. Services can only be rendered through in-network providers.

Dental PPO Low—Receive services from in or out-of-network providers. Ortho coverage is not included.

Dental PPO High—Receive services from in or out-of-network providers. This plan has a higher benefit maximum and lower coinsurance. Ortho is included for children and adults.



LIFE INSURANCE

Basic Life and AD&D coverage is provided in the amount of 1 x your basic annual earnings up to \$50,000. Over 65 age reductions apply. **This is provided to you at no cost!**

Employees can purchase additional life insurance for themselves and eligible dependents. New hires can elect coverage up to the guarantee issue limit without having to submit a medical questionnaire.



SPENDING ACCOUNTS

Contribute pre-tax dollars to a spending account that assists with paying for eligible medical expenses.

A Flexible Spending Account (FSA) is compatible with the HMO Core or HMO Plus plan and a Health Savings Account (HSA) is compatible with the HDHP Plan. HSA enrollment includes employer contributions!

Contribute pre-tax dollars to a Dependent Care Flexible Spending Account to pay for eligible childcare expenses.



LEGAL

Access a network of attorneys that can assist with legal matters such as traffic, estate, family law and more. Most attorney fees are covered 100%.



401K PLAN

Available to eligible employees after 3 months of employment. For more information and to enroll in the plan, log onto www.paychexflex.com or call Paychex at 877.244.1771.

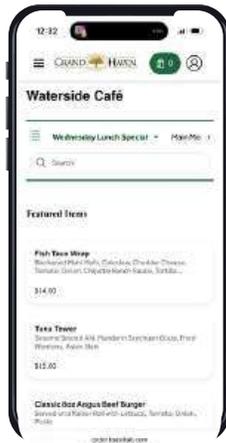
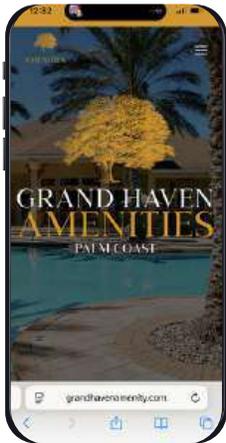


AMENITIES WEBSITE

*Optional - Vesta develops, produces, and manages dynamic community websites which include but are not limited to the following features:

Details include:

- Resident directory
- Online ordering for F and B operations
- Program and activity flyers and information
- Club information
- Event calendar
- Rental information and reservation links
- Hours and contact info
- Additional features available upon board request



- Vesta Data Servers are primarily hosted in Atlanta at a secure data hosting facility. For backup functions we host at several locations in Utah and Idaho.
- All DATA on our servers is protected by several layers of protection. DATA is encrypted on the physical devices at the DATA Facilities. Access to any files is limited by group policy to only necessary internal employees. And all devices are covered by IT's antimalware solutions and policies.



PERSONNEL



ON-SITE TEAM

Barry Jeskewich Proposed District Manager



Operations, Service, Leadership, and Problem-Solving are key passions of Barry, who forecasts, identifies efficiencies, and coordinate teams to deliver results. Barry has garnered national exposure for multiple professional achievements; the transfer of land ownership from the Indiana Department of Natural Resource decommissioned Avoca Fish Hatchery to the Marshal Township residents, crowdfunding the development of mixed-use public greenspace for the City of Bedford, and the importance of summer camps for development in the lives of our youth.

Barry earned a bachelor's degree in Parks, Recreation, and Leisure Management from Purdue University, is a Licensed Community Association Manager, and a graduate of both the NRPA Directors School and the School of Park Foundations. He has participated in a number of think tank workshops, Podcasts, and mentoring programs.

Before joining Vesta, Barry was the onsite Director of Operations for a large (2,000+ homes) master planned community and CDD in St. Augustine, Florida called Shearwater.

Heath Beckett Backup District Manager



Heath Beckett is the District Manager overseeing the Tampa and Orlando markets. He joined Vesta Property Services three months ago, bringing over 23 years of experience in the hotel and hospitality industry. Heath has held various leadership roles throughout his career, quickly rising through the ranks to become a General Manager at Hilton and, most recently, at Marriott properties.

With a strong background in operations and a passion for delivering exceptional customer experiences, Heath's expertise aligns seamlessly with the community management industry. His hands-on approach and dedication to service excellence make him a valuable asset to the Vesta team.

Heath holds a degree in Data Communications from Cincinnati State College. His combination of technical knowledge and hospitality experience allows him to bring a unique perspective to his role, ensuring communities receive top-tier service and operational efficiency.

SUPPORT TEAM

Kyle Darin Regional Director, District Services



Kyle has been with Vesta Property Services since 2021, first serving as our onsite General Manager at MiraBay (Harbor Bay CDD) in Apollo Beach. Prior to Vesta, Kyle held executive leadership roles in world-class hotels and resorts in Tampa, Boca Raton, Las Vegas, and Orlando. Kyle specializes in operations and process management, having led several optimization and efficiency initiatives during his operational career at locations such as the Boca Raton Resort & Club (a Waldorf Astoria Resort), The Hilton and Waldorf Astoria Bonnet Creek, and The Venetian | The Palazzo Las Vegas.

With over 17 years of leadership experience, Kyle has managed budgets in excess of \$100M, teams as large as 4,000 associates, oversaw and managed several capital projects, hotel and community clubhouse renovations and rebranding, and brings with him a passion for service excellence, employee training, and effective management of staff. In his role as District Manager, Kyle is able to provide valuable counsel to boards, sharp insight during the budget process, professional and effective communication, and skilled leadership and management of vendors and fellow staff. Kyle prides himself on building, maintaining, and improving relationships across all industries, and is able to leverage those relationships to the benefit of his clients.

Scott Smith Vice President, District Services



Scott Smith has over 17 years of experience working with special districts and communities throughout the state of Florida. He joined Vesta in 2020 and became the Vice President of District Services in 2022.

He oversees and supports the District Services team in all aspects throughout the state. Prior to joining Vesta, he was a Director of Operations for another District Management firm out of Tampa for 12 years where he worked as a District Manager, Onsite Amenity Manager & an Association Manager during his tenure with that firm and has experience in all aspects of Community Management. Scott also worked in the hospitality industry before starting in Property Management and held management positions with Universal Studios and The Florida Aquarium in Tampa. Scott is currently involved in multiple industry associations and is also a graduate of the Leadership Tampa Bay Class of 2020.

SUPPORT TEAM

Michael Bush Field Service Manager



Michael is a dedicated Field Manager with over 15 years of experience in the property management industry. Throughout his career, he has developed a strong passion for creating outstanding living environments and building lasting relationships with both residents and property owners.

Michael has overseen a diverse portfolio of properties, including multi-family residential units and commercial spaces. These experiences have deepened his understanding of the unique challenges and opportunities that each property type presents. He believes that effective property management extends beyond maintaining buildings—it's about enhancing the quality of life for residents while maximizing value for property owners.

In his role as Field Manager, Michael has successfully led teams across multiple locations, implementing industry best practices and fostering a culture of collaboration. Known for his strong communication skills and supportive leadership style, he takes pride in mentoring his team and helping them grow professionally. His commitment to excellence and team development consistently leads to high resident satisfaction and strong operational outcomes.



Everyone is professional, courteous and follow through with everything they do! You can tell they care, No complaints!!

Patrick (Tampa, FL)



Logan Muether Senior Financial Analyst



Logan Muether is Vesta District Services Senior Financial Analyst with experience relating to special district formation, implementation, financing and management. He has been working with DPFV/Vesta since 2019 and became the Senior Financial Analyst in 2021. Logans primary responsibilities include management and applications of special assessment bonds and methodologies, strategic financial planning, and financial analysis for clients.

As Senior Financial Analyst of our District Management Services Division, Logan develops and prepares the annual budgets and administers all annual assessment rolls for Vesta District Services. During his tenure, Logan has developed budgets totaling over \$200M in special assessments on behalf of the special districts. Logan holds a Bachelor's of Science in Business Administration with a focus in finance from Florida Southern College.

SUPPORT TEAM

Johanna "Skye" Lee Controller - District Services



Skye Lee has 17 years in accounting and financial services. Before joining the Vesta Corporate Accounting team in 2020, Skye was responsible for overseeing the accounting in over 200 properties in the residential and commercial industry, as well as serving as a Development Analyst. She specialized in auditing, acquisition and disposition underwriting, due diligence, and construction accounting.

As Controller for our District Management Services Division, Skye oversees our staff accounting team members who are responsible for budgeting and forecasting and financial statement accounting as well as construction accounting. She oversees Accounts Payable, Accounts Receivable and our Payroll Services.

Patricia Kerr Account Manager



Ms. Kehr has 27 years of Governmental accounting experience, ranging from the Federal Government to Municipalities to Community Development Districts. Before joining Vesta, she worked for the Dept. of Defense, the Dept. of Justice, and a County in Florida.

Her responsibilities have included handling several major funds and the fixed assets on behalf of a large municipality. She conducted annual fixed asset training and annual Disaster Assessment training. Ms. Kehr was part of the accounting team that prepared the Comprehensive Annual Financial Report for the County for eleven years.

Ms. Kehr is well-versed in GAAP and GASB Standards, FEMA accounting requirements, financial analysis and reporting, and GL reconciliation.

Jacquelyn Leger Senior Administrator



Ms. Leger is responsible for managing our Special Districts Administration Department. She oversees all the administrative responsibilities including the departments records management procedures and implementation guidelines through the State of Florida, Division of Library and Information Services and Bureau of Archives and Records Management.

CORPORATE TEAM

David Surface Chief Executive Officer



David has been the CEO of Vesta since 2020, overseeing the company's executive team and day-to-day operations. During the past decade, he has been significantly responsible for Vesta's strong growth by spearheading our mergers-and-acquisitions and strategic partnerships. As a result, Vesta has tripled in size during this period and achieved widespread recognition as a leading, full-service property management company in Florida.

His career experience includes all aspects of real estate, both commercial as well as residential. Prior to joining Vesta, David was managing partner for a real estate finance, management, and brokerage company serving institutional clients

Daniel Armstrong Chief Financial Officer



Dan oversees the financial and administrative functions of Vesta's corporate entity. His career has included the performance and oversight of accounting, administrative services, and financial reporting for a range of entities, from large corporations following SEC requirements, to not-for-profit associations, clubs and trusts which serve many of our clients, and special-purpose entities that provide financing for purchasing related association facilities.

Dan started as a Florida CPA at Deloitte & Touche in 1993, specializing in the audits of publicly traded and real estate clients. He joined Vesta as Controller in 2001.

Chrissy Richie Chief Accounting Officer



Christine was appointed Corporate Controller for Vesta Property Services in June 2013, overseeing accounting and human resources functions. She previously served as CFO for a multimillion-dollar healthcare provider operating in 14 states. With over 25 years of leadership experience, Christine has built financial infrastructure for multiple start-ups, including accounting systems, compliance, risk management, employee benefits, and organizational development.



MONTHLY FINANCIALS



EXAMPLES

On the following pages please find two examples of standard Financial packets provided monthly. This demonstrates the flexibility and customization available to our clients:

FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS - UNAUDITED

DECEMBER 31, 2025



EXAMPLES

**Fleming Island Plantation CDD
Balance Sheet
December 31, 2025**

	<u>General Fund</u>	<u>Debt Service 2021</u>	<u>A & C 2021</u>	<u>Total</u>
1 ASSETS				
2 Operating Account - VNB	4,790,369	-	-	4,790,369
3 Money Markey - BU	1,390,489	-	-	1,390,489
4 Cash - HW	17,169	-	-	17,169
5 Investments:				
6 Revenue Trust Fund	-	170,543	-	170,543
7 Interest Fund	-	34	-	34
8 Prepayment	-	17	-	17
9 Rebate	-	21,193	-	21,193
10 Sinking Fund	-	170	-	170
11 Reserve Fund	-	-	-	-
12 Construction Fund	-	-	403,413	403,413
13 Accounts Receivable	1,479	-	-	1,479
14 Assessments Receivable - On Roll	342,921	221,934	-	564,855
15 Due from Other Funds	-	1,478,341	-	1,478,341
16 Prepaid Items	-	-	-	-
17 Depoosits	10,397	-	-	10,396.99
18 TOTAL ASSETS	\$ 6,552,824	\$ 1,892,232	\$ 403,413	\$ 8,848,469
19 LIABILITIES				
20 Accounts Payable	\$ 161,138	\$ -	\$ -	\$ 161,137.88
21 Accrued Expenses	-	-	-	-
22 Due to Other Funds	1,478,341	-	-	1,478,340.81
23 Deferred Revenue - On Roll	342,921	221,934	-	564,855.01
24 TOTAL LIABILITIES	1,982,400	221,934	-	2,204,334
25 Fund Balance:				
26 Nonspendable	10,397	-	-	10,397
27 Assigned	1,942,418	-	-	1,942,418
28 Restricted	-	1,670,298	403,413	2,073,711
29 Unassigned	2,617,609	-	-	2,617,609
30 TOTAL FUND BALANCE	4,570,424	1,670,298	403,413	6,644,135
31 TOTAL LIABILITIES & FUND BALANCE	\$ 6,552,824	\$ 1,892,232	\$ 403,413	\$ 8,848,469

EXAMPLES

**Fleming Island Plantation CDD
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through December 31, 2025**

	FY2026 Adopted Budget	FY2026 Actual November	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUES					
2 Special Assessments - Tax Collector	\$ 3,533,212	\$ 2,095,438	\$ 3,190,292	\$ (342,920)	90.29%
3 Special Assessments - Discounts	(141,328)	(36,660)	(79,306)	62,023	56.11%
4 Interest	75,000	17,515	33,310	(41,690)	44.41%
5 Room Rentals	8,000	70	463	(7,537)	5.79%
6 Swimming - Program Fees	1,000	-	-	(1,000)	0.00%
7 Tennis Membership	2,500	-	-	(2,500)	0.00%
8 Court Program Fees	500	217	289	(211)	57.71%
9 Special Events	6,500	944	1,849	(4,651)	28.44%
10 Access Cards	7,000	24	113	(6,887)	1.62%
11 Other Miscellaneous Revenues	2,250	2,553	16,178	13,928	719.00%
12 TOTAL REVENUES	\$ 3,494,633	\$ 2,080,100	\$ 3,163,188	\$ (331,446)	90.52%
13 EXPENDITURES					
14 ADMINSTRATIVE					
15 Supervisor Compensation	16,000	1,000	3,000	(13,000)	18.75%
16 Payroll Taxes	1,224	-	-	(1,224)	0.00%
17 Arbitrage	600	-	600	-	100.00%
18 Dissemination Agent	1,200	-	1,200	-	100.00%
19 Engineering Services	30,000	2,824	28,918	(1,082)	96.39%
20 Legal Services	45,000	4,996	4,996	(40,005)	11.10%
21 Management Fees	62,339	5,195	15,585	(46,754)	25.00%
22 Assessment Administration	9,360	780	2,400	(6,960)	25.64%
23 Trustee Fees	4,000	-	-	(4,000)	0.00%
24 Auditing Services	4,100	-	-	(4,100)	0.00%
25 Postage & Freight	3,600	23	73	(3,527)	2.01%
26 Insurance - General Liability	58,000	-	44,506	(13,494)	76.73%
27 Printing & Binding	250	-	-	(250)	0.00%
28 Legal Advertisements	3,200	73	279	(2,921)	8.73%
29 Misc - Assessment Collection Cost	70,664	18,327	38,959	(31,705)	55.13%
30 Misc - Credit Card Fees	600	-	26	(574)	4.31%
31 Misc - Contingency	5,000	148	478	(4,522)	9.55%
32 Office Supplies	300	-	60	(240)	20.00%
33 Regulatory & Permit Fees	175	-	175	-	100.00%
34 TOTAL ADMINSTRATIVE	315,612	33,365	141,253	(174,359)	44.76%
35 FIELD					
36 Field Management	831,769	66,007	190,060	(641,709)	22.85%
37 Web Site Development	2,000	200	2,000	-	100.00%
38 Lifeguard Services - Contract	276,000	-	6,183	(269,817)	2.24%
39 Janitorial Services - Contract	35,000	2,661	7,956	(27,044)	22.73%
40 Security Services - Contract	60,000	5,361	13,161	(46,839)	21.94%
41 Landscape - Contracts	688,577	70,271	175,073	(513,504)	25.43%
42 Electric	85,000	6,150	18,367	(66,633)	21.61%
43 Water	86,000	6,188	25,108	(60,892)	29.20%
44 Aquascaping - R&M	66,500	5,125	16,475	(50,025)	24.77%
45 Common Area - R&M	40,000	4,200	9,462	(30,538)	23.66%
46 Electrical - R&M	33,000	355	4,273	(28,727)	12.95%
47 Other Landscape - R&M	160,000	758	14,996	(145,004)	9.37%
48 Irrigation - R&M	36,000	4,726	5,184	(30,816)	14.40%
49 Misc - Holiday Decor	12,000	-	6,559	(5,441)	54.66%
50 Operating Supplies - General	15,000	-	2,028	(12,972)	13.52%
51 TOTAL FIELD	2,426,846	172,002	496,885	(1,929,961)	20.47%

EXAMPLES

Fleming Island Plantation CDD
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through December 31, 2025

	FY2026 Adopted Budget	FY2026 Actual November	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
52 <u>PARKS & RECREATION</u>					
53 Telephone - Field	12,500	-	-	(12,500)	0.00%
54 Internet & WiFi - Gazebo	1,600	139	400	(1,200)	25.03%
55 Electric - General	36,000	2,328	8,150	(27,850)	22.64%
56 Refuse Removal	5,500	-	2,005	(3,495)	36.46%
57 Water & Sewer	28,000	3,143	10,178	(17,822)	36.35%
58 Lease - Copier	10,000	-	1,073	(8,927)	10.73%
59 Air Conditioner - R&M	3,500	-	-	(3,500)	0.00%
60 Fire Suppression System - R&M	700	-	-	(700)	0.00%
61 Grounds - R&M	16,000	-	4,800	(11,200)	30.00%
62 Pest Control - R&M	1,000	350	925	(75)	92.47%
63 Tennis Courts - R&M	24,000	1,153	1,303	(22,697)	5.43%
64 Pickleball Courts - R&M	1,000	-	-	-	-
65 Event Expense	40,000	1,400	12,971	(27,029)	32.43%
66 Termite Bond	750	-	-	(750)	0.00%
67 Licenses & Permits	700	-	-	(700)	0.00%
68 Amenity Center Equipment	5,000	1,787	1,832	(3,168)	36.63%
69 Contingency	10,000	-	298	(9,702)	2.98%
70 Office Supplies	4,000	-	220	(3,781)	5.49%
71 Cleaning Supplies	1,000	-	57	(943)	5.69%
72 Operating Supplies - General	7,000	-	705	(6,295)	10.06%
73 Operating Supplies - Pool Chemicals	33,000	26,434	26,484	(6,516)	80.25%
74 Operating Supplies - Pool & Splash Pad	5,000	5,000	7,128	2,128	142.55%
75 Subscriptions & Memberships	2,500	-	320	(2,180)	12.80%
76 TOTAL PARKS & RECREATION	248,750	41,733	78,847	(168,903)	31.70%
77 <u>COMMUNITY CENTER</u>					
78 Telephone	6,500	1,485	4,404	(2,096)	67.75%
79 Electric - General	22,000	1,315	4,192	(17,808)	19.05%
80 Refuse Removal	4,400	-	-	(4,400)	0.00%
81 Water & Sewer	20,000	1,160	5,073	(14,927)	25.37%
82 Air Conditioner - R&M	1,000	-	-	(1,000)	0.00%
83 Fire Suppression System - R&M	1,500	-	-	(1,500)	0.00%
84 Grounds - R&M	10,000	-	2,175	(7,825)	21.75%
85 Pest Control - R&M	650	-	336	(314)	51.74%
86 Outdoor/Fitness - R&M	2,000	-	-	(2,000)	0.00%
87 Rec Center Equipment	2,000	-	-	(2,000)	0.00%
88 Termite Bond	375	-	-	(375)	0.00%
89 Licenses & Permits	500	-	-	(500)	0.00%
90 Contingency	8,500	1,200	1,336	(7,164)	15.72%
91 Office Supplies	500	-	91	(409)	18.29%
92 Cleaning Supplies	1,000	-	-	(1,000)	0.00%
93 Operating Supplies - General	2,000	205	1,028	(972)	51.42%
94 Operating Supplies - Pool Chemicals	33,000	29,778	36,467	3,467	110.51%
95 Operating Supplies - Pool & Wading Pool	2,500	-	7,883	5,383	315.30%
96 TOTAL COMMUNITY CENTER	118,425	35,143	62,986	(55,439)	53.19%
97 <u>RESERVES</u>					
98 CDD Amenity	325,000	33,450	142,490	(182,510)	43.84%
99 Splash Park	60,000	-	1,168	(58,832)	1.95%
100 TOTAL RESERVES	385,000	33,450	143,658	(241,342)	37.31%
101 TOTAL EXPENDITURES & RESERVES	\$ 3,494,633	\$ 315,694	\$ 923,629	\$ (2,570,005)	26.43%

EXAMPLES

Fleming Island Plantation CDD
 General Fund
 Statement of Revenue, Expenditures, and Change in Fund Balance
 For the period from October 1, 2025 through December 31, 2025

	FY2026 Adopted Budget	FY2026 Actual November	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
102 EXCESS OF REVENUE OVER/(UNDER) EXPENDITURES	-	1,764,406	2,239,559	\$ (2,570,005)	
103 NET CHANGE IN FUND BALANCE					
104 Fund Balance Beginning	2,267,916		2,330,865	62,949	
105 FUND BALANCE - ENDING	\$ 2,267,916	\$ 1,764,406	\$ 4,570,424	\$ (2,507,055)	
106 FUND BALANCE ANALYSIS					
107 <i>Nonspendable Fund Balance</i>					
108 Prepaid			\$ 19,982		
109 Deposits			10,397		
			30,379		
110 <i>Assigned Fund Balance</i>					
111 Operating Reserves - FY26			\$ 582,439		
112 Entry Features			166,636		
113 Parks			143,744		
114 Recreation Facilities			547,195		
115 Misc. Site Improvement			272,140		
116 Signage			221,332		
			1,933,486		
117 <i>Unassigned Fund Balance</i>			304,051		
118			2,267,916		

EXAMPLES

Fleming Island Plantation CDD
Debt Service 2021
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through December 31, 2025

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUES				
2 Special Assessments	\$ 1,700,275	\$ 1,478,341	\$ (221,934)	86.95%
3 Interest	-	2,109	2,109	
4 TOTAL REVENUES	1,700,275	1,480,450	(219,825)	87.07%
5 EXPENDITURES				
6 Interest Expense				
7 May 1, 2026	84,394	-	(84,394)	0.00%
8 November 1, 2026	70,875	83,606	12,731	
9 Principal Payment May 1, 2026	1,545,000	-	(1,545,000)	0.00%
10 TOTAL EXPENDITURES	1,700,269	83,606	(1,616,663)	4.92%
11 REVENUES OVER (UNDER) EXPENDITURES	6	1,396,844	1,396,838	223.49502%
12 OTHER FINANCING SOURCES/(USES)				
13 Transfers In		-	-	
14 Transfers Out		-	-	
15 TOTAL OTHER FINANCING SOURCES/(USES)	-	-	-	
17 NET CHANGES IN FUND BALANCE	6	1,396,844	1,396,838	
16 Fund Balance - Beginning	-	273,454	273,454	
18 FUND BALANCE, ENDING	\$ 6	\$ 1,670,298	\$ 1,670,292	

EXAMPLES

Fleming Island Plantation CDD
 Acquisition & Construction 2021
 Statement of Revenue, Expenditures, and Change in Fund Balance
 For the period from October 1, 2025 through December 31, 2025

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget
1 REVENUE			
2 Interest	\$ -	\$ 6,306	6,306
3 TOTAL REVENUE	-	6,306	6,306
4 EXPENDITURES			
5 Construction in Progress	-	293,960	293,960
6 TOTAL EXPENDITURES	-	293,960	293,960
7 REVENUES OVER/(UNDER) EXPENDITURES	-	(287,655)	(287,655)
8 OTHER FINANCING SOURCES/(USES)			
9 Transfers In	-	-	-
10 Transfers Out	-	-	-
11 TOTAL OTHER FINANCING SOURCES/(USES)	-	-	-
13 NET CHANGES IN FUND BALANCE	-	(287,655)	(287,655)
12 Fund Balance - Beginning		691,068	
14 FUND BALANCE - ENDING	\$ -	\$ 403,413	\$ (287,655)

EXAMPLES

FLEMING ISLAND PLANTATION

Community Development District

Balance Sheet - All Funds

**Fleming Island Plantation CDD
Notes to the Financial Statements
December 31, 2025**

General Fund

► Assets

■ **Cash and Investments** - See Cash and Investment Report for further details.

■ **Accounts Receivable \$1,479** - Funds due to the District.

Due from Tree Amigos (Ruppert) from FY23 - Inv 200123
paid twice. Once as O&M and again as Requisition 68 -
\$1,449.66. Timing difference for Square \$29.54

1,479

Total Accounts Receivable \$ 1,479

■ **Due From Other Funds \$0**

■ **Prepaid Items \$0** - Expenditures that have been paid in advance.

	General Fund
Total Prepaid Items	\$ -

■ **Deposits \$10,397**- Verified Deposits with Utility providers.

Clay County Utilities - Water	\$ 2,765
Clay Electric Cooperative	7,632

Total Deposits \$ 10,397

► Liabilities

■ **Accounts Payable \$161,137.88**- Invoices that were posted but not paid until January.

■ **Accrued Expenses \$0** - Expenses not yet billed or pending approval.

	General Fund
Total Accrued Expenses	\$ -

■ **Due To DS2021 \$1,478,340.81** - Tax collections owed to the debt service

EXAMPLES

FLEMING ISLAND PLANTATION

Community Development District

Balance Sheet - All Funds

Notes to the Financial Statements
December 31, 2025

► Fund Balance

- Per FY24 Assigned Fund Balance approved by BOS at 1/23/24 meeting. Reduced by monthly usage:

Operating Reserves - FY26	\$	582,439	- Assigned to cover 1st qtr expenditures.
Entry Features		166,636	
Parks		143,744	
Recreation Facilities		547,195	
Misc. Site Improvement		272,140	
Signage		221,332	
Total Assigned Fund Balances	\$	<u>1,933,486</u>	

EXAMPLES

FLEMING ISLAND PLANTATION
Community Development District

SOR - General Fund

Fleming Island Plantation CDD
Notes to the Financial Statements
December 31, 2025

Financial Overview / Highlights

- ▶ Total Non-Ad Valorem assessments are 86.95% collected as of 12/31/2025.
- ▶
- ▶ Other Miscellaneous Revenue -Kutak, Air-Max, Pool & Patio , and PrimeAE refunds for duplicate bills paid in FY25
- ▶
- ▶ The General Fund expenditures, including Reserve expenditures, are approximately 26.43% of the annual budget. Significant variances are explained below.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures				
<i><u>Administrative</u></i>				
ProfServ-Arbitrage	\$ 600	\$ 600	100%	Paid in Full
ProfServ-Dissemination	\$ 1,200	\$ 1,200	100%	Paid in Full
ProfServ-Special Assessment	\$ 9,360	\$ 2,400	26%	
Insurance - General Liability	\$ 58,000	\$ 44,506	77%	
Legal Advertising	\$ 3,200	\$ 279	9%	
Misc-Credit Card Fees	\$ 600	\$ 26	4%	
Annual District Filing Fee	\$ 175	\$ 175	100%	Paid in Full
<i><u>Field</u></i>				
ProfServ-Field Management	\$ 831,769	\$ 190,060	23%	
Contracts - Lifeguard Services	\$ 276,000	\$ 6,183	2%	
R&M-Common Area	\$ 40,000	\$ 9,462	24%	
R&M-Electrical	\$ 33,000	\$ 4,273	13%	
R&M-Other Landscape	\$ 160,000	\$ 14,996	9%	
R&M-Irrigation	\$ 36,000	\$ 5,184	14%	

EXAMPLES

FLEMING ISLAND PLANTATION		SOR - General Fund		
Community Development District				
Holiday Decoration	\$ 12,000	\$ 6,559	55%	
Op Supplies-General	\$ 15,000	\$ 2,028	14%	
<u>Parks and Recreation - General (Amenity Center)</u>				
Internet/Wi-Fi - Gazebo	\$ 1,600	\$ 400	25%	
Utility - Refuse Removal	\$ 5,500	\$ 2,005	36%	
Utility - Water & Sewer	\$ 28,000	\$ 10,178	36%	
R&M-Grounds	\$ 16,000	\$ 4,800	30%	
R&M-Tennis Courts	\$ 24,000	\$ 1,303	5%	
Event Expenses	\$ 40,000	\$ 12,971	32%	
Lease - Copier	\$ 10,000	\$ 1,073	11%	
Misc - Amenity Center Equipment	\$ 5,000	\$ 1,832	37%	
Misc-Contingency	\$ 10,000	\$ 298	3%	
Office Supplies	\$ 4,000	\$ 220	5%	
Cleaning Supplies	\$ 1,000	\$ 57	6%	
Op Supplies - General	\$ 7,000	\$ 705	10%	
Op Supplies - Pool Chemicals	\$ 33,000	\$ 26,484	80%	Poolsure bill paid on annual basis
Subscriptions & Memberships	\$ 2,500	\$ 320	13%	
<u>Community Center</u>				
Refuse Removal	\$ 4,400	\$ -	0%	
Rec Center Equipment	\$ 2,000	\$ -	0%	
Contingency	\$ 8,500	\$ 1,336	16%	
<u>Reserves</u>				
Reserve - CDD Amenity	\$ 325,000	\$ 142,490	44%	
Reserve - Splash Park	\$ 60,000	\$ 1,168	2%	

EXAMPLES

FLEMING ISLAND PLANTATION		SOR - General Fund		
Community Development District				
Holiday Decoration	\$ 12,000	\$ 6,559	55%	
Op Supplies-General	\$ 15,000	\$ 2,028	14%	
<u>Parks and Recreation - General (Amenity Center)</u>				
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Event Expenses	\$ 40,000	\$ 12,971	32%	
Lease - Copier	\$ 10,000	\$ 1,073	11%	
Misc - Amenity Center Equipment	\$ 5,000	\$ 1,832	37%	
Misc-Contingency	\$ 10,000	\$ 298	3%	
Office Supplies	\$ 4,000	\$ 220	5%	
Cleaning Supplies	\$ 1,000	\$ 57	6%	
Op Supplies - General	\$ 7,000	\$ 705	10%	
Op Supplies - Pool Chemicals	\$ 33,000	\$ 26,484	80%	Poolsure bill paid on annual basis
Subscriptions & Memberships	\$ 2,500	\$ 320	13%	
<u>Community Center</u>				
Refuse Removal	\$ 4,400	\$ -	0%	
Rec Center Equipment	\$ 2,000	\$ -	0%	
Contingency	\$ 8,500	\$ 1,336	16%	
<u>Reserves</u>				
Reserve - CDD Amenity	\$ 325,000	\$ 142,490	44%	
Reserve - Splash Park	\$ 60,000	\$ 1,168	2%	

EXAMPLES

Check Register December 31, 2025

Date	Number	Name	Memo	Deposits	Payments	Balance
09/30/2025			Beginning of Year			1,150,461.49
10/01/2025	200089	Poolsure	Invoice: 131295632081 (Reference: Water Management Oct 25.)		3,344.37	1,147,117.12
10/01/2025			Deposit	57.06		1,147,174.18
10/01/2025	29R		Acure Security Services for 9/16/25 - 9/30/25 in FY25	3,277.50		1,150,451.68
10/02/2025	200090	Progressive Entertainment, Inc.	Invoice: 12499999 (Reference: DJ Services.)		649.00	1,149,802.68
10/02/2025	200091	Pickett Electric, Inc.	Invoice: 539 (Reference: Service Call for Lights on walking path.)		350.00	1,149,452.68
10/02/2025	200092	Xerox Financial Services	Invoice: 40974554 (Reference: Copier Lease 9/15/25 - 10/14/25.)		536.63	1,148,916.05
10/02/2025	200093	MTMM Enterprises, LLC	Invoice: 082025 (Reference: Casino Night Services.)		1,850.00	1,147,066.05
10/02/2025	200094	Ruppert Landscape LLC	Invoice: 761328 (Reference: Landscape Management Sept 25.) Invoice: 781191 (Reference: Leak L...		65,422.09	1,081,643.96
10/02/2025			Deposit	76.78		1,081,690.74
10/03/2025	200095	Instant Photocube	Invoice: 20250726-01 (Reference: Photo Booth.)		595.00	1,081,095.74
10/03/2025	200096	The Lake Doctors, Inc.	Invoice: 312496B (Reference: Water Management.)		5,125.00	1,075,970.74
10/03/2025	200097	Tree Tech Tree Service Inc.	Invoice: 14265 (Reference: Tree Removal & Stump Grinding.)		2,200.00	1,073,770.74
10/03/2025	200098	TJDN LLC	Invoice: 6001196 (Reference: Gutter Installation.)		899.50	1,073,071.24
10/03/2025			Deposit	134.43		1,073,205.67
10/04/2025			Deposit	52.50		1,073,258.17
10/05/2025			Deposit	43.78		1,073,301.95
10/06/2025	10062SACH1	Comcast Business	2245 PLANTATION CENTER DR. REAR GAZEBO		145.80	1,073,156.13
10/07/2025	200099	Vesta District Services	Invoice: 428931 (Reference: Management Fees Oct 25.)		5,974.92	1,067,181.21
10/07/2025	200100	AAA Big Top Entertainment, A Clown Co.	Invoice: 037 (Reference: Santa Claus 12/13/25.)		875.00	1,066,306.21
10/07/2025	200101	Elite Amenities NE FL, LLC	Invoice: 1946 (Reference: Amenity Pool 9/16/25 - 9/30/25.) Invoice: 1947 (Reference: Splash P...		9,879.75	1,056,626.46
10/07/2025	200102	Vesta Property Services, Inc.	Invoice: 428904 (Reference: Amenity Management Services - Sept 2025.) Invoice: 428908 (Refer...		65,525.88	991,100.58
10/07/2025	200103	Ruppert Landscape LLC	Invoice: 763743 (Reference: Repaired Main Line.) Invoice: 763740 (Reference: Repair main line...		5,214.00	985,886.58
10/07/2025	10072SACH1	Comcast Business	1510 Calming Water Drive		540.78	985,345.80
10/07/2025			Deposit	128.09		985,473.89
10/08/2025	100256	Risk Management Associates, Inc.	FY Insurance Policy #PK FL1 0104013 25-18 10/1/25 - 10/01/26		44,506.00	940,967.89
10/08/2025			Deposit	525.00		941,492.89
10/08/2025	100257	Michael Kerekes	Fall Festival pumpkins, hay bales & corn stalks		669.00	940,823.89
10/08/2025			Deposit	11.06		940,834.95
10/09/2025			Deposit	136.44		940,971.39
10/10/2025	200104	Vesta District Services	Invoice: 428976 (Reference: FY2026 Dissemination Agent Fee.)		1,200.00	939,771.39
10/10/2025	200105	HomeTeam Pest Defense	Invoice: 113407245 (Reference: Pest Control.) Invoice: 113407246 (Reference: Pest Control.)		220.68	939,550.71
10/10/2025	200106	Tri-County Public Safety and Training	Invoice: B-1501 (Reference: Security 9/18/25 - 9/30/25.)		3,277.50	936,273.21
10/10/2025	200107	Tree Tech Tree Service Inc.	Invoice: 14311 (Reference: Tree Removal.)		1,800.00	934,473.21
10/10/2025			Deposit	33.76		934,506.97
10/11/2025			Deposit	44.48		934,551.45
10/13/2025			Deposit	33.68		934,585.13

Check Register December 31, 2025

Date	Number	Name	Memo	Deposits	Payments	Balance
10/14/2025	10142SACH14	Comcast Business	2300 Town Center Blvd, Ofc 2		218.67	934,366.46
10/14/2025	10142SACH1	Clay Electric Cooperative, Inc.	# 3 - 2242 VILLAGE SQUARE PKWY PARKING 8/18/25- 9/17/25		43.00	934,323.46
10/14/2025	10142SACH2	Clay Electric Cooperative, Inc.	1660 TOWN HALL CIR 8/18/25- 9/17/25		73.00	934,250.46
10/14/2025	10142SACH3	Clay Electric Cooperative, Inc.	STE 1 - 2363 VILLAGE SQUARE PKWY 8/18/25- 9/17/25		224.00	934,026.46
10/14/2025			Deposit	14.26		934,040.72
10/15/2025	200108	Vesta Property Services, Inc.	Invoice: 429037 (Reference: Billable Expenses Sept 25.)		81.23	933,959.49
10/15/2025	200109	City Wide Facility Solutions	Invoice: 32013032820 (Reference: Janitorial Services Oct 25.) Invoice: FCD13003071 (Reference...		2,800.58	931,158.91
10/15/2025	10152SACH1	Clay Electric Cooperative, Inc.	2211 TOWN CENTER BLVD 8/19/25- 9/18/25		43.00	931,115.91
10/15/2025	10152SACH2	Clay Electric Cooperative, Inc.	# 1 - 2355 TOWN CENTER BLVD 8/19/25- 9/18/25		47.00	931,068.91
10/15/2025	10152SACH3	Clay Electric Cooperative, Inc.	# 1 - 1369 FAIRWAY VILLAGE DR 8/19/25- 9/18/25		47.00	931,021.91
10/15/2025	10152SACH4	Clay Electric Cooperative, Inc.	# 1 - 2050 HERITAGE OAKS CT 8/19/25- 9/18/25		49.00	930,972.91
10/15/2025	10152SACH5	Clay Electric Cooperative, Inc.	# 1 - 1703 MARGARETS WALK RD 8/20/25 - 9/19/25		59.00	930,913.91
10/15/2025	10152SACH6	Clay Electric Cooperative, Inc.	# 3 - 2300 TOWN CENTER BLVD TENNIS 8/19/25- 9/18/25		163.00	930,750.91
10/15/2025	10152SACH7	Clay Electric Cooperative, Inc.	# 1 - 2300 TOWN CENTER BLVD 8/19/25- 9/18/25		285.00	930,465.91
10/15/2025	10152SACH8	Clay Electric Cooperative, Inc.	2300 TOWN CENTER BLVD 8/19/25- 9/18/25		291.00	930,154.91
10/15/2025	10152SACH9	Clay Electric Cooperative, Inc.	6937 HIGHWAY 17 PUMP FOR POND 8/20/25- 9/19/25		783.00	929,371.91
10/15/2025	10152SACH10	Clay Electric Cooperative, Inc.	# 2 - 2300 TOWN CENTER BLVD 8/19/25- 9/18/25		2,282.00	927,089.91
10/15/2025	10152SACH11	Clay Electric Cooperative, Inc.	TOWN CENTER BLVD ST LIGHTING 8/20/25- 9/19/25		3,160.00	923,929.91
10/15/2025	10152SACH12	Clay Electric Cooperative, Inc.	# 1 - 2069 THORNHILL DR 8/19/25- 9/18/25		43.00	923,886.91
10/15/2025	10152SACH13	Clay Electric Cooperative, Inc.	2267 TOWN CENTER BLVD IRRIGATION 8/19/25- 9/18/25		43.00	923,843.91
10/15/2025	10152SACH14	Clay Electric Cooperative, Inc.	# 1 - 1420 WOODLAND VIEW DR 8/19/25- 9/18/25		43.00	923,800.91
10/15/2025	10152SACH15	Clay Electric Cooperative, Inc.	# 1 - 1755 COVINGTON LN 8/19/25- 9/18/25		43.00	923,757.91
10/15/2025	10152SACH16	Clay Electric Cooperative, Inc.	# 1 - 426 OLD HARD RD 8/19/25- 9/18/25		43.00	923,714.91
10/15/2025	10152SACH17	Clay Electric Cooperative, Inc.	# 1 - 1714 CYPRESS GLEN DR 8/19/25- 9/18/25		46.00	923,668.91
10/15/2025	10152SACH18	Clay Electric Cooperative, Inc.	# 1 - 7871 US HIGHWAY 17 SIGN 8/20/25 - 9/19/25		47.00	923,621.91
10/15/2025	10152SACH19	Clay Electric Cooperative, Inc.	2005 YELLOW BIRCH LN 8/20/25 - 9/19/25		47.00	923,574.91
10/15/2025	10152SACH20	Clay Electric Cooperative, Inc.	2522-1 TOWN CENTER BLVD ITR MTR 8/19/25- 9/18/25		48.00	923,526.91
10/15/2025	10152SACH21	Clay Electric Cooperative, Inc.	# 1 - 1402 WOODLAND VIEW DR 8/19/25- 9/18/25		48.00	923,478.91
10/15/2025	10152SACH22	Clay Electric Cooperative, Inc.	# 1 - 2151 THORNHILL DR 8/19/25- 9/18/25		49.00	923,429.91
10/15/2025	10152SACH23	Clay Electric Cooperative, Inc.	# 1 - 2487 SOUTHERN LINKS DR ENTRANCE SIGN 8/19/25- 9/18/25		55.00	923,374.91
10/15/2025	10152SACH24	Clay Electric Cooperative, Inc.	# 1 - 2131 TOWN CENTER BLVD IRRIGATION 8/19/25- 9/18/25		56.00	923,318.91
10/15/2025	10152SACH25	Clay Electric Cooperative, Inc.	2204 LINKS DR 8/19/25- 9/18/25		74.00	923,244.91
10/15/2025	10152SACH26	Clay Electric Cooperative, Inc.	# 1 - 1897 CHATHAM VILLAGE DR 8/19/25- 9/18/25		46.00	923,198.91
10/15/2025	10152SACH27	Clay Electric Cooperative, Inc.	# 1 - 1715 CYPRESS GLEN DR 8/19/25- 9/18/25		46.00	923,152.91
10/15/2025	10152SACH28	Clay Electric Cooperative, Inc.	# 5 - 2300 TOWN CENTER BLVD 8/19/25- 9/18/25		48.00	923,104.91
10/15/2025	10152SACH29	Clay Electric Cooperative, Inc.	1900 TOWN CENTER BLVD 8/20/25 - 9/19/25		49.00	923,055.91
10/15/2025	10152SACH30	Clay Electric Cooperative, Inc.	# 1 - 1502 AUTUMN GLEN DR 8/19/25- 9/18/25		54.00	922,991.91

EXAMPLES

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Date	Number	Name	Memo	Deposits	Payments	Balance
10/14/2025	101425ACH14	Comcast Business	2300 Town Center Blvd, Ofc 2		218.67	934,366.46
10/14/2025	101425ACH1	Clay Electric Cooperative, Inc.	# 3 - 2242 VILLAGE SQUARE PKWY PARKING 8/18/25- 9/17/25		43.00	934,323.46
10/14/2025	101425ACH2	Clay Electric Cooperative, Inc.	1660 TOWN HALL CIR 8/18/25- 9/17/25		73.00	934,250.46
10/14/2025	101425ACH3	Clay Electric Cooperative, Inc.	STE 1 - 2363 VILLAGE SQUARE PKWY 8/18/25- 9/17/25		224.00	934,026.46
10/14/2025			Deposit	14.26		934,040.72
10/15/2025	200108	Vesta Property Services, Inc.	Invoice: 429037 (Reference: Billable Expenses Sept 25.)		81.23	933,959.49
10/15/2025	200109	City Wide Facility Solutions	Invoice: 32013032820 (Reference: Janitorial Services Oct 25.) Invoice: PCD13003071 (Reference...		2,800.58	931,158.91
10/15/2025	101525ACH1	Clay Electric Cooperative, Inc.	2211 TOWN CENTER BLVD 8/19/25- 9/18/25		43.00	931,115.91
10/15/2025	101525ACH2	Clay Electric Cooperative, Inc.	# 1 - 2355 TOWN CENTER BLVD 8/19/25- 9/18/25		47.00	931,068.91
10/15/2025	101525ACH3	Clay Electric Cooperative, Inc.	# 1 - 1399 FAIRWAY VILLAGE DR 8/19/25- 9/18/25		47.00	931,021.91
10/15/2025	101525ACH4	Clay Electric Cooperative, Inc.	# 1 - 2050 HERITAGE OAKS CT 8/19/25- 9/18/25		49.00	930,972.91
10/15/2025	101525ACH5	Clay Electric Cooperative, Inc.	# 1 - 1703 MARGARETS WALK RD 8/20/25 - 9/19/25		59.00	930,913.91
10/15/2025	101525ACH6	Clay Electric Cooperative, Inc.	# 3 - 2300 TOWN CENTER BLVD TENNIS 8/19/25- 9/18/25		163.00	930,750.91
10/15/2025	101525ACH7	Clay Electric Cooperative, Inc.	# 1 - 2300 TOWN CENTER BLVD 8/19/25- 9/18/25		265.00	930,485.91
10/15/2025	101525ACH8	Clay Electric Cooperative, Inc.	2300 TOWN CENTER BLVD 8/19/25- 9/18/25		291.00	930,194.91
10/15/2025	101525ACH9	Clay Electric Cooperative, Inc.	6937 HIGHWAY 17 PUMP FOR POND 8/20/25- 9/19/25		783.00	929,371.91
10/15/2025	101525ACH10	Clay Electric Cooperative, Inc.	# 2 - 2300 TOWN CENTER BLVD 8/19/25- 9/18/25		2,282.00	927,089.91
10/15/2025	101525ACH11	Clay Electric Cooperative, Inc.	TOWN CENTER BLVD ST LIGHTING 8/20/25- 9/19/25		3,160.00	923,929.91
10/15/2025	101525ACH12	Clay Electric Cooperative, Inc.	# 1 - 2069 THORNHILL DR 8/19/25- 9/18/25		43.00	923,886.91
10/15/2025	101525ACH13	Clay Electric Cooperative, Inc.	2267 TOWN CENTER BLVD IRRIGATION 8/19/25- 9/18/25		43.00	923,843.91
10/15/2025	101525ACH14	Clay Electric Cooperative, Inc.	# 1 - 1420 WOODLAND VIEW DR 8/19/25- 9/18/25		43.00	923,800.91
10/15/2025	101525ACH15	Clay Electric Cooperative, Inc.	# 1 - 1756 COVINGTON LN 8/19/25- 9/18/25		43.00	923,757.91
10/15/2025	101525ACH16	Clay Electric Cooperative, Inc.	# 1 - 426 OLD HARD RD 8/19/25- 9/18/25		43.00	923,714.91
10/15/2025	101525ACH17	Clay Electric Cooperative, Inc.	# 1 - 1714 CYPRESS GLEN DR 8/19/25- 9/18/25		46.00	923,668.91
10/15/2025	101525ACH18	Clay Electric Cooperative, Inc.	# 1 - 7671 US HIGHWAY 17 SIGN 8/20/25 - 9/19/25		47.00	923,621.91
10/15/2025	101525ACH19	Clay Electric Cooperative, Inc.	2005 YELLOW BIRCH LN 8/20/25 - 9/19/25		47.00	923,574.91
10/15/2025	101525ACH20	Clay Electric Cooperative, Inc.	2522-1 TOWN CENTER BLVD IR MTR 8/19/25- 9/18/25		48.00	923,526.91
10/15/2025	101525ACH21	Clay Electric Cooperative, Inc.	# 1 - 1402 WOODLAND VIEW DR 8/19/25- 9/18/25		48.00	923,478.91
10/15/2025	101525ACH22	Clay Electric Cooperative, Inc.	# 1 - 2151 THORNHILL DR 8/19/25- 9/18/25		49.00	923,429.91
10/15/2025	101525ACH23	Clay Electric Cooperative, Inc.	#1 - 2487 SOUTHERN LINKS DR ENTRANCE SIGN 8/19/25- 9/18/25		55.00	923,374.91
10/15/2025	101525ACH24	Clay Electric Cooperative, Inc.	# 1 - 2131 TOWN CENTER BLVD IRRIGATION 8/19/25- 9/18/25		56.00	923,318.91
10/15/2025	101525ACH25	Clay Electric Cooperative, Inc.	2204 LINKS DR 8/19/25- 9/18/25		74.00	923,244.91
10/15/2025	101525ACH26	Clay Electric Cooperative, Inc.	# 1 - 1897 CHATHAM VILLAGE DR 8/19/25- 9/18/25		46.00	923,198.91
10/15/2025	101525ACH27	Clay Electric Cooperative, Inc.	# 1 - 1715 CYPRESS GLEN DR 8/19/25- 9/18/25		46.00	923,152.91
10/15/2025	101525ACH28	Clay Electric Cooperative, Inc.	# 5 - 2300 TOWN CENTER BLVD 8/19/25- 9/18/25		48.00	923,104.91
10/15/2025	101525ACH29	Clay Electric Cooperative, Inc.	1900 TOWN CENTER BLVD 8/20/25 - 9/19/25		49.00	923,055.91
10/15/2025	101525ACH30	Clay Electric Cooperative, Inc.	# 1 - 1502 AUTUMN GLEN DR 8/19/25- 9/18/25		54.00	922,901.91

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Date	Number	Name	Memo	Deposits	Payments	Balance
10/15/2025	101525ACH31	Clay Electric Cooperative, Inc.	1510 CALMING WATER DR AM CNTR 8/19/25- 9/18/25		1,711.00	921,290.91
10/15/2025	101525ACH32	GFL	Trash Service		395.60	920,895.31
10/15/2025	101525ACH33	GFL	Trash Service		609.40	920,285.91
10/16/2025	101625ACH1	Clay Electric Cooperative, Inc.	TWN CTR BLVD HWY 17 LIGHTING 8/22/25 - 9/21/25		630.00	919,655.91
10/16/2025			Deposit	76.48		919,732.39
10/17/2025			Deposit	52.80		919,785.19
10/18/2025			Deposit	47.95		919,833.14
10/19/2025			Deposit	52.50		919,885.64
10/20/2025	200110	Picket Electric, Inc.	Invoice: 556 (Reference: Repair light fixtures - Splash Park.) Invoice: 551 (Reference: Repla...		1,802.00	918,083.64
10/20/2025	200111	Tri-County Public Safety and Training	Invoice: B-1524 (Reference: Security 10/1/25 - 10/15/25.)		2,566.25	915,517.39
10/20/2025	200112	Elite Amenities NE FL, LLC	Invoice: 1952 (Reference: Amenity Pool 10/1/25 - 10/15/25.)		6,182.55	909,334.84
10/20/2025	200113	Turner Pest Control	Invoice: 621309926 (Reference: Pest Control.)		309.26	909,025.58
10/20/2025	200114	Osteen Media Group	Invoice: 2025-305056 (Reference: Legal Advertising.)		72.90	908,952.68
10/20/2025	200115	Unicom Web Development	Invoice: 3183 (Reference: FY2026 Website Hosting.)		1,800.00	907,152.68
10/20/2025			Deposit	76.78		907,229.46
10/21/2025	100258	Bold City Seal Services, LLC	Pond Dewatering & Sinkhole/Exploratory Repair		49,432.00	857,797.46
10/21/2025			Deposit	61.91		857,859.37
10/22/2025	102225CC1	Trust Bank Credit Card	Various Purchases		739.69	857,119.68
10/22/2025			Deposit	142.93		857,262.61
10/23/2025	200116	Ruppert Landscape LLC	Invoice: 768400 (Reference: Irrigation Repairs.) Invoice: 768391 (Reference: Irrigation Repai...		3,696.00	853,566.61
10/23/2025			Deposit	185.72		853,752.33
10/24/2025	200117	Vesta District Services	Invoice: 429048 (Reference: Billable Expenses - Sep 2025.)		28.97	853,723.36
10/24/2025			Deposit	267.39		853,990.75
10/25/2025			Deposit	28.83		854,019.58
10/27/2025	102725ACH1	Comcast Business	2300 Towncenter Blvd, Ofc 1		694.15	853,325.43
10/29/2025	200118	10-S Tennis Supply & Dinkshot Pickleball	Invoice: 171249 (Reference: Classic Center Strap.)		149.47	853,175.96
10/29/2025	200119	Horizon Pipe	Invoice: 1187 (Reference: Pipe Inspection.)		3,049.00	850,126.96
10/29/2025			Deposit	28.83		850,155.79
10/30/2025	200120	The Lake Doctors, Inc.	Invoice: 2068417 (Reference: Fountain Cleaning Service - Quarterly.)		200.00	849,955.79
10/30/2025	200121	Ruppert Landscape LLC	Invoice: 770714 (Reference: Landscape Management Oct 25.)		54,866.67	795,089.12
10/30/2025			Deposit	71.92		795,161.04
10/31/2025			Deposit	13,413.07		808,574.11
10/31/2025	103125ACH1	Clay County Utility Authority	Spine Road Reclaimed Irrigation		316.60	808,257.51
10/31/2025	103125ACH2	Clay County Utility Authority	2232-1 Plantation Center Drive Redaimed Irrigation		158.30	808,099.21
10/31/2025	103125ACH3	Clay County Utility Authority	Spine Road Reclaimed Irrigation		316.60	807,782.61
10/31/2025	103125ACH4	Clay County Utility Authority	Spine Road Reclaimed Irrigation		316.60	807,466.01
10/31/2025	103125ACH5	Clay County Utility Authority	Spine Road Reclaimed Irrigation		383.71	807,082.30

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Date	Number	Name	Memo	Deposits	Payments	Balance	
10/31/2025	103125ACH6	Clay County Utility Authority	2059 Thornhill Drive Reclaimed Irrigation		106.55	806,975.75	
10/31/2025	103125ACH7	Clay County Utility Authority	401 -1 Old Hard Road Reclaimed Irrigation		158.30	806,817.45	
10/31/2025	103125ACH8	Clay County Utility Authority	Spine Road Reclaimed Irrigation		49.47	806,767.98	
10/31/2025	103125ACH9	Clay County Utility Authority	Covington Lane Reclaimed Irrigation		27.31	806,740.67	
10/31/2025	103125ACH10	Clay County Utility Authority	Hickory Trace Drive Reclaimed Irrigation		73.58	806,667.09	
10/31/2025	103125ACH11	Clay County Utility Authority	Spine Road Reclaimed Irrigation		338.05	806,331.04	
10/31/2025	103125ACH12	Clay County Utility Authority	1510 -1 Calming Water Drive Irrigation		2,258.09	804,072.95	
10/31/2025	103125ACH13	Clay County Utility Authority	Spine Road Reclaimed Irrigation		1,210.38	802,862.59	
10/31/2025	103125ACH14	Clay County Utility Authority	Spine Road Reclaimed Irrigation		2,829.73	800,232.86	
10/31/2025	103125ACH15	Clay County Utility Authority	1510 -2 Calming Water Drive Amenity Center		895.68	799,537.18	
10/31/2025	103125ACH16	Clay County Utility Authority	1226 Fairway Village Drive Reclaimed Irrigation		22.54	799,514.64	
10/31/2025	103125ACH17	Clay County Utility Authority	2300 Town Center Blvd Tennis Courts		638.24	798,876.40	
10/31/2025	103125ACH18	Clay County Utility Authority	2300 Town Center Blvd Info Center		108.61	798,767.79	
10/31/2025	103125ACH19	Clay County Utility Authority	River Park Garden Area Irrigation		34.01	798,733.78	
10/31/2025	103125ACH20	Clay County Utility Authority	426 -2 Old Hard Road Restroom		344.56	798,389.22	
10/31/2025	103125ACH21	Clay County Utility Authority	426 -3 Old Hard Road Irrigation		124.18	798,265.04	
10/31/2025	103125ACH22	Clay County Utility Authority	1516 Town Center Blvd Reclaimed Irrigation		2,197.68	796,067.36	
10/31/2025	103125ACH23	Clay County Utility Authority	1436 Woodland View Drive Reclaimed Irrigation		129.27	795,938.09	
10/31/2025	103125ACH24	Clay County Utility Authority	2300 Town Center Blvd Irrigation		2,225.62	793,712.47	
10/31/2025	103125ACH25	Clay County Utility Authority	2300 Town Center Blvd Pavilion		108.55	793,603.92	
10/31/2025	103125ACH26	Clay County Utility Authority	Spine Road Reclaimed Irrigation		2,740.81	790,863.11	
10/31/2025	103125ACH27	Clay County Utility Authority	Victoria Chase Court Reclaimed Irrigation		59.76	790,803.35	
10/31/2025	103125ACH28	Clay County Utility Authority	2300 Town Center Blvd Pool		996.72	789,806.63	
10/31/2025	103125ACH29	Clay County Utility Authority	2315-1 Yellow Jasmine Lane		19.79	789,786.84	
10/31/2025	103125CC1	Trust Bank Credit Card	Various Purchases		49.98	789,736.86	
10/31/2025			Interest	3,571.53		793,308.39	
10/31/2025	End of Month			22,647.44	379,800.54	793,308.39	
11/01/2025			Deposit	18.93		793,327.32	
11/03/2025	200122	Poolsure	Invoice: 131295632645 (Reference: Water Management Nov 25.)		3,344.37	789,982.95	
11/03/2025	200123	Ruppert Landscape LLC	Invoice: 744853 (Reference: Grass Replacement.) Invoice: 744849 (Reference: Front Monument Si...		4,475.15	785,507.80	
11/03/2025	200124	Prime AE	Invoice: 55263 (Reference: Engineering Services Aug 30, 2025 - Oct 3, 2025.)		552.50	784,955.30	
11/04/2025	110425ACH1	Comcast Business	2245 PLANTATION CENTER DR, REAR GAZEBO		130.80	784,824.50	
11/04/2025	110425CC1	Valley Bank Credit Card			16,807.06	768,017.44	
11/04/2025			Deposit	101.05		768,118.49	
11/05/2025	200125	The Lake Doctors, Inc.	Invoice: 3210338 (Reference: Water Management Nov 25.)		5,125.00	762,993.49	
11/05/2025	200126	Neon Entertainment	Invoice: 27395 (Reference: Stuffa Squishie.)		2,775.00	760,218.49	
11/05/2025	200127	Pickett Electric, Inc.	Invoice: 560 (Reference: Service Call Light Repair)		390.00	759,828.49	

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Date	Number	Name	Memo	Deposits	Payments	Balance	
11/05/2025	200128	LLS Tax Solutions Inc.	Invoice: 003937 (Reference: Arbitrage Services.)		600.00	759,228.49	
11/05/2025	110525PR1	Michael Glickman	BOS Meeting 10/28/25		200.00	759,028.49	
11/05/2025	110525PR2	Michelle Szafanski	BOS Meeting 10/28/25		200.00	758,828.49	
11/05/2025	110525PR3	Mike Cella	BOS Meeting 10/28/25		200.00	758,628.49	
11/05/2025	110525PR4	Rick Nelson	BOS Meeting 10/28/25		200.00	758,428.49	
11/05/2025	110525PR5	Rodney Ashford	BOS Meeting 10/28/25		200.00	758,228.49	
11/05/2025			Deposit	56.79		758,285.28	
11/06/2025			Deposit	33.68		758,318.96	
11/06/2025			Deposit	51,238.41		809,557.37	
11/07/2025			Deposit	92.00		809,649.37	
11/07/2025	110725ACH1	Comcast Business	1510 Calming Water Drive		542.43	809,106.94	
11/08/2025			Deposit	28.83		809,135.77	
11/09/2025			Deposit	71.61		809,207.38	
11/10/2025	200129	Osteen Media Group	Invoice: 2025-305288 (Reference: Legal Advertising.)		72.90	809,134.48	
11/10/2025	200130	Tri-County Public Safety and Training	Invoice: B-1553 (Reference: Public Safety Service 10/16/25 - 10/31/25.)		2,820.00	806,314.48	
11/10/2025	200131	Ruppert Landscape LLC	Invoice: 772984 (Reference: Landscape Enhancement.) Invoice: 774300 (Reference: Repair check ...		-3,551.99	802,762.49	
11/10/2025	200132	Vesta Property Services, Inc.	Invoice: 429323 (Reference: Billable mileage Oct.) Invoice: 429457 (Reference: Amenity Manage...		65,367.49	737,395.00	
11/10/2025	200133	City Wide Facility Solutions	Invoice: 32013033533 (Reference: Janitorial Services & Supplies Nov 25.)		2,960.85	734,734.15	
11/10/2025	200134	Pickett Electric, Inc.	Invoice: 574 (Reference: Breaker Replacement.)		240.00	734,494.15	
11/10/2025			Deposit	86.17		734,580.32	
11/11/2025	26		Refund for Casino Night		640.00	733,940.32	
11/12/2025	200135	Vesta Property Services, Inc.	Invoice: 429460 (Reference: Billable Expenses - Oct 2025.)		33.29	733,907.03	
11/12/2025	111225ACH3	Comcast Business	2300 Town Center Blvd, Ofc 2		218.67	733,688.36	
11/12/2025	111225ACH1	Clay Electric Cooperative, Inc.	# 1 - 1420 WOODLAND VIEW DR 9/18/25- 10/19/25		43.00	733,645.36	
11/12/2025	111225ACH2	Clay Electric Cooperative, Inc.	1880 TOWN HALL CIR 9/18/25- 10/19/25		74.00	733,571.36	
11/12/2025	111225ACH4	Clay Electric Cooperative, Inc.	STE 1 - 2363 VILLAGE SQUARE PKWY 9/18/25- 10/19/25		250.00	733,321.36	
11/13/2025	200136	Vesta District Services	Invoice: 429499 (Reference: Management Fees Nov 25.)		5,974.92	727,346.44	
11/13/2025	200137	JP Custom Carts	Invoice: 10525 (Reference: Utility Box.)		790.00	726,556.44	
11/13/2025	111325ACH5	Clay Electric Cooperative, Inc.	# 1 - 1755 COVINGTON LN 9/18/25- 10/19/25		43.00	726,513.44	
11/13/2025	111325ACH6	Clay Electric Cooperative, Inc.	6937 HIGHWAY 17 PUMP FOR POND 9/19/25- 10/20/25		812.00	725,701.44	
11/13/2025	111325ACH7	Clay Electric Cooperative, Inc.	# 1 - 426 OLD HARD RD 9/18/25- 10/19/25		43.00	725,658.44	
11/13/2025	111325ACH8	Clay Electric Cooperative, Inc.	2267 TOWN CENTER BLVD IRRIGATION 9/18/25- 10/19/25		43.00	725,615.44	
11/13/2025	111325ACH9	Clay Electric Cooperative, Inc.	# 1 - 2069 THORNHILL DR 9/18/25- 10/19/25		43.00	725,572.44	
11/13/2025	111325ACH10	Clay Electric Cooperative, Inc.	2211 TOWN CENTER BLVD 9/19/25- 10/19/25		43.00	725,529.44	
11/13/2025	111325ACH11	Clay Electric Cooperative, Inc.	# 3 - 2242 VILLAGE SQUARE PKWY PARKING 9/18/25- 10/19/25		43.00	725,486.44	
11/13/2025	111325ACH12	Clay Electric Cooperative, Inc.	# 1 - 1714 CYPRESS GLEN DR 9/18/25- 10/19/25		46.00	725,440.44	
11/13/2025	111325ACH13	Clay Electric Cooperative, Inc.	1900 TOWN CENTER BLVD 9/18/25- 10/19/25		47.00	725,393.44	

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Date	Number	Name	Memo	Deposits	Payments	Balance
11/13/2025	111325ACH14	Clay Electric Cooperative, Inc.	2005 YELLOW BIRCH LN 9/18/25 - 10/19/25		48.00	725,345.44
11/13/2025	111325ACH15	Clay Electric Cooperative, Inc.	# 1 - 1399 FAIRWAY VILLAGE DR 9/18/25- 10/19/25		48.00	725,297.44
11/13/2025	111325ACH16	Clay Electric Cooperative, Inc.	# 5 - 2300 TOWN CENTER BLVD 9/18/25- 10/19/25		48.00	725,249.44
11/13/2025	111325ACH17	Clay Electric Cooperative, Inc.	# 1 - 2355 TOWN CENTER BLVD. 9/18/25 - 10/19/25		48.00	725,201.44
11/13/2025	111325ACH18	Clay Electric Cooperative, Inc.	2522-1 TOWN CENTER BLVD IR MTR 9/18/25 - 10/19/25		48.00	725,153.44
11/13/2025	111325ACH19	Clay Electric Cooperative, Inc.	# 1 - 7671 US HIGHWAY 17 SIGN 9/19/25 - 10/20/25		49.00	725,104.44
11/13/2025			Deposit	401,172.07		1,126,276.51
11/13/2025	111325ACH20	Clay Electric Cooperative, Inc.	# 1 - 2151 THORNHILL DR 9/18/25- 10/19/25		50.00	1,126,226.51
11/13/2025	111325ACH21	Clay Electric Cooperative, Inc.	#1 - 2467 SOUTHERN LINKS DR ENTRANCE SIGN 9/18/25- 10/19/25		55.00	1,126,171.51
11/13/2025	111325ACH22	Clay Electric Cooperative, Inc.	# 1 - 1502 AUTUMN GLEN DR 9/18/25 - 10/19/25		56.00	1,126,116.51
11/13/2025	111325ACH23	Clay Electric Cooperative, Inc.	# 1 - 2131 TOWN CENTER BLVD IRRIGATION 89/18/25 - 10/19/25		56.00	1,126,060.51
11/13/2025	111325ACH24	Clay Electric Cooperative, Inc.	# 1 - 1703 MARGARETS WALK RD 9/18/25 - 10/19/25		59.00	1,126,001.51
11/13/2025	111325ACH25	Clay Electric Cooperative, Inc.	2204 LINKS DR 9/18/25 - 10/19/25		75.00	1,125,926.51
11/13/2025	111325ACH26	Clay Electric Cooperative, Inc.	# 1 - 2300 TOWN CENTER BLVD 9/18/25 - 10/19/25		272.00	1,125,654.51
11/13/2025	111325ACH27	Clay Electric Cooperative, Inc.	# 3 - 2300 TOWN CENTER BLVD TENNIS 9/18/25 - 10/19/25		281.00	1,125,373.51
11/13/2025	111325ACH28	Clay Electric Cooperative, Inc.	2300 TOWN CENTER BLVD 9/18/25 - 10/19/25		284.00	1,125,089.51
11/13/2025	111325ACH29	Clay Electric Cooperative, Inc.	1510 CALMING WATER DR AM CNTR 9/18/25 - 10/19/25		1,568.00	1,123,521.51
11/13/2025	111325ACH30	Clay Electric Cooperative, Inc.	# 2 - 2300 TOWN CENTER BLVD 9/18/25 - 10/19/25		2,067.00	1,121,454.51
11/13/2025	111325ACH31	Clay Electric Cooperative, Inc.	TOWN CENTER BLVD ST LIGHTING 9/19/25 - 10/20/25		3,160.00	1,118,294.51
11/13/2025	111325ACH32	Clay Electric Cooperative, Inc.	# 1 - 1402 WOODLAND VIEW DR 9/18/25- 10/19/25		49.00	1,118,245.51
11/13/2025	111325ACH33	Clay Electric Cooperative, Inc.	# 1 - 1715 CYPRESS GLEN DR 9/18/25 - 10/19/25		48.00	1,118,199.51
11/13/2025	111325ACH34	Clay Electric Cooperative, Inc.	# 1 - 1897 CHATHAM VILLAGE DR 9/18/25 - 10/19/25		48.00	1,118,151.51
11/13/2025	111325ACH35	Clay Electric Cooperative, Inc.	# 1 - 2050 HERITAGE OAKS CT 9/18/25 - 10/19/25		49.00	1,118,102.51
11/13/2025	111325ACH36	Clay Electric Cooperative, Inc.	TWN CTR BLVD HWY 17 LIGHTING 9/18/25 - 10/19/25		630.00	1,117,472.51
11/13/2025	27		Refund for Spooktaular		25.00	1,117,447.51
11/17/2025	111725ACH1	GFL	Trash Service		607.97	1,116,839.54
11/17/2025	111725ACH2	GFL	Trash Service		394.69	1,116,444.85
11/19/2025	200138	Kutak Rock LLP	Invoice: 3655563 (Reference: Legal Services Sept 25.)		3,135.09	1,113,309.76
11/19/2025	200139	Tri-County Public Safety and Training	Invoice: B-1570 (Reference: Security 11/1/25 - 11/15/25.)		2,413.75	1,110,896.01
11/19/2025	200140	Picket Electric, Inc.	Invoice: 573 (Reference: Light Replacement.)		880.00	1,110,016.01
11/19/2025	200141	Vak Pak	Invoice: SO25-01450 (Reference: Replace Pool Light.)		924.35	1,109,091.66
11/19/2025	200142	Vesta District Services	Invoice: 429437 (Reference: Billable Expenses - Oct 2025.)		49.95	1,109,041.71
11/21/2025	100259	FLORIDA DEPT OF ECONOMIC OPPORTUNITY	FY 2025/2026 Special District Fee Invoice/Update Form		175.00	1,108,866.71
11/21/2025	200143	Uline, Inc.	Invoice: 200062920 (Reference: Supplies.)		1,167.87	1,107,698.84
11/21/2025	200144	AquaSeal Resurfacing, LLC.	Invoice: 3354 (Reference: Splash Pad Combi-Joint Installation.)		5,256.00	1,102,442.84
11/21/2025			Deposit	57.05		1,102,499.89
11/22/2025			Deposit	16.02		1,102,515.91

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Date	Number	Name	Memo	Deposits	Payments	Balance
11/24/2025	112425BOS1	Michael Glioman	BOS Meeting 11/18/25		200.00	1,102,315.91
11/24/2025	112425BOS2	Michelle Szafanski	BOS Meeting 11/18/25		200.00	1,102,115.91
11/24/2025	112425BOS3	Mike Cella	BOS Meeting 11/18/25		200.00	1,101,915.91
11/24/2025	112425BOS4	Rick Nelson	BOS Meeting 11/18/25		200.00	1,101,715.91
11/24/2025	112425BOS5	Rodney Ashford	BOS Meeting 11/18/25		200.00	1,101,515.91
11/24/2025			Deposit	46.00		1,101,561.91
11/25/2025	200145	Dolphin Backflow Inc.	Invoice: 46144 (Reference: Reinsulate backflowpreventer.)		2,175.00	1,099,386.91
11/25/2025	200147	Progressive Entertainment, Inc.	Invoice: 12810724 (Reference: Entertainment for Christmas Event.)		344.00	1,099,042.91
11/25/2025			Deposit	1,075,589.14		2,174,632.05
11/25/2025			Deposit	11.35		2,174,643.40
11/26/2025	112625ACH1	Comcast Business	2300 Towncenter Blvd, Ofc 1		694.15	2,173,949.25
11/28/2025	112825ACH1	Clay County Utility Authority	1226 Fairway Village Drive Reclaimed Irrigation		22.73	2,173,926.52
11/28/2025	112825ACH2	Clay County Utility Authority	River Park Garden Area Irrigation		35.28	2,173,891.24
11/28/2025	112825ACH3	Clay County Utility Authority	2300 Town Center Blvd Info Center		112.82	2,173,778.42
11/28/2025	112825ACH4	Clay County Utility Authority	2300 Town Center Blvd Tennis Courts		353.42	2,173,425.00
11/28/2025	112825ACH5	Clay County Utility Authority	426 -2 Old Hard Road Restroom		357.56	2,173,067.44
11/28/2025	112825ACH6	Clay County Utility Authority	426 -3 Old Hard Road Irrigation		697.58	2,172,370.00
11/28/2025	112825ACH7	Clay County Utility Authority	Spine Road Reclaimed Irrigation		51.33	2,172,318.73
11/28/2025	112825ACH8	Clay County Utility Authority	2069 Thornhill Drive Reclaimed Irrigation		108.11	2,172,210.62
11/28/2025	112825ACH9	Clay County Utility Authority	401 -1 Old Hard Road Reclaimed Irrigation		164.24	2,172,046.38
11/28/2025	112825ACH10	Clay County Utility Authority	Spine Road Reclaimed Irrigation		328.47	2,171,717.91
11/28/2025	112825ACH11	Clay County Utility Authority	Spine Road Reclaimed Irrigation		328.47	2,171,389.44
11/28/2025	112825ACH12	Clay County Utility Authority	Spine Road Reclaimed Irrigation		328.47	2,171,060.97
11/28/2025	112825ACH14	Clay County Utility Authority	Covington Lane Reclaimed Irrigation		26.93	2,171,034.04
11/28/2025	112825ACH15	Clay County Utility Authority	Victoria Chase Court Reclaimed Irrigation		55.47	2,170,978.57
11/28/2025	112825ACH16	Clay County Utility Authority	Hickory Trace Drive Reclaimed Irrigation		71.51	2,170,907.06
11/28/2025	112825ACH17	Clay County Utility Authority	2300 Town Center Blvd Pavilion		112.60	2,170,794.46
11/28/2025	112825ACH18	Clay County Utility Authority	1436 Woodland View Drive Reclaimed Irrigation		121.91	2,170,672.55
11/28/2025	112825ACH19	Clay County Utility Authority	Spine Road Reclaimed Irrigation		346.21	2,170,326.34
11/28/2025	112825ACH21	Clay County Utility Authority	1510 -2 Calming Water Drive Amenity Center		539.13	2,169,787.21
11/28/2025	112825ACH22	Clay County Utility Authority	Spine Road Reclaimed Irrigation		672.88	2,169,114.33
11/28/2025	112825ACH23	Clay County Utility Authority	2300 Town Center Blvd Pool		733.56	2,168,380.77
11/28/2025	112825ACH24	Clay County Utility Authority	Spine Road Reclaimed Irrigation		855.16	2,167,525.61
11/28/2025	112825ACH25	Clay County Utility Authority	1510 -1 Calming Water Drive Irrigation		1,029.04	2,166,496.57
11/28/2025	112825ACH26	Clay County Utility Authority	Spine Road Reclaimed Irrigation		1,542.18	2,164,954.39
11/28/2025	112825ACH27	Clay County Utility Authority	2300 Town Center Blvd Irrigation		1,645.27	2,163,309.12
11/28/2025	112825ACH20	Clay County Utility Authority	1510 -1 Calming Water Drive Irrigation		420.34	2,162,888.78

EXAMPLES

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Date	Number	Name	Memo	Deposits	Payments	Balance	
11/28/2025	112825ACH13	Clay County Utility Authority	2315-1 Yellow Jasmine Lane		20.53	2,162,968.25	
11/30/2025			Interest	3,852.38		2,166,720.63	
11/30/2025		End of Month		1,532,471.48	158,059.24	2,166,720.63	
12/01/2025			Deposit	57.36		2,166,777.99	
12/02/2025	200148	Poolsure	Invoice: 131295633164 (Reference: Water Management.)		3,344.37	2,163,433.62	
12/02/2025	200149	The Lake Doctors, Inc.	Invoice: 328845B (Reference: Water Management Dec 25.)		5,125.00	2,158,308.62	
12/03/2025	200150	Ruppert Landscape LLC	Invoice: 780434 (Reference: Landscape Management Nov 25.)		49,935.59	2,108,373.03	
12/03/2025	200151	Vesta Property Services, Inc.	Invoice: 429584 (Reference: Replacing 280 feet of railing.)		2,138.75	2,106,234.28	
12/03/2025	100260	Tropical Pressure & Painting, Inc.			5,400.00	2,100,834.28	
12/03/2025			Deposit	43.39		2,100,877.67	
12/04/2025	200152	City Wide Facility Solutions	Invoice: 32013034081 (Reference: Janitorial Service Dec 25.)		2,860.85	2,098,216.82	
12/04/2025	200153	Xerox Financial Services	Invoice: 41256043 (Reference: Copier Lease 11/15/25 - 12/14/25.)		1,073.26	2,097,143.56	
12/04/2025	200154	Tri-County Public Safety and Training	Invoice: B-1597 (Reference: Security 11/16/25 - 11/30/25.)		2,490.00	2,094,653.56	
12/04/2025	200155	Ruppert Landscape LLC	Invoice: 783031 (Reference: Irrigation Repairs.) Invoice: 783033 (Reference: Irrigation Repai...		5,563.00	2,089,090.56	
12/04/2025	120425ACH1	Comcast Business	2245 PLANTATION CENTER DR. REAR GAZEBO		130.80	2,088,959.76	
12/04/2025			Deposit	32.11		2,088,991.87	
12/05/2025			Deposit	20.76		2,089,012.63	
12/08/2025	200156	Osteen Media Group	Invoice: 2025-307155 (Reference: Legal Advertising.)		72.90	2,088,939.73	
12/08/2025	200157	Neon Entertainment	Invoice: 127753 (Reference: Stuffa Squishie.)		1,400.00	2,087,539.73	
12/08/2025	200158	The Lake Doctors, Inc.	Invoice: 2108025 (Reference: Debris Removal.)		900.00	2,086,639.73	
12/08/2025	200159	Vesta Property Services, Inc.	Invoice: 429806 (Reference: Amenity Management Nov 25.)		58,579.60	2,028,060.13	
12/08/2025	200160	Unicom Web Development	Invoice: 3191 (Reference: Website Services.)		200.00	2,027,860.13	
12/08/2025	120825ACH1	Comcast Business	1510 Calming Water Drive		542.43	2,027,317.70	
12/08/2025			Deposit	2,523,065.24		4,550,382.94	
12/08/2025			Deposit	55.72		4,550,438.66	
12/09/2025			Deposit	57.36		4,550,496.02	
12/10/2025	200161	Kutak Rock LLP	Invoice: 3689589 (Reference: General Counsel Oct 25.)		4,995.50	4,545,500.52	
12/10/2025	200162	Vesta Property Services, Inc.	Invoice: 429955 (Reference: Billable Expenses - Nov 25.)		760.97	4,544,739.55	
12/10/2025			Deposit	150.58		4,544,890.13	
12/11/2025	200163	Vesta Property Services, Inc.	Invoice: 429957 (Reference: Billable mileage Nov.)		85.80	4,544,804.33	
12/11/2025			Deposit	53.47		4,544,857.80	
12/12/2025	121225ACH1	Clay Electric Cooperative, Inc.	# 3 - 2242 VILLAGE SQUARE PKWY PARKING 10/19/25 - 11/18/25		43.00	4,544,814.80	
12/12/2025	121225ACH2	Clay Electric Cooperative, Inc.	1660 TOWN HALL CIR 10/19/25 - 11/18/25		76.00	4,544,738.80	
12/12/2025	121225ACH3	Comcast Business	2300 Town Center Blvd, Ofc 2		226.90	4,544,511.90	
12/12/2025	121225ACH4	Clay Electric Cooperative, Inc.	STE 1 - 2363 VILLAGE SQUARE PKWY 10/19/25 - 11/18/25		276.00	4,544,235.90	
12/12/2025			Deposit	471.44		4,544,707.34	
12/13/2025			Deposit	34.05		4,544,741.39	

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Date	Number	Name	Memo	Deposits	Payments	Balance	
12/15/2025	121525ACH1	Clay Electric Cooperative, Inc.	# 1 - 2069 THORNHILL DR 10/19/25 - 11/18/25		43.00	4,544,698.39	
12/15/2025	121525ACH2	Clay Electric Cooperative, Inc.	# 1 - 1420 WOODLAND VIEW DR 10/19/25 - 11/18/25		43.00	4,544,655.39	
12/15/2025	121525ACH3	Clay Electric Cooperative, Inc.	# 1 - 1755 COVINGTON LN 10/19/25 - 11/18/25		43.00	4,544,612.39	
12/15/2025	121525ACH4	Clay Electric Cooperative, Inc.	# 1 - 428 OLD HARD RD 10/19/25 - 11/18/25		43.00	4,544,569.39	
12/15/2025	121525ACH5	Clay Electric Cooperative, Inc.	2211 TOWN CENTER BLVD 10/19/25 - 11/18/25		43.00	4,544,526.39	
12/15/2025	121525ACH6	Clay Electric Cooperative, Inc.	2267 TOWN CENTER BLVD IRRIGATION 10/19/25 - 11/18/25		43.00	4,544,483.39	
12/15/2025	121525ACH7	Clay Electric Cooperative, Inc.	# 1 - 1714 CYPRESS GLEN DR 10/19/25 - 11/18/25		46.00	4,544,437.39	
12/15/2025	121525ACH8	Clay Electric Cooperative, Inc.	1900 TOWN CENTER BLVD 10/19/25 - 11/18/25		46.00	4,544,391.39	
12/15/2025	121525ACH9	Clay Electric Cooperative, Inc.	2005 YELLOW BIRCH LN 10/19/25 - 11/18/25		48.00	4,544,343.39	
12/15/2025	121525ACH10	Clay Electric Cooperative, Inc.	# 1 - 1399 FAIRWAY VILLAGE DR 10/19/25 - 11/18/25		48.00	4,544,295.39	
12/15/2025	121525ACH11	Clay Electric Cooperative, Inc.	# 5 - 2300 TOWN CENTER BLVD 10/19/25 - 11/18/25		48.00	4,544,247.39	
12/15/2025	121525ACH12	Clay Electric Cooperative, Inc.	# 1 - 2355 TOWN CENTER BLVD 10/19/25 - 11/18/25		48.00	4,544,199.39	
12/15/2025	121525ACH13	Clay Electric Cooperative, Inc.	# 1 - 1402 WOODLAND VIEW DR 10/19/25 - 11/18/25		49.00	4,544,150.39	
12/15/2025	121525ACH14	Clay Electric Cooperative, Inc.	# 1 - 2050 HERITAGE OAKS CT 10/19/25 - 11/18/25		49.00	4,544,101.39	
12/15/2025	121525ACH15	Clay Electric Cooperative, Inc.	# 1 - 1897 CHATHAM VILLAGE DR 10/19/25 - 11/18/25		49.00	4,544,052.39	
12/15/2025	121525ACH16	Clay Electric Cooperative, Inc.	# 1 - 2151 THORNHILL DR 10/19/25 - 11/18/25		51.00	4,544,001.39	
12/15/2025	121525ACH17	Clay Electric Cooperative, Inc.	# 1 - 2467 SOUTHERN LINKS DR ENTRANCE SIGN 10/19/25 - 11/18/25		55.00	4,543,946.39	
12/15/2025	121525ACH18	Clay Electric Cooperative, Inc.	# 1 - 1502 AUTUMN GLEN DR 10/19/25 - 11/18/25		56.00	4,543,890.39	
12/15/2025	121525ACH19	Clay Electric Cooperative, Inc.	# 1 - 2131 TOWN CENTER BLVD IRRIGATION 10/19/25 - 11/18/25		56.00	4,543,834.39	
12/15/2025	121525ACH20	Clay Electric Cooperative, Inc.	2204 LINKS DR 10/19/25 - 11/18/25		75.00	4,543,759.39	
12/15/2025	121525ACH21	Clay Electric Cooperative, Inc.	2300 TOWN CENTER BLVD 10/19/25 - 11/18/25		198.00	4,543,561.39	
12/15/2025	121525ACH22	Clay Electric Cooperative, Inc.	# 1 - 2300 TOWN CENTER BLVD 10/19/25 - 11/18/25		215.00	4,543,346.39	
12/15/2025	121525ACH23	Clay Electric Cooperative, Inc.	# 3 - 2300 TOWN CENTER BLVD TENNIS 10/19/25 - 11/18/25		317.00	4,543,029.39	
12/15/2025	121525ACH24	Clay Electric Cooperative, Inc.	1510 CALMING WATER DR AM CNTR 10/19/25 - 11/18/25		1,309.00	4,541,720.39	
12/15/2025	121525ACH25	Clay Electric Cooperative, Inc.	# 2 - 2300 TOWN CENTER BLVD 10/19/25 - 11/18/25		2,082.00	4,539,638.39	
12/16/2025	121625ACH1	Clay Electric Cooperative, Inc.	# 1 - 1715 CYPRESS GLEN DR 10/19/25 - 11/18/25		46.00	4,539,592.39	
12/16/2025	121625ACH2	Clay Electric Cooperative, Inc.	2522-1 TOWN CENTER BLVD IR MTR 10/19/25 - 11/18/25		48.00	4,539,544.39	
12/16/2025	121625ACH3	Clay Electric Cooperative, Inc.	# 1 - 7871 US HIGHWAY 17 SIGN 10/20/25 - 11/19/25		50.00	4,539,494.39	
12/16/2025	121625ACH4	Clay Electric Cooperative, Inc.	# 1 - 1703 MARGARETS WALK RD 10/19/25 - 11/18/25		59.00	4,539,435.39	
12/16/2025	121625ACH5	Clay Electric Cooperative, Inc.	6937 HIGHWAY 17 PUMP FOR POND 10/19/25 - 11/18/25		792.00	4,538,643.39	
12/16/2025	121625ACH6	Clay Electric Cooperative, Inc.	TOWN CENTER BLVD ST LIGHTING 10/19/25 - 11/18/25		3,160.00	4,535,483.39	
12/16/2025	121625ACH7	GFL	Trash Service		394.69	4,535,088.70	
12/16/2025	121625ACH8	GFL	Trash Service		607.97	4,534,480.73	
12/16/2025			Deposit	7.47		4,534,478.20	
12/17/2025	121725ACH1	Clay Electric Cooperative, Inc.	TWN CTR BLVD HWY 17 LIGHTING 10/19/25 - 11/18/25		630.00	4,533,848.20	
12/17/2025			Deposit	23.97		4,533,872.17	
12/18/2025	200164	Vesta District Services	Invoice: 429887 (Reference: Management Fees Dec 25.)		5,974.92	4,527,897.25	

EXAMPLES

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Date	Number	Name	Memo	Deposits	Payments	Balance
12/18/2025	200165	Baker Pools Inc.	Invoice: 1023 (Reference: Pool Repairs.)		5,000.00	4,522,697.25
12/18/2025			Deposit	57.14		4,522,654.39
12/19/2025			Deposit	2,075.00		4,525,020.39
12/19/2025			Deposit	552.50		4,525,581.89
12/19/2025			Deposit	499,303.16		5,024,885.05
12/19/2025			Deposit	47.94		5,024,932.99
12/22/2025	200166	Poolsure	Invoice: 131295633574 (Reference: Annual Pool Service.)		52,867.84	4,972,065.15
12/22/2025	200167	Tropical Pressure & Painting, Inc.	Invoice: 012-2025 (Reference: Paint Dumpster Gates.)		1,200.00	4,970,865.15
12/22/2025	200168	Pickett Electric, Inc.	Invoice: 611 (Reference: Replace GFCI receptacles.) Invoice: 609 (Reference: Replace LED Floo...		885.00	4,969,980.15
12/22/2025	200169	10-S Tennis Supply & Dinkshot Pickleball	Invoice: 171989 (Reference: Material for Irrigated Courts.)		1,153.08	4,968,827.07
12/23/2025	200170	Terra Grade LLC	Invoice: 1076 (Reference: Road Repairs.)		28,450.00	4,940,377.07
12/23/2025	200171	The Pool and Patio Shop	Invoice: 100047 (Reference: Deposit Pool Furniture Repair.)		5,000.00	4,935,377.07
12/23/2025	200172	Prime AE	Invoice: 54675 (Reference: Professional Services April 25.) Invoice: 54776 (Reference: Profes...		28,917.80	4,906,459.27
12/23/2025	200173	All Pro Asphalt	Invoice: 14-2-9400 (Reference: Asphalt Milling & Paving.)		108,250.00	4,798,209.27
12/24/2025	122425BOS1	Michael Glickman	BOS Meeting 12/18/25		200.00	4,798,009.27
12/24/2025	122425BOS2	Michele Szafranski	BOS Meeting 12/18/25		200.00	4,797,809.27
12/24/2025	122425BOS3	Mike Cella	BOS Meeting 12/18/25		200.00	4,797,609.27
12/24/2025	122425BOS4	Rick Nelson	BOS Meeting 12/18/25		200.00	4,797,409.27
12/24/2025	122425BOS5	Rodney Ashford	BOS Meeting 12/18/25		200.00	4,797,209.27
12/26/2025	122625ACH1	Comcast Business	2300 Towncenter Blvd, Ofc 1		715.67	4,796,493.60
12/26/2025	122625CC1	Valley Bank Credit Card	Various Purchases		9,206.90	4,787,286.70
12/27/2025			Deposit	9.41		4,787,296.11
12/29/2025	122925ACH1	Clay County Utility Authority	Spine Road Reclaimed Irrigation		328.47	4,786,967.64
12/29/2025	122925ACH2	Clay County Utility Authority	Spine Road Reclaimed Irrigation		328.47	4,786,639.17
12/29/2025	122925ACH4	Clay County Utility Authority	2069 Thornhill Drive Reclaimed Irrigation		105.66	4,786,533.51
12/29/2025	122925ACH5	Clay County Utility Authority	2232 -1 Plantation Center Drive Reclaimed Irrigation		164.24	4,786,369.27
12/29/2025	122925ACH6	Clay County Utility Authority	Spine Road Reclaimed Irrigation		51.33	4,786,317.94
12/29/2025	122925ACH7	Clay County Utility Authority	Covington Lane Reclaimed Irrigation		23.89	4,786,294.05
12/29/2025	122925ACH8	Clay County Utility Authority	Hickory Trace Drive Reclaimed Irrigation		63.36	4,786,230.69
12/29/2025	122925ACH9	Clay County Utility Authority	Spine Road Reclaimed Irrigation		336.42	4,785,894.27
12/29/2025	122925ACH10	Clay County Utility Authority	1510 -1 Calming Water Drive Irrigation		333.84	4,785,560.43
12/29/2025	122925ACH11	Clay County Utility Authority	Spine Road Reclaimed Irrigation		557.82	4,785,002.61
12/29/2025	122925ACH12	Clay County Utility Authority	Spine Road Reclaimed Irrigation		707.96	4,784,294.65
12/29/2025	122925ACH13	Clay County Utility Authority	1510 -2 Calming Water Drive Amenity Center		826.04	4,783,468.61
12/29/2025	122925ACH14	Clay County Utility Authority	1226 Fairway Village Drive Reclaimed Irrigation		22.55	4,783,446.06
12/29/2025	122925ACH15	Clay County Utility Authority	2300 Town Center Blvd Tennis Courts		487.97	4,782,958.09
12/29/2025	122925ACH16	Clay County Utility Authority	2300 Town Center Blvd Pavilion		112.61	4,782,845.48

Check Register December 31, 2025

Date	Number	Name	Memo	Deposits	Payments	Balance
12/29/2025	122925ACH17	Clay County Utility Authority	River Park Garden Area Irrigation		35.28	4,782,810.20
12/29/2025	122925ACH18	Clay County Utility Authority	426 -3 Old Hard Road Irrigation		184.94	4,782,625.26
12/29/2025	122925ACH19	Clay County Utility Authority	426 -2 Old Hard Road Restroom		357.56	4,782,267.70
12/29/2025	122925ACH20	Clay County Utility Authority	Spine Road Reclaimed Irrigation		328.47	4,781,939.23
12/29/2025	122925ACH21	Clay County Utility Authority	401 -1 Old Hard Road Reclaimed Irrigation		126.30	4,781,812.93
12/29/2025	122925ACH22	Clay County Utility Authority	1516 Town Center Blvd Reclaimed Irrigation		802.05	4,781,010.88
12/29/2025	122925ACH23	Clay County Utility Authority	1436 Woodland View Drive Reclaimed Irrigation		114.78	4,781,096.12
12/29/2025	122925ACH24	Clay County Utility Authority	2300 Town Center Blvd Irrigation		1,465.87	4,779,630.25
12/29/2025	122925ACH25	Clay County Utility Authority	2300 Town Center Blvd Info Center		112.61	4,779,517.64
12/29/2025	122925ACH26	Clay County Utility Authority	Spine Road Reclaimed Irrigation		1,343.01	4,778,174.63
12/29/2025	122925ACH27	Clay County Utility Authority	Victoria Chase Court Reclaimed Irrigation		51.41	4,778,123.22
12/29/2025	122925ACH28	Clay County Utility Authority	2300 Town Center Blvd Pool		963.57	4,777,159.65
12/29/2025	122925ACH29	Clay County Utility Authority	2315-1 Yellow Jasmine Lane		20.53	4,777,139.12
12/29/2025	122925ACH3	Clay County Utility Authority	Spine Road Reclaimed Irrigation		333.85	4,776,805.27
12/29/2025			Deposit	9.34		4,776,814.61
12/31/2025			Deposit	48.25		4,776,862.86
12/31/2025			Interest	13,506.26		4,790,369.12
12/31/2025		End of Month		3,038,681.92	416,033.43	4,790,369.12

EXAMPLES

FLEMING ISLAND PLANTATION
Community Development District

All Funds

**Fleming Island Plantation CDD
Cash and Investment Report
December 31, 2025**

GENERAL FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	Hancock Bank	Checking Account - 3330	n/a	0.00%	\$ 17,169
Checking Account - Operating	Valley Bank	Checking Account - 7798	n/a	4.33%	4,790,369 (1)
Subtotal					\$ 4,807,538
PF Relationship Priced MMA	BankUnited	Money Market - 2939	n/a	4.06%	\$ 1,390,489
Total GF					\$ 6,198,026

DEBT SERVICE FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2021 Interest Account	Hancock Bank	Goldman Sachs Gov't Fund	n/a	3.97%	\$ 34
Series 2021 Prepayment Account	Hancock Bank	Goldman Sachs Gov't Fund	n/a	3.97%	17
Series 2021 Rebate Account	Hancock Bank	Goldman Sachs Gov't Fund	n/a	0.00%	21,193
Series 2021 Revenue Account	Hancock Bank	Goldman Sachs Gov't Fund	n/a	3.97%	170,543
Series 2021 Sinking Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	3.97%	170
Total DS					\$ 191,956

CONSTRUCTION FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2021 Construction Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	3.97%	\$ 403,413
Total CP					\$ 403,413
Total All Funds					\$ 6,793,397

(1)

EXAMPLES

Fleming Island Plantation CDD
Bank Reconciliation
December 31, 2025

Balance per Bank Statement	\$	4,874,205.97
Plus: Deposits		48.25
Less: Outstanding Checks		83,885.10
Adjusted Bank Balance	\$	<u>4,790,369.12</u>
Beginning Cash Balance Per Books	\$	2,166,720.63
Cash Receipts		3,039,681.92
Cash Disbursements		416,033.43
Balance per Books	\$	<u>4,790,369.12</u>

EXAMPLES

Sweetwater Creek

Community Development District

Financial Statements (unaudited)

December 31, 2025



EXAMPLES

Balance Sheet December 31, 2025					
	General Fund	Capital Reserves Fund	Series 2019 Debt Service Fund	Capital Project Fund	Total
ASSETS:					
Cash:					
Operating Account	\$ 85,693	\$ 95,832	\$ -	\$ -	\$ 181,525
Operating Account - Amenity Account	\$ 43,515	-	-	-	43,515
Debit Card Account - Amenity	\$ -	-	-	-	-
POS Account - Amenity	\$ 2,827	-	-	-	2,827
Investments:					
State Board of Administration	\$ 7,383	389,213	-	-	396,596
U.S. Bank Custody Account	\$ 526,011	-	-	-	526,011
Debt Service Trust Accounts:					
Series 2019:					
Revenue	\$ -	-	280,252	-	280,252
Reserve A1	\$ -	-	133,070	-	133,070
Reserve A2	\$ -	-	107,600	-	107,600
Prepayment	\$ -	-	100	-	100
Excess Revenue	\$ -	-	0	-	0
Construction	\$ -	-	-	41,161	41,161
Rebate	\$ -	-	56	-	56
Accounts Receivable	\$ -	-	-	-	-
Assessments Receivable	\$ -	-	-	-	-
Due from General Fund	\$ 51,802	100,000	-	-	151,802
Due from Amenity Fund	\$ 51,482	-	-	-	51,482
Due from Capital Reserve Fund	\$ 47,924	-	-	-	47,924
Due from Debt Service Fund	\$ 5,760	-	-	-	5,760
Due from Construction Fund	\$ 4,309	-	-	-	4,309
Due from Others	\$ 147	-	-	-	147
Prepaid	\$ 29,008	-	-	-	29,008
Deposits	\$ 36,002	-	-	-	36,002
TOTAL ASSETS:	891,863	585,045	521,077	41,161	2,039,147
LIABILITIES:					
Accounts Payable	77,693	1,472	-	-	79,165
Accrued Expenses Payable	-	-	-	-	-
Deferred Revenue from Assessments	-	-	-	-	-
Contracts Payable	-	-	-	-	-
Due to General Fund	51,482	47,924	5,760	4,309	109,475
Due to Amenity Fund	51,802	-	-	-	51,802
Due to Capital Reserve Fund	100,000	-	-	-	100,000
Due to Debt Service Fund	-	-	-	-	-
Due to Construction Fund	-	-	-	-	-
TOTAL LIABILITIES:	280,976	49,396	5,760	4,309	340,441
FUND BALANCES:					
Nonspendable:					
Prepaid	65,010	-	-	-	65,010
Restricted for:					
Debt Service	-	-	521,077	-	521,077
Assigned to:					
Reserves	-	-	-	-	-
Unassigned:	545,878	535,649	(5,760)	36,852	1,112,619
TOTAL FUND BALANCE:	610,887	535,649	515,317	36,852	1,698,705
TOTAL LIABILITIES & FUND BALANCE:	\$ 891,863	\$ 585,045	\$ 521,077	\$ 41,161	\$ 2,039,147

EXAMPLES

Sweetwater Creek CDD
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period of October 1, 2025 through December 31, 2025

	Adopted Budget	Monthly Actual	Year-to-Date Actual	Year-to-Date Variance	Percentage Variance
REVENUES:					
Special Assessments (net)	\$ 1,981,623	\$ 301,745	\$ 477,848	\$ (1,503,775)	24.11%
Fitness Center Revenue	4,500	490	\$ 2,585	\$ (1,915)	57.44%
Interest/Miscellaneous	30,000	972	\$ 4,891	\$ (25,109)	16.30%
Cost Share : Marshall Creek	-	-	\$ -	\$ -	
Insurance Proceeds	-	-	\$ -	\$ -	
TOTAL REVENUES:	2,016,123	303,207	485,325	(1,530,798)	24.07%
EXPENDITURES:					
General & Administrative:					
Supervisors Fees	14,000	1,000	4,000	(10,000)	28.57%
Engineering Services	20,000	4,300	9,580	(10,420)	47.90%
Legal Services	65,000	8,860	22,080	(42,920)	33.97%
Auditing Services	3,800	-	-	(3,800)	0.00%
Assessment Administration	5,460	5,917	6,750	1,290	123.63%
Arbitrage Services	500	-	450	(50)	90.00%
Dissemination Agent	5,788	-	5,000	(788)	86.39%
Trustee Fees	4,139	-	3,143	(996)	75.93%
District Management	46,410	4,894	12,681	(33,730)	27.32%
Information Technology	1,556	-	-	(1,556)	0.00%
Website Maintenance	1,092	-	-	(1,092)	0.00%
Telephone	742	-	-	(742)	0.00%
Postage & Delivery	3,300	46	133	(3,167)	4.04%
Insurance - Public Officials	5,400	-	5,486	86	101.59%
Copies	4,200	193	193	(4,007)	4.60%
Legal Advertising	2,000	348	886	(1,114)	44.32%
Miscellaneous	1,500	-	737	(763)	49.15%
Dues, Licenses & Subscriptions	175	-	175	-	100.00%
Cost Share Expense - Marshall Creek	100,000	-	-	(100,000)	0.00%
Total General & Administrative:	285,062	25,558	71,295	(213,767)	25.01%
Operations & Maintenance:					
Electric	82,500	6,032	18,549	(63,951)	22.48%
Insurance - General Liability	6,629	-	6,246	(383)	94.22%
Landscape Maintenance	300,014	26,295	76,863	(223,151)	25.62%
Landscape Improvements	50,000	1,700	8,080	(41,920)	16.16%
Mulch	50,000	212	2,862	(47,138)	5.72%
Lake Maintenance	25,469	2,122	6,367	(19,102)	25.00%
Fountain Maintenance	1,500	-	7,373	5,873	491.55%
Irrigations - R & M	50,000	2,750	4,206	(45,794)	8.41%
Storm Clean-up	10,000	-	-	(10,000)	0.00%
Field - R & M	36,000	-	2,054	(33,946)	5.70%
Tree Removals	14,000	-	2,500	(11,500)	17.86%
Tree Replacements	2,000	-	-	(2,000)	0.00%
Tree Pruning	17,000	-	10,145	(6,855)	59.68%
Streetlight Repair	2,250	-	-	(2,250)	0.00%

EXAMPLES

Sweetwater Creek CDD
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period of October 1, 2025 through December 31, 2025

	<u>Adopted Budget</u>	<u>Monthly Actual</u>	<u>Year-to-Date Actual</u>	<u>Year-to-Date Variance</u>	<u>Percentage Variance</u>
Signage Repair	1,000	394	398	(603)	39.75%
Holiday Decorations	5,000	885	3,446	(1,554)	68.93%
Miscellaneous Field Supplies	3,500	-	80	(3,420)	2.28%
Total Operations & Maintenance:	656,862	40,389	149,168	(507,694)	22.71%
Amenities					
Administrative:					
Property & Casualty Insurance	43,933	285	41,902	(2,031)	95.38%
Automobile Insurance	-	-	1,424	1,424	
Facility Management - Cost Share	20,000	-	-	(20,000)	0.00%
Performance Incentive	10,000	-	10,000	-	100.00%
Information Technology	1,000	-	-	(1,000)	0.00%
Licenses & Permits	770	-	-	(770)	0.00%
Subscriptions & Memberships	2,040	219	739	(1,301)	36.20%
Training	500	-	-	(500)	0.00%
Office Supplies	2,500	75	300	(2,200)	11.99%
Office Equipment	2,500	85	760	(1,740)	30.42%
Telephone/Internet/TV	9,600	898	2,411	(7,189)	25.12%
Guardhouse - Internet/Telephone	2,000	150	449	(1,551)	22.47%
Field:					
Field Management	97,232	7,480	18,704	(78,528)	19.24%
Facility Management	291,523	25,884	74,826	(216,697)	25.67%
General Utilities	90,585	6,780	17,856	(72,729)	19.71%
Refuse Removal	9,600	974	2,839	(6,761)	29.58%
Security	41,857	3,428	10,382	(31,475)	24.80%
Janitorial Services	45,640	5,687	14,090	(31,550)	30.87%
Operating Supplies - Spa & Paper	4,000	159	1,073	(2,927)	26.83%
Operating Supplies - Uniforms	500	-	55	(445)	11.10%
Cleaning Supplies	10,000	68	691	(9,309)	6.91%
Landscape Maintenance & Improvements	50,000	(2,022)	7,419	(42,581)	14.84%
Gate - R & M	5,000	(1,439)	245	(4,755)	4.90%
Dog Park - R & M	6,000	176	326	(5,674)	5.43%
Park Mulch	5,000	-	3,600	(1,400)	72.00%
Miscellaneous Field Supplies	2,000	-	1,019	(981)	50.93%
Buildings - R & M	36,000	3,225	5,032	(30,968)	13.98%
Pest Control	1,800	84	251	(1,549)	13.94%
Pool Maintenance - Contract	20,442	-	-	(20,442)	0.00%
Pool - R & M	3,000	168	242	(2,758)	8.07%
Pool Chemicals	30,000	2,158	6,473	(23,527)	21.58%
Signage & Amenity Repairs	300	-	-	(300)	0.00%
Special Events	2,000	1,177	1,355	(645)	67.76%
Park - R & M	10,000	-	94	(9,906)	0.94%
Pickleball R & M	3,000	82	332	(2,668)	11.07%
Guardhouse Maintenance	2,500	-	-	(2,500)	0.00%
Playground - R & M	5,000	-	-	(5,000)	0.00%
Fitness:					
Outside Fitness	60,000	3,495	11,653	(48,348)	19.42%
Fitness Equipment - R & M	5,000	-	1,399	(3,601)	27.98%

EXAMPLES

**Sweetwater Creek CDD
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period of October 1, 2025 through December 31, 2025**

	<u>Adopted Budget</u>	<u>Monthly Actual</u>	<u>Year-to-Date Actual</u>	<u>Year-to-Date Variance</u>	<u>Percentage Variance</u>
Fitness Equipment Rental	30,477	2,642	10,957	(19,520)	35.95%
Miniature Golf Course Maintenance	500	-	-	(500)	0.00%
Miscellaneous Fitness Supplies	4,000	3,265	5,509	1,509	137.73%
Capital Outlay - Machinery & Equipment	6,400	-	-	(6,400)	0.00%
Capital Outlay	-	-	-	-	
Total Amenities:	974,199	65,183	254,407	(719,792)	26.11%
Total Operations & Maintenance and Amenities	1,916,123	131,130	474,869	(1,441,254)	24.78%
Reserves					
Capital Reserve Transfer	100,000	-	100,000	-	100.00%
Total Reserves	100,000	-	100,000	-	100.00%
TOTAL EXPENDITURES & RESERVES:	2,016,123	131,130	574,869	(1,441,254)	28.51%
Revenues Over/(Under) Expenditures			(89,545)		
FUND BALANCE BEGINNING			<u>700,432</u>		
FUND BALANCE, ENDING			<u>\$ 610,887</u>		

EXAMPLES

**Sweetwater Creek CDD
Capital Reserve Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period of October 1, 2025 through December 31, 2025**

	Adopted Budget	Year-to-Date Actual	Year-to-Date Variance	Percentage Variance
REVENUES:				
Capital Reserve - Transfer In	\$ 100,000	\$ 100,000	\$ -	100.00%
Interest	10,000	4,036	\$ (5,964)	40.36%
TOTAL REVENUES:	110,000	104,036	(5,964)	94.58%
EXPENDITURES:				
Repair & Maintenance	93,210	22,537	(70,673)	24.18%
Other Current Charges	600	-	(600)	0.00%
Reserve Contribution	16,190	-	(16,190)	0.00%
TOTAL EXPENDITURES:	110,000	22,537	(87,463)	20.49%
Revenues Over/(Under) Expenditures	-	81,499	81,499	
FUND BALANCE BEGINNING		454,150		
Net Changes in fund balance		81,499		
FUND BALANCE, ENDING		\$ 535,649		

Capital Reserve Study

Description	FY 2026-Study
Reserve Beginning of Year	\$ 720,131
Contributions	315,000
Interest Income	16,621
Expenditures	93,210
Anticipated Balance	\$ 958,542

Capital Reserve - Actuals

Description	
Reserve Beginning of Year	\$ 454,150
Contributions	100,000
Interest Income	4,036
Expenditures	22,537
Anticipated Balance	\$ 535,649
Variance Reserve Study vs Actaul	\$ (422,893)

EXAMPLES

Sweetwater Creek CDD
Series 2019 Debt Service Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period of October 1, 2025 through December 31, 2025

	Adopted Budget	Year-to-Date Actual	Variance	Percentage Variance
REVENUES:				
Special Assessments- Tax Roll	\$ 734,966	\$ 177,229	\$ (557,736)	24.11%
Special Assessments- Prepayments	-	-	-	
Interest	-	4,159	4,159	
TOTAL REVENUES:	734,966	181,388	(553,577)	24.68%
EXPENDITURES:				
Series 2019-A1				
Principal Payments:				
05/01	365,000	-	(365,000)	0.00%
Interest Expense:				
11/01	77,766	77,766	(0)	100.00%
05/01	73,888	-	(73,888)	0.00%
Series 2019-A2				
Principal Payments:				
05/01	130,000	-	(130,000)	0.00%
Interest Expense:				
11/01	41,825	41,825	-	100.00%
05/01	39,550	-	(39,550)	0.00%
Total Debt Service:	728,029	119,591	(608,438)	16.43%
TOTAL EXPENDITURES:	728,029	119,591	(608,438)	16.43%
Revenues Over/(Under) Expenditures	6,937	61,798	54,861	890.89%
FUND BALANCE BEGINNING		453,519		
Net Changes in fund balance		61,798		
FUND BALANCE, ENDING		\$ 515,317		

EXAMPLES

Sweetwater Creek CDD
Capital Projects Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period of October 1, 2025 through December 31, 2025

	Adopted Budget	Year-to-Date Actual	Year-to-Date Variance	Percentage Variance
REVENUES:				
Interest	\$ -	\$ 948	\$ 948	
TOTAL REVENUES:	-	948	948	
 EXPENDITURES:				
Capital Outlay	-	61,082	61,082	
TOTAL EXPENDITURES:	-	61,082	61,082	
Revenues Over/(Under) Expenditures	-	(60,135)	(60,135)	
FUND BALANCE BEGINNING		96,987		
Net Changes in fund balance		(60,135)		
FUND BALANCE, ENDING		\$ 36,852		

EXAMPLES

Sweetwater Creek CDD

Statement of Revenues, Expenditures and Changes in Fund Balance General Fund FY26 Monthly Breakdown

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Total
REVENUES:													
Special Assessments (net)	\$ -	\$ 176,103	\$ 301,745	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 477,848
Fitness Center Revenue	1,650	245	490	-	-	-	-	-	-	-	-	-	2,585
Interest/Miscellaneous	2,386	1,534	972	-	-	-	-	-	-	-	-	-	4,891
Cost Share - Marshall Creek	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL REVENUES:	4,236	177,882	303,207	-	485,325								
EXPENDITURES:													
General & Administrative:													
Supervisors Fees	2,000	1,000	1,000	-	-	-	-	-	-	-	-	-	4,000
Engineering Services	-	5,280	4,300	-	-	-	-	-	-	-	-	-	9,580
Legal Services	-	13,220	8,860	-	-	-	-	-	-	-	-	-	22,080
Auditing Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	417	417	5,917	-	-	-	-	-	-	-	-	-	6,750
Arbitrage Services	450	-	-	-	-	-	-	-	-	-	-	-	450
Dissemination Agent	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Trustee Fees	3,143	-	-	-	-	-	-	-	-	-	-	-	3,143
District Management	3,894	3,894	4,894	-	-	-	-	-	-	-	-	-	12,681
Information Technology	-	-	-	-	-	-	-	-	-	-	-	-	-
Website Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	87	-	46	-	-	-	-	-	-	-	-	-	133
Insurance - Public Officials	5,486	-	-	-	-	-	-	-	-	-	-	-	5,486
Copies	-	-	193	-	-	-	-	-	-	-	-	-	193
Legal Advertising	197	341	348	-	-	-	-	-	-	-	-	-	886
Miscellaneous	800	(63)	-	-	-	-	-	-	-	-	-	-	737
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Cost Share Expense - Marshall Creek	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General & Administrative:	21,648	24,089	25,558	-	71,294								
Operations & Maintenance:													
Electric	6,447	6,071	6,032	-	-	-	-	-	-	-	-	-	18,549
Insurance - General Liability	6,246	-	-	-	-	-	-	-	-	-	-	-	6,246
Landscape Maintenance	24,273	26,295	26,295	-	-	-	-	-	-	-	-	-	76,863
Landscape Improvements	6,380	-	1,700	-	-	-	-	-	-	-	-	-	8,080
Mulch	2,650	-	212	-	-	-	-	-	-	-	-	-	2,862
Lake Maintenance	2,122	2,122	2,122	-	-	-	-	-	-	-	-	-	6,367
Fountain Maintenance	7,373	-	-	-	-	-	-	-	-	-	-	-	7,373

Sweetwater Creek CDD

Statement of Revenues, Expenditures and Changes in Fund Balance General Fund FY26 Monthly Breakdown

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Total
Storm Clean-up													
Field - R & M	2,054	-	-	-	-	-	-	-	-	-	-	-	2,054
Tree Removals	1,250	1,250	-	-	-	-	-	-	-	-	-	-	2,500
Tree Replacements	-	-	-	-	-	-	-	-	-	-	-	-	-
Tree Pruning	10,145	-	-	-	-	-	-	-	-	-	-	-	10,145
Streetlight Repair	-	-	-	-	-	-	-	-	-	-	-	-	-
Signage Repair	4	-	394	-	-	-	-	-	-	-	-	-	398
Holiday Decorations	642	1,919	885	-	-	-	-	-	-	-	-	-	3,446
Miscellaneous Field Supplies	30	50	-	-	-	-	-	-	-	-	-	-	80
Total Operations & Maintenance:	70,852	37,926	40,389	-	149,168								
Amenities													
Administrative:													
Property & Casualty Insurance	41,617	-	285	-	-	-	-	-	-	-	-	-	41,902
Automobile Insurance	1,424	-	-	-	-	-	-	-	-	-	-	-	1,424
Facility Management - Cost Share	-	-	-	-	-	-	-	-	-	-	-	-	-
Performance Incentive	10,000	-	-	-	-	-	-	-	-	-	-	-	10,000
Information Technology	-	-	-	-	-	-	-	-	-	-	-	-	-
Licenses & Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Subscriptions & Memberships	241	278	219	-	-	-	-	-	-	-	-	-	739
Training	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	196	29	75	-	-	-	-	-	-	-	-	-	300
Office Equipment	83	592	85	-	-	-	-	-	-	-	-	-	760
Telephone/Internet/TV	757	757	898	-	-	-	-	-	-	-	-	-	2,411
Guardhouse - Internet/Telephone	150	150	150	-	-	-	-	-	-	-	-	-	449
Field:													
Field Management	5,502	5,721	7,480	-	-	-	-	-	-	-	-	-	18,704
Facility Management	25,171	23,771	25,884	-	-	-	-	-	-	-	-	-	74,826
General Utilities	5,015	6,061	6,780	-	-	-	-	-	-	-	-	-	17,856
Refuse Removal	930	935	974	-	-	-	-	-	-	-	-	-	2,839
Security	3,526	3,428	3,428	-	-	-	-	-	-	-	-	-	10,382
Janitorial Services	4,035	4,368	5,687	-	-	-	-	-	-	-	-	-	14,090
Operating Supplies - Spa & Paper	387	527	159	-	-	-	-	-	-	-	-	-	1,073
Operating Supplies - Uniforms	-	55	-	-	-	-	-	-	-	-	-	-	55
Operating Supplies - Fuel	410	213	68	-	-	-	-	-	-	-	-	-	691
Landscape Maintenance & Improvements	6,622	2,818	(2,022)	-	-	-	-	-	-	-	-	-	7,418
Gate - R & M	1,439	245	(1,439)	-	-	-	-	-	-	-	-	-	245
Dog Park - R & M	150	-	176	-	-	-	-	-	-	-	-	-	326
Park Mulch	-	3,600	-	-	-	-	-	-	-	-	-	-	3,600
Miscellaneous Field Supplies	54	965	-	-	-	-	-	-	-	-	-	-	1,019

EXAMPLES

Sweetwater Creek CDD
Statement of Revenues, Expenditures and Changes in Fund Balance
General Fund
FY26 Monthly Breakdown

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Total
Pest Control	84	84	84	-	-	-	-	-	-	-	-	-	251
Pool Maintenance - Contract	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool - R & M	-	74	168	-	-	-	-	-	-	-	-	-	242
Pool Chemicals	2,158	2,158	2,158	-	-	-	-	-	-	-	-	-	6,473
Signage & Amenity Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Special Events	149	29	1,177	-	-	-	-	-	-	-	-	-	1,355
Park - R & M	-	94	-	-	-	-	-	-	-	-	-	-	94
Pickleball R & M	250	-	82	-	-	-	-	-	-	-	-	-	332
Guardhouse Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Playground - R & M	-	-	-	-	-	-	-	-	-	-	-	-	-
Fitness:													
Outside Fitness	3,540	4,618	3,495	-	-	-	-	-	-	-	-	-	11,653
Fitness Equipment - R & M	2,940	(1,541)	-	-	-	-	-	-	-	-	-	-	1,399
Fitness Equipment Rental	2,887	2,887	2,642	-	-	-	-	-	-	-	-	-	8,417
Miniature Golf Course Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Fitness Supplies	632	1,612	3,265	-	-	-	-	-	-	-	-	-	5,509
Capital Outlay - Machinery & Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Amenities:	120,437	66,163	65,183	-	-	-	-	-	-	-	-	-	177,041
Total Operations & Maintenance and Amenities	212,938	128,177	131,130	-	-	-	-	-	-	-	-	-	397,503
Reserves													
Capital Reserve Transfer	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES & RESERVES:	212,938	128,177	131,130	-	-	-	-	-	-	-	-	-	472,245
Revenues Over/(Under) Expenditures	(208,702)	48,705	172,077	-	-	-	-	-	-	-	-	-	13,080

EXAMPLES

Sweetwater CDD Cash and Investment Report December 31, 2025

GENERAL FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating (GF)	Valley Bank	Checking Account - 1122	n/a	3.30%	\$ 90,604
Checking Account - Operating (AF)	Valley Bank	Checking Account - 4681	n/a	3.30%	44,285
Checking Account - POS (AF)	Valley Bank	Checking Account - 1819	n/a	3.30%	2,827
				Subtotal	\$ 137,716
SBA Trust Fund	Florida Prime	Agency Account - 3520	n/a	3.99%	\$ 7,383
US Bank Custody	US Bank	Custody Account - 9000	n/a	3.50%	525,645
				Subtotal	\$ 533,029
				Total GF	\$ 663,361

CAPITAL RESERVE FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating (CRF)	Truist	Checking Account - 7076	n/a	0.01%	\$ 95,832
SBA Trust Fund	Florida Prime	Agency Account - 3521	n/a	3.99%	\$ 389,213
				Total CRF	\$ 485,045

DEBT SERVICE FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2019a Revenue Account	US Bank		n/a	3.50%	\$ 280,252
Series 2019a-1 Reserve Account	US Bank		n/a	3.50%	133,070
Series 2019a-2 Reserve Account	US Bank		n/a	3.50%	107,600
Series 2019a Prepayment Account	US Bank		n/a	1.29%	100
Series 2019 Rebate Account	US Bank		n/a	3.50%	56
				Total DS	\$ 521,077

CONSTRUCTION FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2019 Rebate Account	US Bank		n/a	3.50%	\$ 41,161
				Total CP	\$ 41,161
				Total All Funds	\$ 1,710,645

EXAMPLES

Sweetwater Creek CDD Long Term Debt Report

SERIES 2019A-1, SPECIAL ASSESSMENT REVENUE BONDS

Interest Rate:	2.000%, 2.125%	
	2.250%, 2.375%	
	2.500%, 2.950%	
	3.170%	
Maturity Date:	5/1/2038	
Reserve Fund Definition:	MAXIMUM ANNUAL DEBT SERVICE	
Reserve Fund Requirement:	\$133,070	
Reserve Fund Balance:	\$133,070	
Bonds Outstanding - 7/30/19		\$7,825,000
Less: Principal Payment - 5/1/20		(\$330,000)
Less: Principal Payment - 5/1/20 (Special Call)		(\$15,000)
Less: Principal Payment - 11/1/20 (Special Call)		(\$40,000)
Less: Principal Payment - 5/1/21		(\$340,000)
Less: Principal Payment - 5/1/21 (Special Call)		(\$40,000)
Less: Principal Payment - 11/1/21 (Special Call)		(\$15,000)
Less: Principal Payment - 5/1/22		(\$340,000)
Less: Principal Payment - 11/1/22 (Special Call)		(\$15,000)
Less: Principal Payment - 5/1/23		(\$345,000)
Less: Principal Payment - 5/1/24		(\$355,000)
Less: Principal Payment - 5/1/24 (Special Call)		(\$10,000)
Less: Principal Payment - 11/1/24 (Special Call)		(\$10,000)
Less: Principal Payment - 5/1/25		(\$360,000)
Less: Principal Payment - 5/1/25 (Special Call)		(\$10,000)
Current Bond Outstanding		\$5,600,000

SERIES 2019A-2, SPECIAL ASSESSMENT REVENUE BONDS

Interest Rate:	3.560%, 4.020%	
Maturity Date:	5/1/2038	
Reserve Fund Definition:	50% MAXIMUM ANNUAL DEBT SERVICE	
Reserve Fund Requirement:	\$107,600	
Reserve Fund Balance:	\$107,600	
Bonds Outstanding - 7/30/19		\$2,980,000
Less: Principal Payment - 5/1/20		(\$110,000)
Less: Principal Payment - 5/1/20 (Special Call)		(\$10,000)
Less: Principal Payment - 11/1/20 (Special Call)		(\$15,000)
Less: Principal Payment - 5/1/21		(\$115,000)
Less: Principal Payment - 5/1/21 (Special Call)		(\$15,000)
Less: Principal Payment - 11/1/21 (Special Call)		(\$5,000)
Less: Principal Payment - 5/1/22		(\$115,000)
Less: Principal Payment - 5/1/22 (Special Call)		(\$25,000)
Less: Principal Payment - 11/1/22 (Special Call)		(\$5,000)
Less: Principal Payment - 5/1/23		(\$120,000)
Less: Principal Payment - 5/1/23 (Special Call)		(\$20,000)
Less: Principal Payment - 5/1/24		(\$125,000)
Less: Principal Payment - 5/1/24 (Special Call)		(\$5,000)
Less: Principal Payment - 11/1/24 (Special Call)		(\$5,000)
Less: Principal Payment - 5/1/25		(\$125,000)
Less: Principal Payment - 5/1/25 (Special Call)		(\$5,000)
Current Bond Outstanding		\$2,160,000

EXAMPLES

Non-Ad Valorem Special Assessments - St. Johns County Tax Collector

Monthly Assessment Distributions For the Fiscal Year Ending September 30, 2026

On Roll Assessments	Gross Assessments	\$ 2,108,109.57	\$ 784,639.45	\$ 2,892,749.02
	Net Assessments	\$ 1,981,623.00	\$ 734,965.63	\$ 2,716,588.63
	Allocation %	72.95%	27.05%	100.00%

<u>Date</u>	<u>Distribution</u>	<u>GF</u>	<u>2019 DS</u>	<u>Net Received</u>
11/3/2025	Dist #1	\$ 25,908.51	\$ 9,609.22	\$ 35,517.73
11/18/2025	Dist #2	60,569.95	22,464.83	83,034.78
11/24/2025	Dist #3	89,624.82	33,241.01	122,865.83
12/16/2025	Dist #4	139,296.11	51,663.64	190,959.75
12/24/2025	Dist #5	162,448.87	60,250.78	222,699.65
1/14/2026	Dist #6	1,332,208.61	494,103.84	\$1,826,312.45
1/26/2026	Interest	4,314.47	1,600.20	5,914.67
	Dist #7	-	-	-
	Dist #8	-	-	-
	Interest	-	-	-
	Dist #9	-	-	-
	Dist #10	-	-	-
	Total Assessments Collected	<u>1,814,371.33</u>	<u>672,933.53</u>	<u>2,487,304.86</u>
	Balance of Receivable	<u>167,251.67</u>	<u>62,032.10</u>	<u>229,283.77</u>
	Percent Collected	91.56%	91.56%	91.56%

EXAMPLES

Sweetwater CDD
Notes to Financial Statements
December 31, 2025

General Fund

Assets

Cash and Investments - District's funds are held at Valley Bank & US Bank (Operating accounts), SBA (Operating & CRF accounts), Truist (CRF account).
Due From Other Funds - Due from Erin for personal use of district card
Prepays - Envera - prepaid service, Poolsure - Prepaid pool chemical contract (Jan-Dec)
Deposits - Vesta Amenity Deposit (will offset last month's fee).

Liabilities

Accounts Payable - Invoices for current month not paid in current month.
Due To Other Funds - Assessments received and allocated to/from other funds. Also, an allocation of CFR & Capital expenses. Amenity Fund is dissolving.

Financial Overview / Highlights

- > Total Non-Ad valorem special assessments are at 24.11% collected and total revenue is 24.07% of adopted budget.
- > Total expenditures are 24.86% of adopted budget.
- > Significant variances explained below.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures				
<u>Administrative:</u>				
Supervisors Fees	14,000	4,000	28.57%	2 meeting in Oct
Engineering Services	20,000	9,580	47.90%	Mathews Design Group
Legal Services	65,000	22,080	33.97%	Killinski services
Assessment Administration	5,460	6,750	123.63%	\$5.5k for assessment methodology consultation
Arbitrage Services	500	450	90.00%	Annual service
Dissemination Agent	5,788	5,000	86.39%	Billed annually in October
Trustee Fees	4,139	3,143	75.93%	US Bank Trustee Fees for FY
Insurance - Public Officials	5,400	5,486	101.59%	Billed annually in October
Legal Advertising	2,000	886	44.32%	
Miscellaneous	1,500	737	49.15%	True Footage - Property evaluation
Dues, Licenses & Subscriptions	175	175	100.00%	Billed annually in October
<u>Operations & Maintenance:</u>				
Insurance - General Liability	6,629	6,246	94.22%	Billed annually in October
Fountain Maintenance	1,500	7,373	491.55%	Electrical work on Fountain Pool & Pond Pumps
Tree Pruning	17,000	10,145	59.68%	Palm Pruning
Holiday Decorations	5,000	3,446	68.93%	Christmas décor
<u>Amenities Administrative:</u>				
Administrative:				
Property & Casualty Insurance	43,933	41,902	95.38%	Billed annually in October
Automobile Insurance	-	1,424		Billed annually in October; Auto insurance not budgeted
Performance Incentive	10,000	10,000	100.00%	Employee incentives per board discretion
Field:				
Park Mulch	5,000	3,600	72.00%	Mulch installation - playground
Miscellaneous Field Supplies	2,000	1,019	50.93%	Misc tools & fuel
Special Events	2,000	1,355	67.76%	Employee holiday luncheon
Fitness Equipment - R & M	5,000	1,399	27.98%	Equipment repairs
Miscellaneous Fitness Supplies	4,000	5,509	137.73%	Exercise Equipment wipes

EXAMPLES

General Ledger Detail December 2025							
Type	Date	Num	Name	Memo	Debit	Credit	Balance
1101000 - Operating Account (Valley)							
Bill Print - Check	12/08/2025	100043	Future Horizons, Inc.	Invoice: 92608 (Reference: Weed Control.)		2,122.44	159,946.93
Bill Print - Check	12/08/2025	100044	Gannett FL LocalIQ	Invoice: 0007454162 (Reference: Legal Advertising.)		341.28	157,483.21
Bill Print - Check	12/10/2025	100045	Taylor Tree Services Inc.	Invoice: 20685 (Reference: Tree Removal.)		1,250.00	156,233.21
Bill Print - Check	12/10/2025	100046	Vesta District Services	Invoice: 429727 (Reference: Assessment Methodology O&M. Check Sub Notes: O & M Assessment Meth...		6,500.00	149,733.21
Bill Print - Check	12/10/2025	100047	Matthews Design Group LLC	Invoice: 194333 (Reference: Engineering Services Nov 25.)		2,037.50	147,695.71
General Journal	12/10/2025	51		Transfer to Amenity Account	50,000.00		97,695.71
Bill Print - Check	12/16/2025	4528	Daniel L Colm	805 Meeting 12/2/25		200.00	97,495.71
Bill Print - Check	12/16/2025	4529	John T Smith	805 Meeting 12/2/25		200.00	97,295.71
Bill Print - Check	12/16/2025	4530	Kristen Cohen	805 Meeting 12/2/25		200.00	97,095.71
Bill Print - Check	12/16/2025	4531	Ronald J Cervelli	805 Meeting 12/2/25		200.00	96,895.71
Bill Print - Check	12/16/2025	4532	Stephen J Handler	805 Meeting 12/2/25		200.00	96,695.71
Bill Print - Check	12/16/2025	121625ACH1	FPL	1802 N Loop PKWY #LOT Nov 7, 2025 to Dec 8, 2025		25.66	96,670.05
Bill Print - Check	12/16/2025	121625ACH2	FPL	97 Onaka LN #RRR Nov 5, 2025 to Dec 4, 2025		25.75	96,644.30
Bill Print - Check	12/16/2025	121625ACH3	FPL	633 Gioneta Dr #RRR Nov 5, 2025 to Dec 4, 2025		29.93	96,614.37
Bill Print - Check	12/16/2025	121625ACH4	FPL	2084 Las Calinas Blvd #RRR Nov 5, 2025 to Dec 4, 2025		29.99	96,584.38
Bill Print - Check	12/16/2025	121625ACH5	FPL	43 Privado Ct #LITE Nov 5, 2025 to Dec 4, 2025		36.75	96,547.63
Bill Print - Check	12/16/2025	121625ACH6	FPL	537 Ensenada Dr #RRR Nov 5, 2025 to Dec 4, 2025		44.09	96,503.54
Bill Print - Check	12/16/2025	121625ACH7	FPL	238 Rio Del Norte Road #RRR Nov 5, 2025 to Dec 4, 2025		48.77	96,454.77
Bill Print - Check	12/16/2025	121625ACH8	FPL	961 Ensenada Dr #RRR Nov 5, 2025 to Dec 4, 2025		63.84	96,390.93
Bill Print - Check	12/16/2025	121625ACH9	FPL	711 Enveda LN Nov 5, 2025 to Dec 4, 2025		79.39	96,311.54
Bill Print - Check	12/16/2025	121625ACH10	FPL	166 Toronto Blvd #RRR Nov 5, 2025 to Dec 4, 2025		103.06	96,208.48
Bill Print - Check	12/16/2025	121625ACH11	FPL	2036 Las Calinas Blvd #RRR Nov 5, 2025 to Dec 4, 2025		112.69	96,095.79
Bill Print - Check	12/16/2025	121625ACH12	FPL	1320 Las Calinas Blvd #RRR Nov 5, 2025 to Dec 4, 2025		138.51	95,957.28
Bill Print - Check	12/16/2025	121625ACH13	FPL	1504 Las Calinas Blvd #RRR Nov 5, 2025 to Dec 4, 2025		150.53	95,806.75
Bill Print - Check	12/23/2025	122225ACH1	FPL	499 Ensenada Dr #RRR Nov 5, 2025 to Dec 4, 2025		25.66	95,781.09
Bill Print - Check	12/23/2025	122225ACH2	FPL	Streetsights # Palencia N PH Nov 7, 2025 to Dec 8, 2025		5,116.93	90,664.16
Bill Print - Check	12/23/2025	4533	Daniel L Colm	805 Workshop 11/4/25		200.00	90,464.16
Bill Print - Check	12/23/2025	4534	John T Smith	805 Workshop 11/4/25		200.00	90,264.16
Bill Print - Check	12/23/2025	4535	Kristen Cohen	805 Workshop 11/4/25		200.00	90,064.16
Bill Print - Check	12/23/2025	4536	Ronald J Cervelli	805 Workshop 11/4/25		200.00	89,864.16
Bill Print - Check	12/23/2025	4537	Stephen J Handler	805 Workshop 11/4/25		200.00	89,664.16
Bill Print - Check	12/23/2025	100048	Vesta District Services	Invoice: 430002 (Reference: Management Fees Dec 25.)		4,310.17	85,353.99
Deposit	12/31/2025			Interest	339.49		85,693.48
Total 1101000 - Operating Account (Valley)						339.49	85,693.48
1101005 - Amenity OP Account							
Bill Print - Check	12/01/2025	400028	Duval Landscape Maintenance	Reference: Landscape Maintenance Dec 25.		26,295.00	91,046.20
Bill Print - Check	12/02/2025	3173	Angella Bascom			105.00	90,941.20
Bill Print - Check	12/02/2025	3174	Diane Stoever	5 Classes @ \$40.00		200.00	90,741.20
Bill Print - Check	12/02/2025	3175	Eliana Roque	8 Classes @ \$40.00		320.00	90,421.20
Bill Print - Check	12/02/2025	3176	Erin Heaton	2 Classes @ \$35.00		70.00	90,351.20
Bill Print - Check	12/02/2025	3177	Heather Rebella	1 Class @ \$35.00		35.00	90,316.20
Bill Print - Check	12/02/2025	3178	Josie Carleton	1 Class @ \$35.00		35.00	90,281.20
Bill Print - Check	12/02/2025	3179	Katherine Roy	1 Class @ \$35.00		35.00	90,246.20
Bill Print - Check	12/02/2025	3180	Lina Hermez	9 Classes @ \$40.00 & 2 Classes @ \$25.00		410.00	89,836.20
Bill Print - Check	12/02/2025	3181	Madeline Rivera	2 Classes @ \$35.00		70.00	89,766.20
Bill Print - Check	12/02/2025	3182	Marilyn J Costanzo	1 Class @ \$35.00		35.00	89,731.20

General Ledger Detail December 2025							
Bill Print - Check	12/02/2025	3183	Miranda Bulger	6 Classes @ \$35.00 & 2 half hour classes @ \$17.50		245.00	89,521.20
Bill Print - Check	12/02/2025	3184	Patricia Scott	3 Classes @ \$35.00		105.00	89,416.20
Bill Print - Check	12/02/2025	3185	Ronald C. Cullum	3 Classes @ \$35.00		105.00	89,311.20
Bill Print - Check	12/02/2025	3186	Tiffany Cunningham	4 Classes @ \$35.00		140.00	89,171.20
Bill Print - Check	12/03/2025	120225ACH1	TECO	1865 N LOOP PKWY Out 07, 2025 - Nov 06, 2025		76.24	89,094.96
Bill Print - Check	12/04/2025	120425ACH1	Turner Pest Control	Reference: Pest Control		83.63	89,011.33
Bill Print - Check	12/05/2025	120525ACH1	Comcast	1865 N Loop Parkway Nov 15, 2025 - Dec 14, 2025		756.64	88,254.69
Bill Print - Check	12/05/2025	120525ACH2	Florida Natural Gas	1865 NORTH LOOP PARKWAY 10/025 - 11/025		17.06	88,237.63
Bill Print - Check	12/06/2025	400030	Envera	Invoice: 782787 (Reference: Security Monitoring.)		3,428.05	84,809.58
Bill Print - Check	12/06/2025	400031	Lloyd's Exercise Equipment LLC	Invoice: H490-107 (Reference: Fitness Center Wipes.)		1,300.00	83,509.58
Bill Print - Check	12/06/2025	400029	Podicare	Reference: Prepaid Jan - Dec 26.		25,579.78	57,929.80
Bill Print - Check	12/06/2025	3187	Angella Bascom	2 Classes @ \$35.00		70.00	57,859.80
Bill Print - Check	12/06/2025	3188	Caylin Register	1 Class @ \$35.00		35.00	57,824.80
Bill Print - Check	12/06/2025	3189	Diane Stoever	3 Classes @ \$40.00		120.00	57,704.80
Bill Print - Check	12/06/2025	3190	Eliana Roque	4 Classes @ \$40.00		160.00	57,544.80
Bill Print - Check	12/06/2025	3191	Josie Carleton	1 Class @ \$35.00		35.00	57,509.80
Bill Print - Check	12/06/2025	3192	Katherine Roy	1 Class @ \$35.00		35.00	57,474.80
Bill Print - Check	12/06/2025	3193	Lina Hermez	11 Classes @ \$40.00 & 2 Classes @ \$25.00		490.00	56,984.80
Bill Print - Check	12/06/2025	3194	Madeline Rivera	2 Classes @ \$35.00		70.00	56,914.80
Bill Print - Check	12/06/2025	3195	Marilyn J Costanzo	1 Class @ \$35.00		35.00	56,879.80
Bill Print - Check	12/06/2025	3196	Patricia Scott	6 Classes @ \$35.00		210.00	56,669.80
Bill Print - Check	12/06/2025	3197	Tiffany Cunningham	4 Classes @ \$35.00		140.00	56,529.80
Bill Print - Check	12/06/2025	120625ACH1	Republic Services #667	1865 N Loop Pkwy 12/1/25 - 12/31/25		935.12	55,594.68
Bill Print - Check	12/19/2025	3198	Aristides Beaton	1 Class @ \$35.00		35.00	55,559.68
Bill Print - Check	12/19/2025	3199	Miranda Bulger	8 Classes @ \$35.00 & 2 half hour classes @ \$17.50		245.00	55,314.68
Bill Print - Check	12/19/2025	400032	Vesta Property Services	Invoice: 429618 (Reference: Management Fees Nov 25.) Invoice: 429656 (Reference: Btable Exp...		35,353.78	19,960.92
Bill Print - Check	12/19/2025	400033	Podicare	Invoice: 131295633167-1 (Reference: Water Management Dec 25. Check Sub Notes: December 2025 In...		2,157.54	17,803.38
General Journal	12/19/2025	51		Transfer to Amenity Account	50,000.00		67,803.38
Bill Print - Check	12/16/2025	121625ACH1	FPL	491 Ensenada Dr #RRR Nov 5, 2025 to Dec 4, 2025		36.49	67,766.89
Bill Print - Check	12/16/2025	121625ACH2	FPL	1187 Las Calinas Blvd #LITE Nov 5, 2025 to Dec 4, 2025		191.01	67,575.88
Bill Print - Check	12/17/2025	3200	Egis Insurance Advisors, LLC	Insurance Policy #00125522 10/1/25 - 10/1/26 Add Artificial Turf		285.00	67,290.88
Bill Print - Check	12/17/2025	400034	Chairman's Enterprises, LLC	Invoice: 1283 (Reference: Airbike Lease.) Invoice: 1280 (Reference: Airbike Lease.) Invoice...		307.52	66,983.36
Bill Print - Check	12/17/2025	400035	Lloyd's Exercise Equipment LLC			2,800.00	64,183.36
Deposit	12/19/2025			Deposit	150.03		64,533.39
Bill Print - Check	12/18/2025	121825ACH1	St. Johns County Utility Department	481 ENSENADA DR 10/16/25 - 11/16/25		16.11	64,517.28
Bill Print - Check	12/19/2025	121925ACH2	St. Johns County Utility Department	1187 LAS CALINAS BLVD GUARDHOUSE 10/16/25 - 11/16/25		35.05	64,482.23
Bill Print - Check	12/19/2025	121925ACH3	St. Johns County Utility Department	1865 N LOOP PKWY 10/16/25 - 11/16/25		1,857.12	62,625.11
Bill Print - Check	12/23/2025	122225ACH1	FPL	1865 N Loop Pkwy Nov 7, 2025 to Dec 6, 2025		4,464.78	58,160.33
Bill Print - Check	12/23/2025	3201	Angella Bascom	2 Classes @ \$35.00		70.00	58,090.33
Bill Print - Check	12/23/2025	3202	Diane Stoever	8 Classes @ \$40.00		240.00	57,850.33
Bill Print - Check	12/23/2025	3203	Eliana Roque	8 Classes @ \$40.00		320.00	57,530.33
Bill Print - Check	12/23/2025	3204	Erin Heaton	2 Classes @ \$35.00		70.00	57,460.33
Bill Print - Check	12/23/2025	3205	Heather Rebella	1 Class @ \$35.00		35.00	57,425.33
Bill Print - Check	12/23/2025	3206	Katherine Roy	2 Class @ \$35.00		70.00	57,355.33
Bill Print - Check	12/23/2025	3207	Lina Hermez	10 Classes @ \$40.00 & 2 Classes @ \$25.00		450.00	56,905.33
Bill Print - Check	12/23/2025	3208	Miranda Bulger	6 Classes @ \$35.00 & 2 half hour classes @ \$17.50		245.00	56,660.33
Bill Print - Check	12/23/2025	3209	Patricia Scott	2 Classes @ \$35.00		70.00	56,590.33
Bill Print - Check	12/23/2025	3210	Ronald C. Cullum	VOID: 4 Classes @ \$35.00 Wrong amount		0.00	56,590.33

EXAMPLES

General Ledger Detail									
December 2025									
Bill Pmt -Check	12/23/2025	3211	Tiffany Cunningham	3 Classes @ \$35.00	105.00		56,484.93		
Bill Pmt -Check	12/23/2025	3212	Ronald C. Cullum	4 Classes @ \$35.00	140.00		56,344.93		
Bill Pmt -Check	12/26/2025	122625ACH1	AT&T	Guardhouse Telephone Dec 02 - Nov 01	149.80		56,195.13		
Bill Pmt -Check	12/26/2025	122625ACH2	Valley Bank Credit Card	Various Purchases	10,295.63		45,899.50		
Bill Pmt -Check	12/30/2025	123025ACH1	Deneva Capital LLC	Fitness Equipment 12/25	2,539.71		43,359.79		
Bill Pmt -Check	12/31/2025	123125ACH1	TECO	1865 N LOOP PKWY Nov 07, 2025 - Dec 08, 2025	78.28		43,281.51		
Deposit	12/31/2025			Interest	233.87		43,515.38		
General Journal	12/31/2025	52		Payment due from CRF	4,482.33		47,997.71		
General Journal	12/31/2025	52		Payment due from CRF		4,482.33	43,515.38		
General Journal	12/31/2025	53		Payment due from CRF	6.30		43,521.68		
General Journal	12/31/2025	53		Payment due from CRF		6.30	43,515.38		
General Journal	12/31/2025	54		Reclass AF to GF - AF has been dissolved	1,481.81		44,997.19		
General Journal	12/31/2025	54		Reclass AF to GF - AF has been dissolved		1,481.81	43,515.38		
Total 1101005 - Amenity OP Account							56,354.34	120,180.16	43,515.38
1101010 - Debit Card Account									0.00
Total 1101010 - Debit Card Account									0.00
1101015 - SBA (GF)									7,358.43
Deposit	12/31/2025			Interest	24.92		7,383.35		
Total 1101015 - SBA (GF)						24.92	0.00	7,383.35	
1101020 - U.S. Bank Custody Account									229,669.23
Deposit	12/16/2025			Deposit	136,637.07		366,297.30		
Deposit	12/24/2025			Deposit	159,347.66		525,645.16		
Deposit	12/31/2025			Interest	365.93		526,011.09		
Total 1101020 - U.S. Bank Custody Account						296,350.66	0.00	526,011.09	
1101025 - POS Account									2,329.65
Deposit	12/31/2025			Deposit	460.00		2,819.65		
Deposit	12/31/2025			Interest	7.39		2,827.04		
Total 1101025 - POS Account						467.39	0.00	2,827.04	
2101000 - Operating Account (Trust)									95,831.97
Deposit	12/31/2025			Interest	0.81		95,831.96		
Total 2101000 - Operating Account (Trust)						0.81	0.00	95,831.96	
2101015 - SBA (CRF)									387,900.49
Deposit	12/31/2025			Interest	1,313.02		389,213.12		
Total 2101015 - SBA (CRF)						1,313.02	0.00	389,213.12	
3101000 - DS 2019 A-1 Reserve									133,069.53
Transfer	12/02/2025			Funds Transfer		409.75	132,659.78		
Deposit	12/31/2025			Interest	409.75		133,069.53		
Total 3101000 - DS 2019 A-1 Reserve						409.75	409.75	133,069.53	
3101001 - DS 2019 A-2 Reserve									107,600.00
Transfer	12/31/2025			Funds Transfer		331.33	107,268.67		
Deposit	12/31/2025			Interest	331.33		107,600.00		
Total 3101001 - DS 2019 A-2 Reserve						331.33	331.33	107,600.00	
3101002 - DS 2019 Revenue									161,436.77
Transfer	12/02/2025			Funds Transfer	459.75		161,846.52		
Transfer	12/02/2025			Funds Transfer	0.12		161,846.64		
Deposit	12/24/2025			Deposit	63,351.79		225,198.43		
Deposit	12/24/2025			Deposit	54,322.68		279,521.11		

General Ledger Detail									
December 2025									
Deposit	12/31/2025			Interest	399.38		280,251.83		
Total 3101002 - DS 2019 Revenue						118,615.06	0.00	280,251.83	
3101003 - DS 2019 Prepayment									100.00
Transfer	12/03/2025			Funds Transfer		0.12	99.88		
Deposit	12/31/2025			Interest	0.12		100.00		
Total 3101003 - DS 2019 Prepayment						0.12	0.12	100.00	
3101004 - DS 2019 Excess Revenue									0.04
Total 3101004 - DS 2019 Excess Revenue									0.04
3101005 - DS 2019 Sinking Fund A-2									0.00
Total 3101005 - DS 2019 Sinking Fund A-2									0.00
3101006 - DS 2019 Interest A-1									0.00
Total 3101006 - DS 2019 Interest A-1									0.00
3101007 - DS 2019 Interest A-2									0.00
Total 3101007 - DS 2019 Interest A-2									0.00
3101008 - DS 2019 Principal A-1									0.00
Total 3101008 - DS 2019 Principal A-1									0.00
3101009 - DS 2019 Rebate									55.46
Deposit	12/31/2025			Interest	0.17		55.63		
Total 3101009 - DS 2019 Rebate						0.17	0.00	55.63	
4101000 - DS 2019 A&C									40,889.67
Deposit	12/31/2025			Interest	271.50		41,161.37		
Total 4101000 - DS 2019 A&C						271.50	0.00	41,161.37	
1115000 - Accounts Receivable									0.00
Total 1115000 - Accounts Receivable									0.00
1120001 - Assessments Receivable									0.00
Total 1120001 - Assessments Receivable									0.00
1120002 - Assessments Receivable - Excess									0.00
Total 1120002 - Assessments Receivable - Excess									0.00
1131000 - Due From General Fund									151,801.74
Total 1131000 - Due From General Fund									151,801.74
1131001 - Due from Amenity									0.00
General Journal	12/19/2025	51		Transfer to Amenity Account	50,000.00		50,000.00		
General Journal	12/31/2025	54		Reclass AF to GF - AF has been dissolved	1,481.81		51,481.81		
Total 1131001 - Due from Amenity						51,481.81	0.00	51,481.81	
1131002 - Due from Capital Reserve									45,996.99
General Journal	12/31/2025	52		Payment due from CRF	4,482.33		46,479.32		
General Journal	12/31/2025	53		Payment due from CRF	6.30		46,485.62		
Total 1131002 - Due from Capital Reserve						4,488.63	0.00	46,485.62	
1131003 - Due from Debt Service									0.00
General Journal	12/16/2025	49		Correct Allocation for Tax Distribution #5	2,659.04		2,659.04		
General Journal	12/24/2025	50		Correct Allocation for Tax Distribution #6	3,101.01		5,760.05		
Total 1131003 - Due from Debt Service						5,760.05	0.00	5,760.05	
1131004 - Due from Capital Projects									0.00
General Journal	12/31/2025	55		Furniture for Booce Ball Courts - Valley Credit Card	778.00		778.00		
General Journal	12/31/2025	55		Furniture for Booce Ball Courts - Valley Credit Card	3,390.00		4,168.00		
General Journal	12/31/2025	55		Umbrellas for Booce Ball Furniture - Valley Credit Card	140.97		4,308.97		
Total 1131004 - Due from Capital Projects						4,308.97	0.00	4,308.97	

EXAMPLES

General Ledger Detail							
December 2025							
Deposit	12/19/2025	2699		Personal Purchases-Elin		150.03	34.49
Bill	12/15/2025	123125 CC	Valley Bank Credit Card	Over limit Fee		100.00	134.49
Bill	12/15/2025	123125 CC	Valley Bank Credit Card	SP Kitazh		12.15	148.64
Total 1131010 - Due from Others						112.15	148.64
12100 - Inventory Asset							0.00
Total 12100 - Inventory Asset							0.00
1550000 - Prepaid Expenses							3,428.05
Bill	12/01/2025	131295632510	Poolaura	Jan - Sept 2026		19,184.83	22,612.88
Bill	12/01/2025	131295632510	Poolaura	Oct - Dec 2026		6,384.95	29,007.83
Total 1550000 - Prepaid Expenses						25,579.78	29,007.83
1560000 - Deposits							36,001.67
Total 1560000 - Deposits							36,001.67
1202000 - Accounts Payable							-60,936.72
Bill	12/01/2025	33515	Duval Landscape Maintenance	Reference: Landscape Maintenance Dec 25		26,295.00	-87,231.72
Bill Pmt - Check	12/01/2025	400028	Duval Landscape Maintenance	Reference: Landscape Maintenance Dec 25	26,295.00		-60,936.72
Bill	12/01/2025	131295632510	Poolaura	Reference: Prepaid Jan - Dec 25		25,579.78	-86,516.50
Bill	12/01/2025	H480-107	Lloyd's Exercise Equipment LLC	Reference: Fitness Center Wipes		1,300.00	-87,816.50
Bill	12/01/2025	762787	Envera	Reference: Security Monitoring		3,428.05	-91,244.55
Bill	12/01/2025	429727	Vesta Distrit Services	Reference: Assessment Methodology O&M, Check Sub Notes: O & M Assessment Methodology		6,500.00	-97,744.55
Bill	12/01/2025	131295633167-1	Poolaura	Reference: Water Management Dec 25, Check Sub Notes: December 2025 Invoice		2,157.54	-99,902.09
Bill	12/01/2025	1263	Chairman's Enterprises, LLC	Reference: Airbike Lease		102.64	-100,004.73
Bill	12/01/2025	335341682 12/25	AT&T	Guardhouse Telephone Dec 02 - Nov 01		149.00	-100,154.53
Bill	12/01/2025	430002	Vesta Distrit Services	Reference: Management Fees Dec 25		4,310.17	-104,464.70
Bill Pmt - Check	12/02/2025	3173	Angella Bascom		105.00		-104,359.70
Bill Pmt - Check	12/02/2025	3174	Diane Stoever	5 Classes @ \$40.00	200.00		-104,159.70
Bill Pmt - Check	12/02/2025	3175	Eliana Roque	8 Classes @ \$40.00	320.00		-103,839.70
Bill Pmt - Check	12/02/2025	3176	Erin Heaton	2 Classes @ \$35.00	70.00		-103,769.70
Bill Pmt - Check	12/02/2025	3177	Heather Rebella	1 Class @ \$35.00	35.00		-103,734.70
Bill Pmt - Check	12/02/2025	3178	Josie Carleton	1 Class @ \$35.00	35.00		-103,699.70
Bill Pmt - Check	12/02/2025	3179	Katherine Roy	1 Class @ \$35.00	35.00		-103,664.70
Bill Pmt - Check	12/02/2025	3180	Lina Hermez	9 Classes @ \$40.00 & 2 Classes @ \$25.00	410.00		-103,254.70
Bill Pmt - Check	12/02/2025	3181	Madeline Rivera	2 Classes @ \$35.00	70.00		-103,219.70
Bill Pmt - Check	12/02/2025	3182	Martlyn J Costanzo	1 Class @ \$35.00	35.00		-103,184.70
Bill Pmt - Check	12/02/2025	3183	Miranda Bulger	8 Classes @ \$35.00 & 2 half hour classes @ \$17.50	245.00		-102,939.70
Bill Pmt - Check	12/02/2025	3184	Patricia Scott	3 Classes @ \$35.00	105.00		-102,834.70
Bill Pmt - Check	12/02/2025	3185	Ronald C. Culum	3 Classes @ \$35.00	105.00		-102,729.70
Bill Pmt - Check	12/02/2025	3186	Tiffany Cunningham	4 Classes @ \$35.00	140.00		-102,589.70
Bill Pmt - Check	12/02/2025	120225ACH1	TECO	1865 N LOOP PKWY Oct 07, 2025 - Nov 06, 2025	76.24		-102,513.48
Bill	12/02/2025	621497128	Turner Pest Control	Reference: Pest Control		83.63	-102,597.09
Bill Pmt - Check	12/04/2025	120425ACH1	Turner Pest Control	Reference: Pest Control		83.63	-102,513.46
Bill	12/04/2025	10583 12 25	FPL	1329 Las Calinas Blvd #RRR Nov 5, 2025 to Dec 4, 2025		138.51	-102,651.97
Bill	12/04/2025	20281 12 25	FPL	1504 Las Calinas Blvd #RRR Nov 5, 2025 to Dec 4, 2025		150.53	-102,802.50
Bill	12/04/2025	37392 12 25	FPL	661 Enseñada Dr #RRR Nov 5, 2025 to Dec 4, 2025		63.64	-102,866.34
Bill	12/04/2025	44154 12 25	FPL	499 Enseñada Dr #RRR Nov 5, 2025 to Dec 4, 2025		25.86	-102,892.00
Bill	12/04/2025	47285 12 25	FPL	336 Rio Del Norte Road #RRR Nov 5, 2025 to Dec 4, 2025		48.77	-102,940.77
Bill	12/04/2025	67256 12 25	FPL	2036 Las Calinas Blvd #RRR Nov 5, 2025 to Dec 4, 2025		112.69	-103,053.46
Bill	12/04/2025	56253 12 25	FPL	2064 Las Calinas Blvd #RRR Nov 5, 2025 to Dec 4, 2025		29.99	-103,083.45
Bill	12/04/2025	61314 12 25	FPL	537 Enseñada Dr #RRR Nov 5, 2025 to Dec 4, 2025		44.08	-103,127.54

General Ledger Detail							
December 2025							
Bill	12/04/2025	69246 12 25	FPL	186 Toronto Blvd #RRR Nov 5, 2025 to Dec 4, 2025		103.06	-103,230.60
Bill	12/04/2025	70401 12 25	FPL	833 Gioneta Dr #RRR Nov 5, 2025 to Dec 4, 2025		29.93	-103,260.53
Bill	12/04/2025	71537 12 25	FPL	43 Privado Ct #LLITE Nov 5, 2025 to Dec 4, 2025		36.75	-103,297.28
Bill	12/04/2025	79354 12 25	FPL	97 Onala LN #RRR Nov 5, 2025 to Dec 4, 2025		25.75	-103,323.03
Bill	12/04/2025	73535 12 25	FPL	1187 Las Calinas Blvd #LLITE Nov 5, 2025 to Dec 4, 2025		191.01	-103,514.04
Bill	12/04/2025	83257 12 25	FPL	711 Erredia LN Nov 5, 2025 to Dec 4, 2025		79.39	-103,593.43
Bill	12/04/2025	88413 12 25	FPL	491 Enseñada Dr #Park Nov 5, 2025 to Dec 4, 2025		36.49	-103,629.92
Bill	12/05/2025	194333	Mathews Design Group LLC	Reference: Engineering Services Nov 25		2,037.50	-105,667.42
Bill Pmt - Check	12/05/2025	120525ACH1	Comcast	1865 N Loop Parkway Nov 15, 2025 - Dec 14, 2025	758.84		-104,910.76
Bill Pmt - Check	12/05/2025	120525ACH2	Florida Natural Gas	1865 NORTH LOOP PARKWAY 10/6/25 - 11/6/25	17.06		-104,893.72
Bill	12/05/2025	194335	Mathews Design Group LLC	Reference: Engineering Services Nov 25		1,775.00	-106,668.72
Bill	12/05/2025	194334	Mathews Design Group LLC	Reference: Engineering Services Nov 25		487.50	-107,156.22
Bill Pmt - Check	12/08/2025	100043	Future Horizons, Inc.	Invoice: 92656 (Reference: Weed Control)		2,122.44	-105,033.78
Bill Pmt - Check	12/08/2025	100044	Gannett FL LocalIQ	Invoice: 0007454162 (Reference: Legal Advertising)		341.28	-104,692.50
Bill Pmt - Check	12/08/2025	400030	Envera	Invoice: 762787 (Reference: Security Monitoring)		3,428.05	-101,264.45
Bill Pmt - Check	12/08/2025	400031	Lloyd's Exercise Equipment LLC	Invoice: H480-107 (Reference: Fitness Center Wipes)		1,300.00	-99,964.45
Bill Pmt - Check	12/08/2025	400029	Poolaura	Reference: Prepaid Jan - Dec 26	25,579.78		-74,384.67
Bill	12/08/2025	07163 12 25	FPL	Streight's # Palencia N PH Nov 7, 2025 to Dec 8, 2025		5,116.93	-79,501.60
Bill	12/08/2025	47441 12 25	FPL	1865 N Loop Pkwy Nov 7, 2025 to Dec 8, 2025		4,464.78	-83,966.38
Bill	12/08/2025	58332 12 25	FPL	1802 N Loop Pkwy #LOT Nov 7, 2025 to Dec 8, 2025		25.66	-83,992.04
Bill	12/09/2025	120925	Angella Bascom	2 Classes @ \$35.00	70.00		-84,062.04
Bill	12/09/2025	120925	Josie Carleton	1 Class @ \$35.00	35.00		-84,097.04
Bill	12/09/2025	120925	Martlyn J Costanzo	1 Class @ \$35.00	35.00		-84,132.04
Bill	12/09/2025	120925	Tiffany Cunningham	4 Classes @ \$35.00	140.00		-84,272.04
Bill	12/09/2025	120925	Lina Hermez	11 Classes @ \$40.00 & 2 Classes @ \$25.00	490.00		-84,762.04
Bill	12/09/2025	120925	Katherine Roy	1 Class @ \$35.00	35.00		-84,797.04
Bill	12/09/2025	120925	Madeline Rivera	2 Classes @ \$35.00	70.00		-84,867.04
Bill	12/09/2025	120925	Eliana Roque	4 Classes @ \$40.00	160.00		-85,027.04
Bill	12/09/2025	120925	Patricia Scott	6 Classes @ \$35.00	210.00		-85,237.04
Bill	12/09/2025	120925	Diane Stoever	3 Classes @ \$40.00	120.00		-85,357.04
Bill	12/09/2025	120925	Cayn Register	1 Class @ \$35.00	35.00		-85,392.04
Bill Pmt - Check	12/09/2025	3187	Angella Bascom	2 Classes @ \$35.00	70.00		-85,322.04
Bill Pmt - Check	12/09/2025	3188	Cayn Register	1 Class @ \$35.00	35.00		-85,287.04
Bill Pmt - Check	12/09/2025	3189	Diane Stoever	3 Classes @ \$40.00	120.00		-85,167.04
Bill Pmt - Check	12/09/2025	3190	Eliana Roque	4 Classes @ \$40.00	160.00		-85,007.04
Bill Pmt - Check	12/09/2025	3191	Josie Carleton	1 Class @ \$35.00	35.00		-84,972.04
Bill Pmt - Check	12/09/2025	3192	Katherine Roy	1 Class @ \$35.00	35.00		-84,937.04
Bill Pmt - Check	12/09/2025	3193	Lina Hermez	11 Classes @ \$40.00 & 2 Classes @ \$25.00	480.00		-84,447.04
Bill Pmt - Check	12/09/2025	3194	Madeline Rivera	2 Classes @ \$35.00	70.00		-84,377.04
Bill Pmt - Check	12/09/2025	3195	Martlyn J Costanzo	1 Class @ \$35.00	35.00		-84,342.04
Bill Pmt - Check	12/09/2025	3196	Patricia Scott	6 Classes @ \$35.00	210.00		-84,132.04
Bill Pmt - Check	12/09/2025	3197	Tiffany Cunningham	4 Classes @ \$35.00	140.00		-83,992.04
Bill Pmt - Check	12/09/2025	120925ACH1	Republic Services #897	1865 N Loop Pkwy 12/1/25 - 12/01/25	936.12		-83,056.92
Bill	12/09/2025	64589 12/25	TECO	1865 N LOOP PKWY Nov 07, 2025 - Dec 06, 2025		76.28	-83,133.20
Bill	12/10/2025	120925	Aristides Beaton	1 Class @ \$35.00	35.00		-83,170.20
Bill	12/10/2025	120925	Miranda Bulger	6 Classes @ \$35.00 & 2 half hour classes @ \$17.50	245.00		-83,415.20
Bill Pmt - Check	12/10/2025	3198	Aristides Beaton	1 Class @ \$35.00	35.00		-83,380.20
Bill Pmt - Check	12/15/2025	3199	Miranda Bulger	6 Classes @ \$35.00 & 2 half hour classes @ \$17.50	245.00		-83,135.20

EXAMPLES

General Ledger Detail						
December 2025						
Bill Print - Check	12/10/2025	400032	Vesta Property Services	Invoice: 428818 (Reference: Management Fees Nov 25.) Invoice: 426956 (Reference: I	35,353.76	-47,781.44
Bill Print - Check	12/10/2025	100045	Taylor Tree Services Inc.	Invoice: 205855 (Reference: Tree Removal.)	1,250.00	-46,531.44
Bill Print - Check	12/10/2025	100046	Vesta District Services	Invoice: 194333 (Reference: Assessment Methodology O&M. Check/Stub Notes: O & M	6,500.00	-40,031.44
Bill Print - Check	12/10/2025	100047	Mathews Design Group LLC	Invoice: 194333 (Reference: Engineering Services Nov 25.)	2,037.50	-37,993.94
Bill Print - Check	12/10/2025	400033	Floodsure	Invoice: 131296633167-1 (Reference: Water Management Dec 25. Check Stub Notes: D	2,197.54	-35,836.40
Bill	12/11/2025	1274272 12.25	Comcast	1865 N Loop Parkway Dec 15, 2025 - Jan 14, 2026		896.06
Bill	12/11/2025	31159	Egis Insurance Advisors, LLC	Insurance Policy #100125522 10/1/25 - 10/1/26 Add Artificial Turf		285.00
Bill	12/13/2025	110477 12.25	Florida Natural Gas	1865 NORTH LOOP PARKWAY 11/6/25 - 12/6/25		20.64
Bill	12/16/2025	120225	Ronald J Cervelli	BOS Meeting 12/2/25		200.00
Bill	12/16/2025	120225	John T Smith	BOS Meeting 12/2/25		200.00
Bill	12/16/2025	120225	Stephen J Handler	BOS Meeting 12/2/25		200.00
Bill	12/16/2025	120225	Daniel L Colin	BOS Meeting 12/2/25		200.00
Bill	12/16/2025	120225	Kristen Cohen	BOS Meeting 12/2/25		200.00
Bill Print - Check	12/16/2025	4528	Daniel L Colin	BOS Meeting 12/2/25	200.00	-37,640.10
Bill Print - Check	12/16/2025	4529	John T Smith	BOS Meeting 12/2/25	200.00	-37,640.10
Bill Print - Check	12/16/2025	4530	Kristen Cohen	BOS Meeting 12/2/25	200.00	-37,440.10
Bill Print - Check	12/16/2025	4531	Ronald J Cervelli	BOS Meeting 12/2/25	200.00	-37,240.10
Bill Print - Check	12/16/2025	4532	Stephen J Handler	BOS Meeting 12/2/25	200.00	-37,040.10
Bill Print - Check	12/16/2025	121625ACH1	FPL	1802 N Loop PKWY #LGT Nov 7, 2025 to Dec 8, 2025	25.66	-37,014.44
Bill Print - Check	12/16/2025	121625ACH2	FPL	97 Onda LN #RRR Nov 5, 2025 to Dec 4, 2025	25.75	-36,988.69
Bill Print - Check	12/16/2025	121625ACH3	FPL	633 Gioneta Dr #RRR Nov 5, 2025 to Dec 4, 2025	29.93	-36,958.76
Bill Print - Check	12/16/2025	121625ACH4	FPL	2064 Las Calinas Blvd #RRR Nov 5, 2025 to Dec 4, 2025	29.99	-36,928.77
Bill Print - Check	12/16/2025	121625ACH5	FPL	43 Privado Ct #LITE Nov 5, 2025 to Dec 4, 2025	36.75	-36,892.02
Bill Print - Check	12/16/2025	121625ACH6	FPL	537 Emserada Dr. #RRR Nov 5, 2025 to Dec 4, 2025	44.09	-36,847.93
Bill Print - Check	12/16/2025	121625ACH7	FPL	336 Rio Del Norte Road #RRR Nov 5, 2025 to Dec 4, 2025	48.77	-36,799.16
Bill Print - Check	12/16/2025	121625ACH8	FPL	661 Emserada Dr. #RRR Nov 5, 2025 to Dec 4, 2025	63.84	-36,735.32
Bill Print - Check	12/16/2025	121625ACH9	FPL	711 Ereseda LN Nov 5, 2025 to Dec 4, 2025	79.39	-36,655.93
Bill Print - Check	12/16/2025	121625ACH10	FPL	166 Torcido Blvd #RRR Nov 5, 2025 to Dec 4, 2025	103.06	-36,552.87
Bill Print - Check	12/16/2025	121625ACH11	FPL	2036 Las Calinas Blvd #RRR Nov 5, 2025 to Dec 4, 2025	112.69	-36,440.18
Bill Print - Check	12/16/2025	121625ACH12	FPL	1320 Las Calinas Blvd #RRR Nov 5, 2025 to Dec 4, 2025	136.51	-36,303.67
Bill Print - Check	12/16/2025	121625ACH13	FPL	1504 Las Calinas Blvd #RRR Nov 5, 2025 to Dec 4, 2025	150.53	-36,153.14
Bill Print - Check	12/16/2025	121625ACH14	FPL	401 Emserada Dr #Park Nov 5, 2025 to Dec 4, 2025	36.49	-36,116.65
Bill Print - Check	12/16/2025	121625ACH15	FPL	1187 Las Calinas Blvd #LITE Nov 5, 2025 to Dec 4, 2025	191.01	-35,925.64
Bill	12/16/2025	3618397 12.25	Republic Services #887	1865 N Loop Pkwy 1/1/26 - 1/31/26		973.62
Bill Print - Check	12/17/2025	3200	Egis Insurance Advisors, LLC	Insurance Policy #100125522 10/1/25 - 10/1/26 Add Artificial Turf		386.6122
Bill Print - Check	12/17/2025	400034	Chairman's Enterprises, LLC	Invoice: 1283 (Reference: Airbike Lease.) Invoice: 1280 (Reference: Airbike Lease.) I		307.92
Bill Print - Check	12/17/2025	400035	Lloyd's Exercise Equipment LLC		2,600.00	-33,704.34
Bill	12/17/2025	21034	Taylor Tree Services Inc.	Reference: Landscape Enhancement.		1,700.00
Bill Print - Check	12/18/2025	121925ACH1	St. Johns County Utility Department	451 ENSEÑADA DR 10/16/25 - 11/16/25	16.11	-35,588.23
Bill Print - Check	12/18/2025	121925ACH2	St. Johns County Utility Department	1187 LAS CALINAS BLVD GUARDHOUSE 10/16/25 - 11/16/25	35.05	-35,553.18
Bill Print - Check	12/18/2025	121925ACH3	St. Johns County Utility Department	1865 N LOOP PKWY 10/16/25 - 11/16/25	1,857.12	-33,696.06
Bill	12/19/2025	125788 12.25	St. Johns County Utility Department	451 ENSEÑADA DR 11/16/25 - 12/16/25		16.07
Bill	12/19/2025	131201 12.25	St. Johns County Utility Department	1187 LAS CALINAS BLVD GUARDHOUSE 11/16/25 - 12/17/25		35.05
Bill	12/19/2025	127508 12.25	St. Johns County Utility Department	1865 N LOOP PKWY 11/16/25 - 12/17/25		1,937.60
Bill	12/19/2025	H640-108	Lloyd's Exercise Equipment LLC	Reference: Fitness Center Wipes.		1,950.00
Bill	12/19/2025	R100004939	Envera	Reference: RFID Replacement.		1,438.56
Bill Print - Check	12/23/2025	122225ACH1	FPL	499 Emserada Dr #RRR Nov 5, 2025 to Dec 4, 2025	25.66	-38,847.66
Bill Print - Check	12/23/2025	122225ACH2	FPL	Streetsights # Palencia #RN Nov 7, 2025 to Dec 8, 2025	5,116.93	-33,730.75

General Ledger Detail						
December 2025						
Bill Print - Check	12/23/2025	122225ACH1	FPL	1865 N Loop Pkwy Nov 7, 2025 to Dec 8, 2025	4,464.78	-29,265.97
Bill	12/23/2025	13885	Kilinski Van Wk, PLLC	Reference: O&M Assessment Methodology Project.		1,009.00
Bill	12/23/2025	13846	Kilinski Van Wk, PLLC	Reference: Legal Services Nov 25.		7,851.50
Bill	12/23/2025	122225	Angella Bascom	2 Classes @ \$35.00		70.00
Bill	12/23/2025	122225	Miranda Bulger	6 Classes @ \$35.00 & 2 half hour classes @ \$17.50		245.00
Bill	12/23/2025	122225	Ronald C. Culum	4 Classes @ \$35.00		140.00
Bill	12/23/2025	122225	Tiffany Cunningham	3 Classes @ \$35.00		105.00
Bill	12/23/2025	122225	Erin Heaton	2 Classes @ \$35.00		70.00
Bill	12/23/2025	122225	Lina Hermez	10 Classes @ \$40.00 & 2 Classes @ \$25.00		450.00
Bill	12/23/2025	122225	Heather Rebella	1 Class @ \$35.00		35.00
Bill	12/23/2025	122225	Katherine Roy	2 Class @ \$35.00		70.00
Bill	12/23/2025	122225	Eliana Roque	8 Classes @ \$40.00		320.00
Bill	12/23/2025	122225	Patricia Scott	2 Classes @ \$35.00		70.00
Bill	12/23/2025	122225	Diane Stover	6 Classes @ \$40.00		240.00
Bill Print - Check	12/23/2025	3201	Angella Bascom	2 Classes @ \$35.00	70.00	-39,871.47
Bill Print - Check	12/23/2025	3202	Diane Stover	6 Classes @ \$40.00	240.00	-39,631.47
Bill Print - Check	12/23/2025	3203	Eliana Roque	8 Classes @ \$40.00	320.00	-39,311.47
Bill Print - Check	12/23/2025	3204	Erin Heaton	2 Classes @ \$35.00	70.00	-39,241.47
Bill Print - Check	12/23/2025	3205	Heather Rebella	1 Class @ \$35.00	35.00	-39,206.47
Bill Print - Check	12/23/2025	3206	Katherine Roy	2 Class @ \$35.00	70.00	-39,136.47
Bill Print - Check	12/23/2025	3207	Lina Hermez	10 Classes @ \$40.00 & 2 Classes @ \$25.00	450.00	-38,686.47
Bill Print - Check	12/23/2025	3208	Miranda Bulger	6 Classes @ \$35.00 & 2 half hour classes @ \$17.50	245.00	-38,441.47
Bill Print - Check	12/23/2025	3209	Patricia Scott	2 Classes @ \$35.00	70.00	-38,371.47
Bill Print - Check	12/23/2025	3210	Ronald C. Culum	VOID: 4 Classes @ \$35.00 Wrong amount	0.00	-38,371.47
Bill Print - Check	12/23/2025	3211	Tiffany Cunningham	3 Classes @ \$35.00	105.00	-38,266.47
Bill	12/23/2025	110425	Ronald J Cervelli	BOS Workshop 11/4/25		200.00
Bill	12/23/2025	110425	John T Smith	BOS Workshop 11/4/25		200.00
Bill	12/23/2025	110425	Stephen J Handler	BOS Workshop 11/4/25		200.00
Bill	12/23/2025	110425	Daniel L Colin	BOS Workshop 11/4/25		200.00
Bill	12/23/2025	110425	Kristen Cohen	BOS Workshop 11/4/25		200.00
Bill Print - Check	12/23/2025	3212	Ronald C. Culum	4 Classes @ \$35.00	140.00	-38,126.47
Bill Print - Check	12/23/2025	4533	Daniel L Colin	BOS Workshop 11/4/25	200.00	-38,926.47
Bill Print - Check	12/23/2025	4534	John T Smith	BOS Workshop 11/4/25	200.00	-38,726.47
Bill Print - Check	12/23/2025	4535	Kristen Cohen	BOS Workshop 11/4/25	200.00	-38,526.47
Bill Print - Check	12/23/2025	4536	Ronald J Cervelli	BOS Workshop 11/4/25	200.00	-38,326.47
Bill Print - Check	12/23/2025	4537	Stephen J Handler	BOS Workshop 11/4/25	200.00	-38,126.47
Bill Print - Check	12/23/2025	100048	Vesta District Services	Invoice: 430002 (Reference: Management Fees Dec 25.)	4,310.17	-33,816.30
Bill Print - Check	12/26/2025	122625ACH2	AT&T	Guardhouse Telephone Dec 02 - Nov 01		149.80
Bill Print - Check	12/26/2025	122625ACH1	Valley Bank Credit Card	Various Purchases		10,285.63
Bill	12/29/2025	33779	Duval Landscape Maintenance	Reference: Irrigation Repairs		750.00
Bill	12/29/2025	33778	Duval Landscape Maintenance	Reference: Torcido Pump Repair		1,700.00
Bill	12/29/2025	33780	Duval Landscape Maintenance	Reference: Irrigation Repairs		300.00
Bill Print - Check	12/30/2025	123025ACH1	Geneva Capital LLC	Fitness Equipment 12/25	2,539.71	-23,581.16
Bill Print - Check	12/31/2025	123125ACH1	TECO	1865 N LOOP PKWY Nov 07, 2025 - Dec 06, 2025	78.28	-23,502.88
Bill	12/31/2025	92941	Future Horizons, Inc.	Reference: Weed Control Services Dec 25.		2,122.44
Bill	12/31/2025	0007504693	Gannett FL LocalIQ			348.08
Bill	12/31/2025	430417	Vesta Property Services	Reference: Billable Expenses - Dec 2025.		1,649.01
Bill	12/31/2025	430484	Vesta Property Services	Reference: Amenity Management Dec 25.		39,051.94

EXAMPLES

General Ledger Detail									
December 2025									
Bill	12/31/2025	123125 CG	Valley Bank Credit Card	Various Purchases		9,994.35		-76,578.70	
Bill	12/31/2025	430418	Vesta District Services	Reference: Billable Expenses - Dec 2025		46.12		-76,624.82	
Total 1202000 - Accounts Payable						145,602.66	164,490.76	-76,624.82	
1202010 - Accrued Expenses									
General Journal	12/01/2025	45R		BOS Meeting 11/4/25		1,000.00		-2,022.00	
General Journal	12/01/2025	47R		Accru November Landscape Services		2,022.00		0.00	
Total 1202010 - Accrued Expenses						3,022.00	0.00	0.00	
1207000 - Due to General Fund									
General Journal	12/10/2025	51		Transfer to Amenity Account		50,000.00		-91,996.99	
General Journal	12/16/2025	49		Corred Allocation for Tax Distribution #5		2,659.04		-94,656.03	
General Journal	12/24/2025	50		Corred Allocation for Tax Distribution #6		3,101.01		-97,757.04	
General Journal	12/31/2025	52		Payment due from CRF		4,482.33		-102,239.37	
General Journal	12/31/2025	53		Payment due from CRF		6.30		-102,245.67	
General Journal	12/31/2025	54		Redclass AF to OF - AF has been dissolved		1,481.81		-103,727.45	
General Journal	12/31/2025	55		Furniture for Bocce Ball Courts - Valley Credit Card		776.00		-104,505.45	
General Journal	12/31/2025	55		Furniture for Bocce Ball Courts - Valley Credit Card		3,369.00		-107,895.45	
General Journal	12/31/2025	55		Umbrellas for Bocce Ball furniture - Valley Credit Card		140.97		-108,036.45	
Total 1207000 - Due to General Fund						0.00	66,039.46	-108,036.45	
1207001 - Due to Amenity Funds									
Total 1207001 - Due to Amenity Funds									
1207002 - Due to Capital Reserve									
Total 1207002 - Due to Capital Reserve									
1207003 - Due to Debt Service									
Total 1207003 - Due to Debt Service									
1299999 - Outstanding Checks									
Total 1299999 - Outstanding Checks									
24000 - Payroll Liabilities									
Total 24000 - Payroll Liabilities									
4202000 - Contracts Payable									
Total 4202000 - Contracts Payable									
1271000 - FB - Unassigned									
Total 1271000 - FB - Unassigned									
1271100 - FB - Nonspendable									
Total 1271100 - FB - Nonspendable									
1271200 - FB - Assigned									
Total 1271200 - FB - Assigned									
1271300 - FB - Reserved									
Total 1271300 - FB - Reserved									
30000 - Opening Balance Equity									
Total 30000 - Opening Balance Equity									
32000 - Retained Earnings									
Total 32000 - Retained Earnings									
1325000 - Special Assessments									
Deposit	12/16/2025			St Johns County Tax Distribution #5		136,637.07		-312,740.35	
General Journal	12/16/2025	49		Corred Allocation for Tax Distribution #5		2,659.04		-315,399.39	
Deposit	12/24/2025			St Johns County Tax Distribution #6		156,347.66		-474,747.25	
General Journal	12/24/2025	50		Corred Allocation for Tax Distribution #6		3,101.01		-477,848.26	
Total 1325000 - Special Assessments						0.00	304,744.74	-477,848.26	

General Ledger Detail									
December 2025									
1325100 - Excess Revenue									
Total 1325100 - Excess Revenue									
1361000 - Interest Revenue									
Deposit	12/31/2025			Interest		365.93		-4,285.72	
Deposit	12/31/2025			Interest		24.92		-4,310.64	
Deposit	12/31/2025			Interest		7.39		-4,318.03	
Deposit	12/31/2025			Interest		339.49		-4,657.52	
Deposit	12/31/2025			Interest		233.87		-4,891.39	
Total 1361000 - Interest Revenue						0.00	971.60	-4,891.39	
1369000 - Miscellaneous Revenue									
Total 1369000 - Miscellaneous Revenue									
1369010 - Fitness Center Revenue									
Deposit	12/31/2025			December Fitness Revenue from POS		490.00		-2,585.00	
Total 1369010 - Fitness Center Revenue						0.00	490.00	-2,585.00	
1369100 - Insurance Proceeds									
Total 1369100 - Insurance Proceeds									
1369200 - Cost Share Rev - Marshall Creek									
Total 1369200 - Cost Share Rev - Marshall Creek									
2361000 - Interest CRF									
Deposit	12/31/2025			Interest		1,313.63		-4,034.85	
Deposit	12/31/2025			Interest		0.81		-4,035.66	
Total 2361000 - Interest CRF						0.00	1,313.63	-4,035.66	
2369000 - Miscellaneous Rev									
Total 2369000 - Miscellaneous Rev									
3325000 - Spec Assessments - On Roll									
General Journal	12/16/2025	49		Corred Allocation for Tax Distribution #5		2,659.04		-65,315.06	
General Journal	12/24/2025	50		Corred Allocation for Tax Distribution #6		3,101.01		-62,656.02	
Deposit	12/24/2025			St Johns County Tax Distribution #6		83,351.79		-59,555.01	
Deposit	12/24/2025			St Johns County Tax Distribution #5		54,322.66		-122,906.80	
Total 3325000 - Spec Assessments - On Roll						5,760.05	117,674.47	-177,229.48	
3325010 - Spec Assessments - Prepayments									
Total 3325010 - Spec Assessments - Prepayments									
3325100 - Excess DS Revenue									
Total 3325100 - Excess DS Revenue									
3361000 - Interest - DS 2019									
Deposit	12/31/2025			Interest		0.17		-3,018.24	
Deposit	12/31/2025			Interest		331.33		-3,349.57	
Deposit	12/31/2025			Interest		369.39		-3,748.96	
Deposit	12/31/2025			Interest		409.75		-4,158.71	
Deposit	12/31/2025			Interest		0.12		-4,158.83	
Total 3361000 - Interest - DS 2019						0.00	1,140.76	-4,158.63	
4361000 - Interest									
Total 4361000 - Interest									
50000 - Cost of Goods Sold									
Total 50000 - Cost of Goods Sold									
1110000 - General & Administrative									
Total 1110000 - General & Administrative									

EXAMPLES

General Ledger Detail							
December 2025							
General Journal	12/01/2025	45R			Reverse of GJE 45 - BOS Meeting 11/4/25	1,000.00	2,000.00
Bill	12/16/2025	120225	Ronald J Cervelli		BOS Meeting 12/2/25	200.00	2,200.00
Bill	12/16/2025	120225	John T Smith		BOS Meeting 12/2/25	200.00	2,400.00
Bill	12/16/2025	120225	Stephen J Handler		BOS Meeting 12/2/25	200.00	2,600.00
Bill	12/16/2025	120225	Daniel L Colin		BOS Meeting 12/2/25	200.00	2,800.00
Bill	12/16/2025	120225	Kristen Cohen		BOS Meeting 12/2/25	200.00	3,000.00
Bill	12/23/2025	110425	Ronald J Cervelli		BOS Workshop 11/4/25	200.00	3,200.00
Bill	12/23/2025	110425	John T Smith		BOS Workshop 11/4/25	200.00	3,400.00
Bill	12/23/2025	110425	Stephen J Handler		BOS Workshop 11/4/25	200.00	3,600.00
Bill	12/23/2025	110425	Daniel L Colin		BOS Workshop 11/4/25	200.00	3,800.00
Bill	12/23/2025	110425	Kristen Cohen		BOS Workshop 11/4/25	200.00	4,000.00
Total 1510000 - Supervisor Fees						2,000.00	4,000.00
1510010 - Engineering Services							5,289.00
Bill	12/05/2025	194333	Mathews Design Group LLC		Reference: Engineering Services Nov 25	2,037.50	7,317.50
Bill	12/05/2025	194335	Mathews Design Group LLC		Reference: Engineering Services Nov 25	1,775.00	9,092.50
Bill	12/05/2025	194334	Mathews Design Group LLC		Reference: Engineering Services Nov 25	487.50	9,580.00
Total 1510010 - Engineering Services						4,300.00	9,500.00
1510020 - District Counsel							13,219.95
Bill	12/22/2025	13885	Kilmki Van Wjk PLLC		Reference: O&M Assessment Methodology Project	1,009.00	14,228.95
Bill	12/22/2025	13885	Kilmki Van Wjk PLLC		Reference: Legal Services Nov 25	7,851.50	22,080.45
Total 1510020 - District Counsel						8,860.50	22,080.45
1510030 - Audit Fees							0.00
Total 1510030 - Audit Fees							0.00
1510040 - Assessment Administration							833.34
Bill	12/01/2025	429727	Vesta District Services		O&M Assessment methodology - Vesta	5,500.00	6,333.34
Bill	12/01/2025	430002	Vesta District Services		Reference: Management Fees Dec 25	416.67	6,750.01
Total 1510040 - Assessment Administration						5,916.67	6,750.01
1510050 - Arbitrage Rebate							450.00
Total 1510050 - Arbitrage Rebate							450.00
1510060 - Dissemination Agent							5,000.00
Total 1510060 - Dissemination Agent							5,000.00
1510070 - Trustee Fees							3,142.71
Total 1510070 - Trustee Fees							3,142.71
1510080 - Management Fees							7,787.00
Bill	12/01/2025	430002	Vesta District Services		Reference: Management Fees Dec 25	3,893.50	11,680.50
Bill	12/01/2025	429727	Vesta District Services		O&M Assessment methodology - FCS	1,000.00	12,680.50
Total 1510080 - Management Fees						4,893.50	12,680.50
1510090 - Information Technology							0.00
Total 1510090 - Information Technology							0.00
1510100 - Website Maintenance							0.00
Total 1510100 - Website Maintenance							0.00
1510110 - Telephone							0.00
Total 1510110 - Telephone							0.00
1510120 - Postage & Delivery							87.06
Bill	12/31/2025	430418	Vesta District Services		Reference: Billable Expenses - Dec 2025	46.12	133.18
Total 1510120 - Postage & Delivery						46.12	133.18
1510130 - Public Official Insurance							5,486.00
Total 1510130 - Public Official Insurance							5,486.00

General Ledger Detail							
December 2025							
1510140 - Copies							0.00
Bill	12/31/2025	123125 CC	Valley Bank Credit Card		UPS Store	193.30	193.30
Total 1510140 - Copies						193.30	193.30
1510150 - Legal Advertising							538.40
Bill	12/31/2025	0007504693	Gannett FL LocalIQ			348.08	886.48
Total 1510150 - Legal Advertising						348.08	886.48
1510160 - Miscellaneous							737.19
Total 1510160 - Miscellaneous							737.19
1510170 - Dues, Licenses & Subscriptions							175.00
Total 1510170 - Dues, Licenses & Subscriptions							175.00
1510180 - Cost Share - Marshall Creek CDD							0.00
Total 1510180 - Cost Share - Marshall Creek CDD							0.00
1510190 - Workers' Comp Insurance							0.00
Total 1510190 - Workers' Comp Insurance							0.00
1110000 - General & Administrative - Other							0.00
Total 1110000 - General & Administrative - Other							0.00
Total 1110000 - General & Administrative						26,556.17	71,294.82
1120000 - Operations & Maintenance							106,444.26
1520000 - Electric							12,517.54
Bill	12/04/2025	10583 12 25	FPL		1320 Las Calinas Blvd #RRR Nov 5, 2025 to Dec 4, 2025	138.51	12,656.05
Bill	12/04/2025	20281 12 25	FPL		1504 Las Calinas Blvd #RRR Nov 5, 2025 to Dec 4, 2025	150.53	12,806.58
Bill	12/04/2025	37392 12 25	FPL		861 Enseñada Dr #RRR Nov 5, 2025 to Dec 4, 2025	63.64	12,870.42
Bill	12/04/2025	44154 12 25	FPL		499 Enseñada Dr #RRR Nov 5, 2025 to Dec 4, 2025	25.66	12,896.08
Bill	12/04/2025	47285 12 25	FPL		336 Rio Del Norte Road #RRR Nov 5, 2025 to Dec 4, 2025	48.77	12,944.85
Bill	12/04/2025	87256 12 25	FPL		2036 Las Calinas Blvd #RRR Nov 5, 2025 to Dec 4, 2025	112.89	13,057.74
Bill	12/04/2025	56253 12 25	FPL		2064 Las Calinas Blvd #RRR Nov 5, 2025 to Dec 4, 2025	29.99	13,087.73
Bill	12/04/2025	61314 12 25	FPL		837 Enseñada Dr #RRR Nov 5, 2025 to Dec 4, 2025	44.09	13,131.82
Bill	12/04/2025	89248 12 25	FPL		166 Torridge Blvd #RRR Nov 5, 2025 to Dec 4, 2025	103.06	13,234.88
Bill	12/04/2025	70401 12 25	FPL		633 Gioneta Dr #RRR Nov 5, 2025 to Dec 4, 2025	29.93	13,264.81
Bill	12/04/2025	71537 12 25	FPL		43 Privado Ct #LITE Nov 5, 2025 to Dec 4, 2025	38.75	13,303.56
Bill	12/04/2025	79354 12 25	FPL		97 Onda Ln #RRR Nov 5, 2025 to Dec 4, 2025	25.75	13,329.31
Bill	12/04/2025	83257 12 25	FPL		711 Enveda Ln Nov 5, 2025 to Dec 4, 2025	79.39	13,408.70
Bill	12/08/2025	07163 12 25	FPL		Streight's # Palencia N PH Nov 7, 2025 to Dec 8, 2025	5,116.93	18,525.63
Bill	12/08/2025	56332 12 25	FPL		1602 N Loop PKWY #LOT Nov 7, 2025 to Dec 8, 2025	25.66	18,549.09
Total 1520000 - Electric						6,031.55	18,549.09
1520010 - General Insurance							6,246.00
Total 1520010 - General Insurance							6,246.00
1520020 - Landscape Maintenance							50,568.00
Bill	12/01/2025	33515	Duval Landscape Maintenance		Reference: Landscape Maintenance Dec 25	26,295.00	76,863.00
Total 1520020 - Landscape Maintenance						26,295.00	76,863.00
1520030 - Landscape Improvements							6,378.70
Bill	12/17/2025	21034	Taylor Tree Services Inc.		Reference: Landscape Enhancement	1,700.00	8,079.70
Total 1520030 - Landscape Improvements						1,700.00	8,079.70
1520040 - Mulch							2,650.00
Bill	12/31/2025	123125 CC	Valley Bank Credit Card		Home Depot	211.59	2,861.59
Total 1520040 - Mulch						211.59	2,861.59
1520050 - Lake Maintenance							4,244.88

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General Ledger Detail						December 2025		
Total 1520050 - Lake Maintenance						2,122.44	0.00	6,367.32
1520060 - Fountain Maintenance								7,373.26
Total 1520060 - Fountain Maintenance								7,373.26
1520070 - Irrigation Repairs & Maintenance								1,455.53
Bill	12/29/2025	33779	Duval Landscape Maintenance	Reference: Irrigation Repairs		750.00		2,205.53
Bill	12/29/2025	33778	Duval Landscape Maintenance	Reference: Torridio Pump Repair		1,700.00		3,905.53
Bill	12/29/2025	33780	Duval Landscape Maintenance	Reference: Irrigation Repairs		300.00		4,205.53
Total 1520070 - Irrigation Repairs & Maintenance						2,750.00	0.00	4,205.53
1520080 - Storm Clean-up								0.00
Total 1520080 - Storm Clean-up								0.00
1520090 - Field Repairs & Maintenance								2,053.62
Total 1520090 - Field Repairs & Maintenance								2,053.62
1520100 - Tree Removals								2,500.00
Total 1520100 - Tree Removals								2,500.00
1520110 - Tree Replacements								0.00
Total 1520110 - Tree Replacements								0.00
1520120 - Tree Pruning								10,145.00
Total 1520120 - Tree Pruning								10,145.00
1520130 - Streetlight Repairs								0.00
Total 1520130 - Streetlight Repairs								0.00
1520140 - Signage Repairs								3.99
Bill	12/01/2025	123125 CC	Valley Bank Credit Card	Amazon		50.40		54.45
Bill	12/01/2025	123125 CC	Valley Bank Credit Card	Amazon		107.92		162.37
Bill	12/01/2025	123125 CC	Valley Bank Credit Card	Amazon		207.81		370.18
Bill	12/01/2025	123125 CC	Valley Bank Credit Card	Amazon		27.32		397.50
Total 1520140 - Signage Repairs						393.51	0.00	397.50
1520150 - Holiday Decorations								227.09
Bill	12/01/2025	123125 CC	Valley Bank Credit Card	Amazon		130.99		358.08
Bill	12/01/2025	123125 CC	Valley Bank Credit Card	Amazon		75.97		434.05
Bill	12/01/2025	123125 CC	Valley Bank Credit Card	Amazon		83.97		518.02
Bill	12/01/2025	123125 CC	Valley Bank Credit Card	Amazon		113.99		632.01
Bill	12/01/2025	123125 CC	Valley Bank Credit Card	Home Depot		335.20		967.21
Total 1520150 - Holiday Decorations						740.12	0.00	967.21
1520160 - Miscellaneous Field Supplies								79.65
Total 1520160 - Miscellaneous Field Supplies								79.65
1520170 - Playground - R & M								0.00
Total 1520170 - Playground - R & M								0.00
1120000 - Operations & Maintenance - Other								0.00
Total 1120000 - Operations & Maintenance - Other								0.00
Total 1120000 - Operations & Maintenance						40,244.21	0.00	146,688.47
1130000 - Amenities - Administrative								56,273.29
1530000 - Property & Casualty Insurance								41,617.00
Bill	12/11/2025	31159	Egis Insurance Advisors, LLC	Policy #100125522 10/1/25 - 10/1/26 Add Additional Tuf		285.00		41,902.00
Total 1530000 - Property & Casualty Insurance						285.00	0.00	41,902.00
1530005 - Automobile Insurance								1,424.00
Total 1530005 - Automobile Insurance								1,424.00
1530010 - Facility Management								0.00
Total 1530010 - Facility Management								0.00

General Ledger Detail						December 2025		
1530020 - Performance Incentive								10,000.00
Total 1530020 - Performance Incentive								10,000.00
1530030 - Information Technology								0.00
Total 1530030 - Information Technology								0.00
1530040 - Licenses & Permits								0.00
Total 1530040 - Licenses & Permits								0.00
1530050 - Subscriptions & Memberships								519.51
Bill	12/01/2025	123125 CC	Valley Bank Credit Card	Salesave		9.07		528.58
Bill	12/01/2025	123125 CC	Valley Bank Credit Card	Courts Reserve		125.00		653.58
Bill	12/01/2025	123125 CC	Valley Bank Credit Card	Swish		85.00		738.58
Total 1530050 - Subscriptions & Memberships						219.07	0.00	738.58
1530060 - Training								0.00
Total 1530060 - Training								0.00
1530065 - Travel & Per Diem								0.00
Total 1530065 - Travel & Per Diem								0.00
1530070 - Office Supplies								225.00
Bill	12/01/2025	123125 CC	Valley Bank Credit Card	Amazon		22.70		247.70
Bill	12/01/2025	123125 CC	Valley Bank Credit Card	Amazon		12.18		359.88
Bill	12/01/2025	123125 CC	Valley Bank Credit Card	Amazon		30.90		390.78
Total 1530070 - Office Supplies						74.78	0.00	390.78
1530080 - Office Equipment								674.90
Bill	12/01/2025	123125 CC	Valley Bank Credit Card	Amazon		85.49		760.39
Total 1530080 - Office Equipment						85.49	0.00	760.39
1530090 - Telephone, Internet & TV								1,513.28
Bill	12/11/2025	1274272 12 25	Comcast	1865 N. Loop Parkway Dec 15, 2025 - Jan 14, 2026		898.06		2,411.34
Total 1530090 - Telephone, Internet & TV						898.06	0.00	2,411.34
1530100 - Guard House- Internet & Phone								299.60
Bill	12/01/2025	335341682 12/25	AT&T	Guardhouse Telephone Dec 02 - Nov 01		149.80		449.40
Total 1530100 - Guard House- Internet & Phone						149.80	0.00	449.40
1130000 - Amenities - Administrative - Other								0.00
Total 1130000 - Amenities - Administrative - Other								0.00
Total 1130000 - Amenities - Administrative						1,712.20	0.00	57,985.49
1130001 - Amenities - Field								115,169.40
1530110 - Field Management								11,223.76
Bill	12/01/2025	430484	Vesta Property Services	Reference: Amenity Management Dec 25		833.33		12,057.09
Bill	12/01/2025	430484	Vesta Property Services	Reference: Amenity Management Dec 25		6,647.07		18,704.16
Total 1530110 - Field Management						7,480.40	0.00	18,704.16
1530115 - Facility Management								48,941.54
Bill	12/01/2025	430484	Vesta Property Services	Reference: Amenity Management Dec 25		25,684.10		74,825.64
Total 1530115 - Facility Management						25,684.10	0.00	74,825.64
1530120 - Facility Maint - Cost Share								0.00
Total 1530120 - Facility Maint - Cost Share								0.00
1530125 - Maint & Repair - Field								0.00
Total 1530125 - Maint & Repair - Field								0.00
1530130 - General Utilities								11,076.19
Bill	12/04/2025	73535 12 25	FPL	1187 Las Galinas Blvd #LITE Nov 5, 2025 to Dec 4, 2025		191.01		11,267.20
Bill	12/04/2025	86413 12 25	FPL	491 Erennasta Dr #Park Nov 5, 2025 to Dec 4, 2025		36.49		11,303.69

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General Ledger Detail						
December 2025						
Bill	12/09/2025	64589 12/25	TECO	1865 N LOOP PKWY Nov 07, 2025 - Dec 08, 2025	78.28	15,848.75
Bill	12/12/2025	110427 12.25	Florida Natural Gas	1865 NORTH LOOP PARKWAY 11/02/25 - 12/02/25	20.64	15,867.39
Bill	12/19/2025	125768 12.25	St. Johns County Utility Department	491 ENSEHADA DR 11/16/25 - 12/16/25	16.07	15,883.46
Bill	12/19/2025	131201 12.25	St. Johns County Utility Department	1187 LAS CALINAS BLVD GUARHOUSE 11/16/25 - 12/17/25	35.05	15,918.51
Bill	12/19/2025	127508 12.25	St. Johns County Utility Department	1865 N LOOP PKWY 11/16/25 - 12/17/25	1,937.80	17,856.11
Total 1530130 - General Utilities					6,779.92	17,856.11
1530140 - Refuse Removal					0.00	1,865.60
Bill	12/19/2025	3615397 12.25	Republic Services #687	1865 N Loop Pkwy 1/1/26 - 1/31/26	673.62	2,839.22
Total 1530140 - Refuse Removal					673.62	2,839.22
1530150 - Security					0.00	8,953.56
Bill	12/01/2025	762787	Envera	Reference: Security Monitoring	3,428.05	10,381.61
Total 1530150 - Security					3,428.05	10,381.61
1530160 - Janitorial Services					0.00	8,402.68
Bill	12/01/2025	430484	Vesta Property Services	Reference: Amenity Management Dec 25	5,687.44	14,090.12
Total 1530160 - Janitorial Services					5,687.44	14,090.12
1530170 - Operating Supplies- Spa & Paper					0.00	914.71
Bill	12/01/2025	123125 CC	Valley Bank Credit Card	Amazon	158.50	1,073.21
Total 1530170 - Operating Supplies- Spa & Paper					158.50	1,073.21
1530180 - Operating Supplies - Uniforms					0.00	55.49
Total 1530180 - Operating Supplies - Uniforms					0.00	55.49
1530190 - Cleaning Supplies					0.00	623.24
Bill	12/01/2025	123125 CC	Valley Bank Credit Card	Amazon	67.96	691.22
Total 1530190 - Cleaning Supplies					67.96	691.22
1530200 - Landscape-Maint & Improv					0.00	9,440.77
General Journal	12/01/2025	47R		Reverse of GJE 47 - Accrued November Landscape Services	2,022.00	7,418.77
Total 1530200 - Landscape-Maint & Improv					2,022.00	7,418.77
1530210 - Gate - R & M					0.00	1,683.56
Total 1530210 - Gate - R & M					0.00	1,683.56
1530220 - Dog Park - R & M					0.00	148.99
Bill	12/01/2025	123125 CC	Valley Bank Credit Card	amazon	175.88	325.87
Total 1530220 - Dog Park - R & M					175.88	325.87
1530230 - Park Mulch					0.00	3,600.00
Total 1530230 - Park Mulch					0.00	3,600.00
1530240 - Misc Field Supplies					0.00	1,018.55
Total 1530240 - Misc Field Supplies					0.00	1,018.55
1530250 - Building - R & M					0.00	1,607.37
Bill	12/01/2025	430417	Vesta Property Services	Home Depot, Lee & Gates glass, Leonards Nursery	1,649.01	3,456.38
Bill	12/01/2025	123125 CC	Valley Bank Credit Card	Snyder	1,578.00	5,032.38
Total 1530250 - Building - R & M					3,225.01	5,032.38
1530260 - Pest Control					0.00	167.26
Bill	12/02/2025	621497128	Turner Pest Control	Reference: Pest Control	83.83	250.89
Total 1530260 - Pest Control					83.83	250.89
1530270 - Pool Maintenance - Contract					0.00	0.00
Total 1530270 - Pool Maintenance - Contract					0.00	0.00
1530280 - Pool - R & M					0.00	73.98
Bill	12/01/2025	123125 CC	Valley Bank Credit Card	Amazon	167.98	241.96
Total 1530280 - Pool - R & M					167.98	241.96

General Ledger Detail						
December 2025						
Bill	12/01/2025	131295633167-1	Poolsure	Reference: Water Management Dec 25, Check Stub Notes: December 2025 Invoice	2,157.54	6,472.62
Total 1530290 - Pool Chemicals					2,157.54	6,472.62
1530300 - Signage & Amenity Repairs					0.00	0.00
Total 1530300 - Signage & Amenity Repairs					0.00	0.00
1530305 - Holiday Decor - Field					0.00	2,334.00
Bill	12/01/2025	123125 CC	Valley Bank Credit Card	Home Depot	138.54	2,462.54
Bill	12/01/2025	123125 CC	Valley Bank Credit Card	Amazon	16.52	2,479.06
Total 1530305 - Holiday Decor - Field					145.06	2,479.06
1530310 - Special Events					0.00	1,784.41
Bill	12/01/2025	123125 CC	Valley Bank Credit Card	Amazon	152.20	330.61
Bill	12/01/2025	123125 CC	Valley Bank Credit Card	Amazon	114.95	445.56
Bill	12/01/2025	123125 CC	Valley Bank Credit Card	Amazon	9.90	455.55
Bill	12/01/2025	123125 CC	Valley Bank Credit Card	Amazon	39.99	465.54
Bill	12/01/2025	123125 CC	Valley Bank Credit Card	Jimmy Hulas	746.90	1,242.44
Bill	12/01/2025	123125 CC	Valley Bank Credit Card	Publix	112.73	1,355.17
Total 1530310 - Special Events					1,176.76	1,355.17
1530320 - Park - R & M					0.00	93.66
Total 1530320 - Park - R & M					0.00	93.66
1530330 - Pickleball - R & M					0.00	250.00
Bill	12/01/2025	123125 CC	Valley Bank Credit Card	Amazon	26.99	276.99
Bill	12/01/2025	123125 CC	Valley Bank Credit Card	Amazon	85.23	332.22
Total 1530330 - Pickleball - R & M					82.22	332.22
1530340 - Guardhouse Maintenance					0.00	0.00
Total 1530340 - Guardhouse Maintenance					0.00	0.00
1530350 - Playground - R & M					0.00	0.00
Total 1530350 - Playground - R & M					0.00	0.00
1130001 - Amenities - Field - Other					0.00	0.00
Total 1130001 - Amenities - Field - Other					0.00	0.00
Total 1130001 - Amenities - Field					57,674.09	170,821.49
1130002 - Fitness					2,022.00	20,115.25
1530360 - Outside Fitness					0.00	8,157.50
Bill	12/06/2025	120925	Angella Bascom	2 Classes @ \$38.00	76.00	8,227.50
Bill	12/06/2025	120925	Josie Carleton	1 Class @ \$35.00	35.00	8,262.50
Bill	12/06/2025	120925	Maitlyn J Colanico	1 Class @ \$35.00	35.00	8,297.50
Bill	12/06/2025	120925	Tiffany Cunningham	4 Classes @ \$35.00	140.00	8,437.50
Bill	12/06/2025	120925	Lina Hermez	11 Classes @ \$40.00	440.00	8,877.50
Bill	12/06/2025	120925	Lina Hermez	2 Classes @ \$25.00	50.00	8,927.50
Bill	12/06/2025	120925	Katherine Roy	1 Class @ \$35.00	35.00	8,962.50
Bill	12/06/2025	120925	Madeline Rivera	2 Classes @ \$35.00	70.00	9,032.50
Bill	12/06/2025	120925	Eliana Roque	4 Classes @ \$40.00	160.00	9,192.50
Bill	12/06/2025	120925	Patricia Scott	6 Classes @ \$35.00	210.00	9,402.50
Bill	12/06/2025	120925	Diane Stever	3 Classes @ \$40.00	120.00	9,522.50
Bill	12/06/2025	120925	Caryn Register	1 Class @ \$35.00	35.00	9,557.50
Bill	12/19/2025	120925	Aristides Beaton	1 Class @ \$35.00	35.00	9,592.50
Bill	12/19/2025	120925	Miranda Bulger	0 Classes @ \$35.00 & 2 half hour classes @ \$17.50	245.00	9,837.50
Bill	12/23/2025	122225	Angella Bascom	2 Classes @ \$35.00	70.00	9,907.50
Bill	12/23/2025	122225	Miranda Bulger	0 Classes @ \$35.00 & 2 half hour classes @ \$17.50	245.00	10,152.50
Bill	12/23/2025	122225	Bonnie C. O'Brien	4 Classes @ \$35.00	140.00	10,292.50

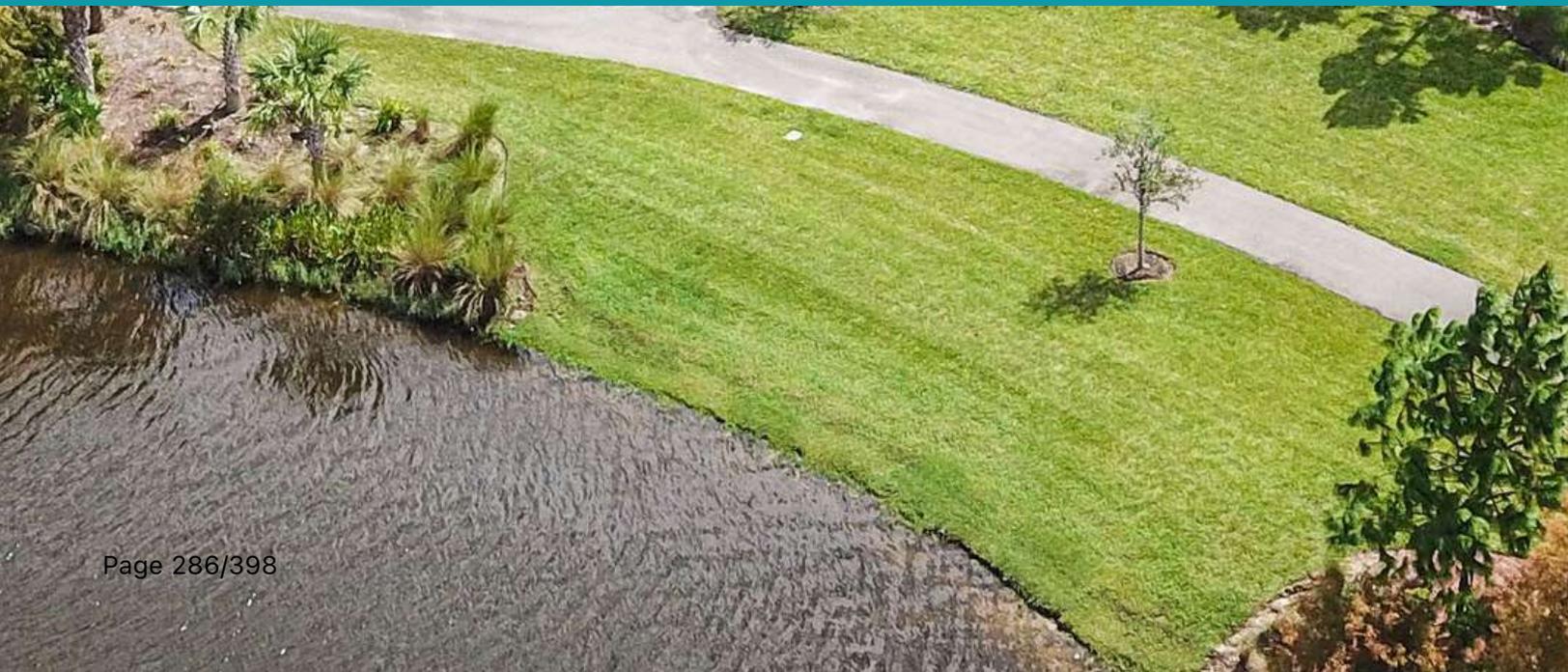
EXAMPLES

General Ledger Detail									
December 2025									
Bill	12/23/2025	122225	Tiffany Cunningham	3 Classes @ \$35.00		105.00			10,307.50
Bill	12/23/2025	122225	Erin Heaton	2 Classes @ \$35.00		70.00			10,467.50
Bill	12/23/2025	122225	Lina Hermez	10 Classes @ \$40.00		400.00			10,867.50
Bill	12/23/2025	122225	Lina Hermez	2 Classes @ \$25.00		50.00			10,917.50
Bill	12/23/2025	122225	Heather Rebella	1 Class @ \$35.00		35.00			10,952.50
Bill	12/23/2025	122225	Katherine Roy	2 Class @ \$35.00		70.00			11,022.50
Bill	12/23/2025	122225	Eliana Roque	8 Classes @ \$40.00		320.00			11,342.50
Bill	12/23/2025	122225	Patrica Scott	2 Classes @ \$35.00		70.00			11,412.50
Bill	12/23/2025	122225	Dane Stoever	6 Classes @ \$40.00		240.00			11,652.50
Total 1530360 - Outside Fitness						3,495.00	0.00		11,652.50
1530370 - Fitness Equipment - R & M									
Total 1530370 - Fitness Equipment - R & M									
1530380 - Fitness Equipment Rental									
Bill	12/01/2025	1283	Charman's Enterprises, LLC	Reference: Airbike Lease		102.64			8,344.41
Total 1530380 - Fitness Equipment Rental						102.64	0.00		8,417.05
1530390 - Miniature Golf Course Maint									
Total 1530390 - Miniature Golf Course Maint									
1530400 - Miscellaneous Fitness Supplies									
Bill	12/01/2025	H480-107	Uyoys Exercise Equipment LLC	Reference: Fitness Center Woes		1,300.00			2,244.37
Bill	12/19/2025	H480-108	Uyoys Exercise Equipment LLC	Reference: Fitness Center Woes		1,950.00			3,544.37
Bill	12/13/2025	123125 CC	Valley Bank Credit Card	Amazon		14.99			5,494.37
Total 1530400 - Miscellaneous Fitness Supplies						3,264.99	0.00		5,509.36
1530410 - Cap Outlay - Machinery & Equip									
Total 1530410 - Cap Outlay - Machinery & Equip									
1530420 - Capital Outlay									
Total 1530420 - Capital Outlay									
1130002 - Fitness - Other									
Total 1130002 - Fitness - Other									
Total 1130002 - Fitness						6,862.03	0.00		26,977.88
1140000 - Reserves									
Total 1140000 - Reserves									
1540000 - Capital Reserve Transfer									
Total 1540000 - Capital Reserve Transfer									
1140000 - Reserves - Other									
Total 1140000 - Reserves - Other									
Total 1140000 - Reserves									0.00
2530010 - Capital Outlay - CRF									
Bill	12/19/2025	RV0004939	Envera	Reference: RRD Replacement		1,438.56			10,600.04
Total 2530010 - Capital Outlay - CRF						1,438.56	0.00		21,098.80
2530020 - Repair & Maintenance									
Total 2530020 - Repair & Maintenance									
2530030 - Other Current Charges									
Total 2530030 - Other Current Charges									
3517710 - Principal Expense DS2019-A1									
Total 3517710 - Principal Expense DS2019-A1									
3517715 - Principal Expense DS2019-A2									
Total 3517715 - Principal Expense DS2019-A2									
3517720 - Interest Expense DS2019-A1									
Total 3517720 - Interest Expense DS2019-A1									
3517725 - Interest Expense DS2019-A2									
Total 3517725 - Interest Expense DS2019-A2									
3517740 - Special Call DS2019-A1									
Total 3517740 - Special Call DS2019-A1									
3517745 - Special Call DS2019-A2									
Total 3517745 - Special Call DS2019-A2									
4510010 - Capital Outlay									
Bill	12/31/2025	123125 CC	Valley Bank Credit Card	Home Depot		778.00			56,773.90
Bill	12/31/2025	123125 CC	Valley Bank Credit Card	Home Depot		3,390.00			57,551.90
Bill	12/31/2025	123125 CC	Valley Bank Credit Card	Amazon		140.97			60,941.90
General Journal	12/31/2025	55		Furniture for Booce Ball Courts - Valley Credit Card		778.00			61,082.47
General Journal	12/31/2025	55		Furniture for Booce Ball Courts - Valley Credit Card		778.00			61,860.47
General Journal	12/31/2025	55		Furniture for Booce Ball Courts - Valley Credit Card		3,390.00			64,472.47
General Journal	12/31/2025	55		Furniture for Booce Ball Courts - Valley Credit Card		3,390.00	3,390.00		61,082.47
General Journal	12/31/2025	55		Umbrellas for Booce Ball furniture - Valley Credit Card		140.97			61,223.44
General Journal	12/31/2025	55		Umbrellas for Booce Ball furniture - Valley Credit Card		140.97			61,082.47
Total 4510010 - Capital Outlay						8,617.94	4,308.97		61,082.47
66000 - Payroll Expenses									
Total 66000 - Payroll Expenses									
3810000 - Transfer In									
Total 3810000 - Transfer In									
5810000 - Transfers Out									
Total 5810000 - Transfers Out									
No acrrt									
Total no acrrt									
TOTAL						867,132.66	867,132.66		0.00

General Ledger Detail									
December 2025									
3517725 - Interest Expense DS2019-A2									
Total 3517725 - Interest Expense DS2019-A2									
3517740 - Special Call DS2019-A1									
Total 3517740 - Special Call DS2019-A1									
3517745 - Special Call DS2019-A2									
Total 3517745 - Special Call DS2019-A2									
4510010 - Capital Outlay									
Bill	12/31/2025	123125 CC	Valley Bank Credit Card	Home Depot		778.00			56,773.90
Bill	12/31/2025	123125 CC	Valley Bank Credit Card	Home Depot		3,390.00			57,551.90
Bill	12/31/2025	123125 CC	Valley Bank Credit Card	Amazon		140.97			60,941.90
General Journal	12/31/2025	55		Furniture for Booce Ball Courts - Valley Credit Card		778.00			61,082.47
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5810000 - Transfers Out									
Total 5810000 - Transfers Out									
No acrrt									
Total no acrrt									
TOTAL						867,132.66	867,132.66		0.00



COST AND REFERENCES



FEE SCHEDULE FOR VESTA'S PROPOSED SCOPE OF SERVICES:

District Management	FY '26	FY '27	FY '28
District Management Operations	Included	Included	Included
Accounting Services	Included	Included	Included
Administration	Included	Included	Included
Dissemination Agent	Included	Included	Included
Assessment and Finance	Included	Included	Included
Website Maintenance	Included	Included	Included
Annual Cost	\$70,000.00	\$70,000.00	\$70,000.00
Monthly Invoice	\$5,833.33	\$5,833.33	\$5,833.33

District Management Pricing Operations Pricing Detail

District Management Operations pricing is all-inclusive, and services are described below. There are no additional costs for project management, RFP management, records storage, or other work contained in the scope of services. Information related to the number of included meetings and their duration can be found under "Additional District Meetings." Any extra-cost items, such as postage and freight, are detailed below as well. There are no transition or on-boarding fees required.

Assessment Administration Services Include:

Preparation of the assessment roll and the timely submittal of the roll to the tax collector. Certification, direct billing, and funding request processing, as well as responding to property owner and realtors for Estoppel letters, bond payoff information and other collection related work.

SCHEDULE OF ADDITIONAL SERVICES OFFERED AND FEE-SCHEDULE

Information Technology & Website Administration:

- Initial work to migrate, host the website and pages.
- Ensure updated district documentation and contacts are posted on a monthly bases.

NOTE: All annual fees for the Services listed above shall be billed on a monthly basis in 12 monthly installments. Any fees for additional services will be billed following services rendered.

- 1. Additional District Meetings:** The Fees proposed are based upon the District holding up to twelve (12) regular meetings and one (1) budget workshop each year, that each last up to four (4) hours in length.
 - \$175/hour: An additional \$175/hour fee will be billed to the District, for each hour past the initial 4-hour meeting timeframe included in this proposal.
 - \$800 per meeting: Additional meetings or workshops outside of the aforementioned amount will be billed at a total fee of \$800 per meeting.
- 2. Postage and freight are not included in this proposal.**
- 3. Debt Service Fund Accounting & Assessment Collection Services:** If the District issues additional debt, the proposed fee for these services would be \$5,500 annually per bond issue.
- 4. Assessment Methodology Consultant Services (Special Methodology Reports):**
 - New Bond Issuance Fee: \$25,000 per new bond issuance.
 - Refinance Fee: \$15,000 per bond refinance
 - Bond Anticipation Notes: \$15,000 per issuance.
- 5. Additional Services:** Should Vesta Property Services, Inc. be requested to provide additional services not covered in this proposal, fees for such services shall be negotiated in accordance with the terms mutually agreed upon by the District and Vesta Property Services, Inc.

REFERENCES

Project Name/Location: Avalon Groves/Clermont

Contact: Gene Mestrangeli

Contact Email: seat5@avalongrovescdd.com

Contact Phone: (630) 638-8658

Project Type: Planned community of 1750 homes

Dollar Amount of Contract: \$54,000

Scope of Services for Project: District and Field Management

Dates Serviced: April 2016 - Present

Project Name/Location: Heritage Harbor CDD/Lutz, Florida

Contact: Shelley Grandon

Contact Email: shelleygrandon@proassurance.com

Contact Phone: (813) 205-5229

Project Type: Planned community of 669 homes

Dollar Amount of Contract: \$80,000

Scope of Services for Project: District Management

Dates Serviced: February 2016 - Present

Project Name/Location: Marshall Creek CDD/St. Augustine, Florida

Contact: Dr. Howard Entman, Chairman

Contact Phone: (901) 230-0922

Contact Email: hentmanmd@gmail.com

Project Type: Planned community of 1,500 homes

Dollar Amount of Contract: \$109,840

Scope of Services for Project: District Management, General Manager and Assistant General Manager

Dates Serviced: June 2023 - Present

Project Name/Location: Fleming Island Plantation CDD/Clay County, FL

Contact: Mike Cella

Contact Email: MCella@fipcommunity.com

Project Type/Description: CDD of 2,400 homes

Dollar Amount of Contract: \$773,743

Scope of Services for Project: Amenity Management, District Management, Field Operations Management, Facility Maintenance Services, and Lifestyle Programs & Events.

Dates Serviced: June 2024 - Present



CERTIFICATES OF INSURANCE



CERTIFICATES OF INSURANCE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/YY/YYYY)
08/01/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

If this certificate is being prepared for a party who has an insurable interest in the property, do not use this form. Use ACORD 27 or ACORD 28.

PRODUCER Associations Insurance Agency, Inc. 2301 N Greenville Richardson, TX 75081	CONTACT NAME: Associations Insurance Agency, Inc. PHONE: (866) 384-8579 FAX: (214) 751-2390 E-MAIL ADDRESS: CertificateRequest@AssociationsInsuranceAgency.com PRODUCER CUSTOMER ID: 00003921										
INSURED Vesta Property Services, Inc. (Jacksonville) 245 Riverside Ave, Suite 300 Jacksonville, Florida 32202	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: left;">NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A: Steadfast Insurance Company</td> <td>26387</td> </tr> <tr> <td>INSURER B: Westchester Surplus Lines Insurance</td> <td>10172</td> </tr> <tr> <td>INSURER C: Steadfast Insurance Company</td> <td>26387</td> </tr> <tr> <td>INSURER D: Lexington Insurance Company</td> <td>19437</td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Steadfast Insurance Company	26387	INSURER B: Westchester Surplus Lines Insurance	10172	INSURER C: Steadfast Insurance Company	26387	INSURER D: Lexington Insurance Company	19437
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COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

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INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR INSD	POLICY NUMBER	POLICY EFF DATE (MM/DD/YYYY)	POLICY EXP DATE (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			GLO-8673493-00	8/1/2025	8/1/2026	EACH OCCURRENCE \$ 2,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Per occurrence) \$ 500,000
	<input checked="" type="checkbox"/> SEVERABILITY OF INTEREST						MED EXP (Any one person) \$ Excluded
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY \$ 2,000,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC						GENERAL AGGREGATE \$ 2,000,000
	OTHER						PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Per accident) \$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS						BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS						PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> SCHEDULED AUTOS						\$
	<input type="checkbox"/> NON-OWNED AUTOS						\$
B-D	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR			Various See Attached	8/1/2025	8/1/2026	EACH OCCURRENCE \$ 8,000,000
	<input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE						AGGREGATE \$ 8,000,000
	<input type="checkbox"/> DED <input type="checkbox"/> RETENTION						\$
	WORKERS COMPENSATION AND EMPLOYERS LIABILITY						<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER \$
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NJ)						E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

SPECIAL CONDITIONS / OTHER COVERAGES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Certificate Holder is an Additional Insured, with respects to the GL Policy, per written contract.

CERTIFICATE HOLDER * Insurance Verification	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <div style="text-align: right;"> Dana Hodge </div>
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CERTIFICATES OF INSURANCE

COMMENTS / REMARKS

- CERTIFICATE OF LIABILITY INSURANCE CONT.

B: Excess Liability
Westchester Surplus Lines Insurance Company
Policy # G48756451 001
Effective: 8/1/2025 - 8/1/2026
Each Occurrence Limit: \$2,000,000

C: Excess Liability
Steadfast Insurance Company
Policy # AEC 8659280-00
Effective: 8/1/2025 - 8/1/2026
Each Occurrence: \$3,000,000

D: Excess Liability
Lexington Insurance Company
Policy # 020744122
Effective: 8/1/2025 - 8/1/2026
Each Occurrence: \$3,000,000

CERTIFICATES OF INSURANCE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/YYYY)
08/01/2025

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PRODUCER Associations Insurance Agency, Inc. 2301 N Greenville Richardson, TX 75081	CONTACT NAME: Associations Insurance Agency, Inc. PHONE: (866) 384-8579 FAX: (214) 751-2390 E-MAIL ADDRESS: Info@AssociationsInsuranceAgency.com PRODUCER CUSTOMER ID: 00003921														
INSURED Vesta Property Services, Inc. (Jacksonville) 245 Riverside Ave, Suite 300 Jacksonville, Florida 32202	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: left;">NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A: Federal Insurance Company</td> <td>20281</td> </tr> <tr> <td>INSURER B:</td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Federal Insurance Company	20281	INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:	
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COVERAGES		CERTIFICATE NUMBER:			REVISION NUMBER:		
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INSR LTR	TYPE OF INSURANCE	ADDL INSD	SURR WVO	POLICY NUMBER	POLICY EFF DATE (MM/DD/YYYY)	POLICY EXP DATE (MM/DD/YYYY)	LIMITS
	<input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (EA OCCURRENCE) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED ALT/RE <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS <input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION						COMBINED SINGLE LIMIT (EA ACCIDENT) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ EACH OCCURRENCE \$ AGGREGATE \$ \$
	<input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER \$ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A.	EXECUTIVE RISK PACKAGE			82622087	8/1/2025	8/1/2026	See Page 2 for Policy Limits & Deductibles
SPECIAL CONDITIONS / OTHER COVERAGES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)							

CERTIFICATE HOLDER • Insurance Verification	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Dana Hodge
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CERTIFICATES OF INSURANCE

COMMENTS / REMARKS

EXECUTIVE RISK PACKAGE

A. Federal Insurance Agency

Policy #: S2622087

Effective: 08/01/2025 - 08/01/2026

Management Liability and Company Reimbursement (Directors and Officers Liability)

•\$3,000,000 Aggregate Limit of Liability

•\$250,000 Retention per Loss

•02/02/2001 Retroactive Date

Employment Practices Liability

•\$3,000,000 Aggregate Limit of Liability

•\$350,000 Retention per Loss

•02/02/2001 Retroactive Date

Pension & Welfare Benefit Plan Fiduciary Liability

•\$3,000,000 Aggregate Limit of Liability

•\$1,000 Retention per Loss

•02/02/2001 Retroactive Date

Subject to the terms and conditions stated in the policy.

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CERTIFICATES OF INSURANCE

	CERTIFICATE OF LIABILITY INSURANCE	DATE (MM/YYYY) 08/01/2025														
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INSURER(S) AFFORDING COVERAGE	NAIC #															
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	<input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GENL AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (EA occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$									
	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS <input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION						COMBINED SINGLE LIMIT (Ex accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ EACH OCCURRENCE \$ AGGREGATE \$ \$									
	<input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in N/A) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE \$ DTH-ER \$ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$									
A	MISC PROFESSIONAL LIABILITY			FRL-R-9-PL-00003420-01	9/14/2024	9/14/2025	See Page 2 for Policy Limits & Deductibles									
B	MISC EXCESS PROFESSIONAL LIABILITY			REX9085142-0924	9/14/2024	9/14/2025										
SPECIAL CONDITIONS / OTHER COVERAGES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)																
CERTIFICATE HOLDER				CANCELLATION												
• Insurance Verification				SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.												
				AUTHORIZED REPRESENTATIVE  Dana Hodge												
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CERTIFICATES OF INSURANCE

COMMENTS / REMARKS

MISCELLANEOUS PROFESSIONAL LIABILITY

B. HDI Global Specialty SE - \$5,000,000
Policy #: FRL-W-P-PL-00003420-01

C. Nautilus Insurance Company - \$5,000,000 Excess of \$5,000,000
Policy #: REX9083142-0924
Effective: 09/14/2024 - 09/14/2025

Limit of Liability

- \$10,000,000 Each Loss
- \$10,000,000 Aggregate
- \$1,000,000 Retention per Loss
- 01/25/2002 Retroactive Date

Description of Covered Professional Services:

Property Owner Association Management including but not limited to the following services:
Property manager, real estate agent/broker, publishing, media services, website administration, fire
watch services, crime prevention training, bookkeeping and tax preparation services other than those
for which a CPA license is required

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CERTIFICATES OF INSURANCE



CERTIFICATE OF PROPERTY INSURANCE

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08/01/2025

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PRODUCER Associations Insurance Agency, Inc. 2301 N Greenville Richardson, TX 75081	CONTACT NAME: Associations Insurance Agency, Inc. PHONE: (866) 384-8579 FAX: (214) 751-2390 E-MAIL ADDRESS: CertificateRequest@AssociationsInsuranceAgency.com PRODUCER CUSTOMER ID: 00003921														
INSURED Vesta Property Services, Inc. (Jacksonville) 245 Riverside Ave, Suite 300 Jacksonville, Florida 32202	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: left;">NAIC #</th> </tr> <tr> <td>INSURER A: Philadelphia Indemnity Insurance</td> <td>18058</td> </tr> <tr> <td>INSURER B: Beazley Insurance Company, Inc.</td> <td>37540</td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Philadelphia Indemnity Insurance	18058	INSURER B: Beazley Insurance Company, Inc.	37540	INSURER C:		INSURER D:		INSURER E:		INSURER F:	
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INSURER C:															
INSURER D:															
INSURER E:															
INSURER F:															

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFF DATE (MM/DD/YYYY)	POLICY EXP DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS		
A	<input checked="" type="checkbox"/> PROPERTY	PPK2589388-010	8/1/2025	8/1/2026	BUILDING	\$		
	CAUSES OF LOSS				DEDUCTIBLES			
	BASIC				BUILDING	25,000	PERSONAL PROPERTY	\$
	BROAD				CONTENTS		BUSINESS INCOME	\$
	<input checked="" type="checkbox"/> SPECIAL						EXTRA EXPENSE	\$
	EARTHQUAKE						RENTAL VALUE	\$
	NAMED WIND						BLANKET BUILDING	\$
	FLOOD						BLANKET PERS PROP	\$
	WATER						<input checked="" type="checkbox"/> BLANKET BLDG & PP	\$ 554440
	WPH DED BB						<input checked="" type="checkbox"/> ICE DAMMING DED.	\$
			WIND & HAIL DED.	\$ 25,000				
	INLAND MARINE	TYPE OF POLICY:			\$			
	CAUSES OF LOSS	POLICY NUMBER:			\$			
	NAMED PERILS				\$			
					\$			
B	<input checked="" type="checkbox"/> CRIME	V282C2240701	8/1/2025	8/1/2026	<input checked="" type="checkbox"/> LIMIT OF LIABILITY	\$ 10,000,000		
	TYPE OF POLICY:				<input checked="" type="checkbox"/> DEDUCTIBLE PER LOSS	\$ 150,000		
	BOILER & MACHINERY / EQUIPMENT BREAKDOWN				LIMIT:	\$		

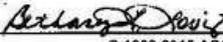
SPECIAL CONDITIONS / OTHER COVERAGES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER • Insurance Verification	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <div style="text-align: right;"> Dana Hodge </div>
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ACORD 25 (2009/09)

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CERTIFICATES OF INSURANCE

ACORD _{TM}	Client#: 97496	ASSOCIA	DATE (MM/DD/YYYY) 8/01/2025														
CERTIFICATE OF LIABILITY INSURANCE																	
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PRODUCER USI Southwest 9811 Katy Freeway, Suite 500 Houston, TX 77024 713 490-4600		CONTACT NAME: Luis Garcia PHONE (A/C, No, Ext): 713 490-4600 FAX (A/C, No): 713-490-4700 E-MAIL ADDRESS: luis.garcia@usi.com															
INSURED Vesta Property Services, Inc. 245 Riverside Avenue, Suite 300 Jacksonville, FL 32202		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: left;">NAIC #</th> </tr> <tr> <td>INSURER A: Sentry Insurance Company</td> <td>24988</td> </tr> <tr> <td>INSURER B:</td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Sentry Insurance Company	24988	INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:	
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INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR YWVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS											
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJ. <input type="checkbox"/> LOC OTHER:					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ OTHER:											
A	AUTOMOBILE LIABILITY		9017993003 (AOS)	08/01/2025	08/01/2026	COMBINED SINGLE LIMIT (Per accident) \$5,000,000											
A	<input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> Drive Oth Car <input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$		9017993005 (MA)	08/01/2025	08/01/2026	BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ EACH OCCURRENCE \$ AGGREGATE \$ OTHER:											
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N				PER STATUTE <input type="checkbox"/> <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$											
A	HIRED AUTO		9017993003 (AOS)	08/01/2025	08/01/2026	\$1,000 COMP DED											
A	PHYSICAL DAMAGE		9017993005 (MA)	08/01/2025	08/01/2026	\$1,000 COLL DED \$50,000 MAX LIMIT											
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)																	
The Automobile policy includes an Automatic Blanket Additional Insured endorsement that provides additional insured status to the certificate holder only when there is a written contract between the named insured and certificate holder that requires such status. (See Attached Descriptions)																	
CERTIFICATE HOLDER For Informational Purposes Only				CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 													
ACORD 25 (2016/03) 1 of 2 #S50334249/M50329182				© 1988-2015 ACORD CORPORATION. All rights reserved. VACZP													

DESCRIPTIONS (Continued from Page 1)

The Automobile Liability policy also includes an endorsement with Primary and Non-Contributory wording, as required by written contract.

The Automobile policies include Blanket Waiver of Subrogation endorsements that provide this coverage only when there is a written contract between the Named Insured and the certificate holder that requires it.

CERTIFICATES OF INSURANCE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
1/9/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER Arthur J. Gallagher Risk Management Services, LLC 501 Riverside Ave Suite 1000 Jacksonville FL 32202	CONTACT NAME: Jessica Goff PHONE (A/C, No, Ext): 904-548-2301 FAX (A/C, No): 904-634-1302 E-MAIL ADDRESS: Jessica_Goff@ajg.com														
INSURED Vesta Property Services, Inc. 245 Riverside Avenue Suite 300 Jacksonville FL 32202	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: left;">NAIC #</th> </tr> <tr> <td>INSURER A: Accident Fund Insurance Company of America</td> <td>10166</td> </tr> <tr> <td>INSURER B:</td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Accident Fund Insurance Company of America	10166	INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:	
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COVERAGES **CERTIFICATE NUMBER:** 1173730610 **REVISION NUMBER:**

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NSR LTR	TYPE OF INSURANCE	ADDRESS (INSR, WVD)	POLICY NUMBER	POLICY EFF. (MM/DD/YYYY)	POLICY EXP. (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMPROP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER MEMBER EXCLUDED? (Mandatory in HI) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N / A	100374418	1/1/2025	1/1/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER Proof Of Coverage	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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CERTIFICATES OF INSURANCE

<b style="font-size: 1.2em;">CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/YY/YYYY) 03/17/2025														
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PRODUCER Associations Insurance Agency, Inc. 5401 North Central Expressway, Suite 315 Dallas, TX 75205		CONTACT NAME: Associations Insurance Agency, Inc. PHONE: (866) 384-8579 FAX: (214) 751-2390 E-MAIL ADDRESS: Info@AssociationsInsuranceAgency.com PRODUCER CUSTOMER ID: 00003921														
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INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF DATE (MM/DD/YYYY)	POLICY EXP DATE (MM/DD/YYYY)	LIMITS									
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Excludes auto) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$ \$									
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ex accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ \$									
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION						EACH CLAIM \$ AGGREGATE \$ \$ \$									
	WORKERS COMPENSATION AND EMPLOYERS LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$									
A	Cyber Liability			ATB-6784591-03	1/1/2025	1/1/2026	See Details Attached									
SPECIAL CONDITIONS / OTHER COVERAGES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)																
CERTIFICATE HOLDER					CANCELLATION											
Insurance Verification					SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.											
					AUTHORIZED REPRESENTATIVE Dana Hodre											
ACORD 25 (2009/09)					© 1995-2009 ACORD CORPORATION. All rights reserved.											
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COMMENTS / REMARKS

Policy Aggregate Limit of Liability: \$2,000,000

A. Information Privacy

- A.1. Information Privacy Liability: Limit \$2,000,000 Retention \$15,000
- A.2. Regulatory Liability: Limit \$2,000,000 Retention \$15,000
- A.3. Event Response and Management: Limit \$2,000,000 Retention \$15,000
- A.4. PCI-DSS Liability: Limit \$2,000,000 Retention \$15,000

B. Network Security

- B.1. Network Security Liability: Limit \$2,000,000 Retention \$15,000
- B.2. Event Response and Recovery: Limit \$2,000,000 Retention \$15,000

C. Business Interruption

- C.1. Direct Business Interruption: Limit \$2,000,000 Retention \$15,000
- C.2. Contingent Business Interruption: Limit \$2,000,000 Retention \$15,000

D. Cyber Extortion

- D.1. Cyber Extortion: Limit \$2,000,000 Retention \$15,000

E. Financial Fraud

- E.1. Social Engineering: Limit \$100,000 Retention \$15,000
- E.2. Computer Fraud: Limit \$100,000 Retention \$15,000

F. Media Content

- F.1. Media Liability: Limit \$2,000,000 Retention \$15,000
- F.2. Media Event Response: Limit \$2,000,000 Retention \$15,000

G. Reputational Harm

- G.1. Reputational Harm: Limit \$2,000,000 Retention \$15,000

System Failure Coverage Details:

- Direct System Failure Limit: \$2,000,000
- Contingent System Failure Limit: \$2,000,000
- System Failure Waiting Period: 8 hours
- Contingent Non-IT Provider Business Interruption Limit: \$1,000,000
- Contingent Non-IT Provider System Failure Limit: \$1,000,000



Vesta
DISTRICT SERVICES™

Contact Us

250 International Pkwy #208
Lake Mary, FL 32746
(321) 263-0132



EXHIBIT 8

AGENDA



Dear Valued Customer,

We wanted to take a moment to share an update following the recent cold and freezing temperatures and what you may be noticing in your landscape.

In several areas, temperatures dropped below freezing for eight or more consecutive hours across multiple days in a row. This type of extended cold exposure is very uncommon for our region and has not been experienced at this level since 2009. Because of this, some level of visible stress and/or plant decline across landscapes is expected.

While changes like leaf drop or browning can be concerning, this is a normal response for Florida landscapes following a significant freeze. In most cases, these changes are temporary and do not indicate permanent damage.

Our Thoughtful Approach After a Freeze

After cold weather, plant damage doesn't always show up right away. In fact, it can take several weeks for plants to fully reveal how they were affected. Because of this, our approach is intentionally patient and based on University of Florida best practices.

What may look "dead" today often rebounds once temperatures stabilize. Pruning or removing plants too early can actually cause more harm than good.

Monitoring the Conditions

Our team is actively monitoring conditions and supporting recovery behind the scenes by maintaining appropriate irrigation as temperatures rise, allowing turf and plants to naturally come out of dormancy, while closely watching for any signs of disease that can occur following cold stress.

Precautionary Pruning Approach

You may notice damaged leaves or branches being left in place for the time being. This is intentional, as the remaining foliage helps protect healthy buds and stems while the plants recover. Allowing time also helps us accurately determine what is truly damaged versus what will naturally rebound, preventing unnecessary stress to the plants and avoiding repeat damage from premature pruning.

Spring Evaluation

Once warmer temperatures are consistent and plants begin actively growing, we will be able to accurately identify any dead material and perform corrective pruning where needed. At that time, we will also evaluate turf recovery and provide repair or replacement recommendations only if they are truly necessary.



Corporate Office: 4415 Metro Parkway, Suite 300, Fort Myers, FL 33916

JUNIPERCARES.COM | (239) 561-5980



Understanding of Expectations

As your landscape recovers, we want to provide a clear understanding of what to expect. A temporary decline in appearance is normal following a freeze, and recovery timelines vary by plant type and the severity of the cold. Each plant responds differently and at its own pace, some may begin showing signs of recovery within 1 to 14 days as temperatures rise, while other species may take 2 to 4 weeks to respond. Allowing time for this process helps protect the long-term health and overall value of your landscape.

Thank you for your patience and trust as we guide your landscape through recovery. As always, please feel free to reach out if you have any questions or concerns.

Respectfully,

Anthony Vega

Account Manager

Cel# 813-392-9920

Juniper Landscaping



Corporate Office: 4415 Metro Parkway, Suite 300, Fort Myers, FL 33916

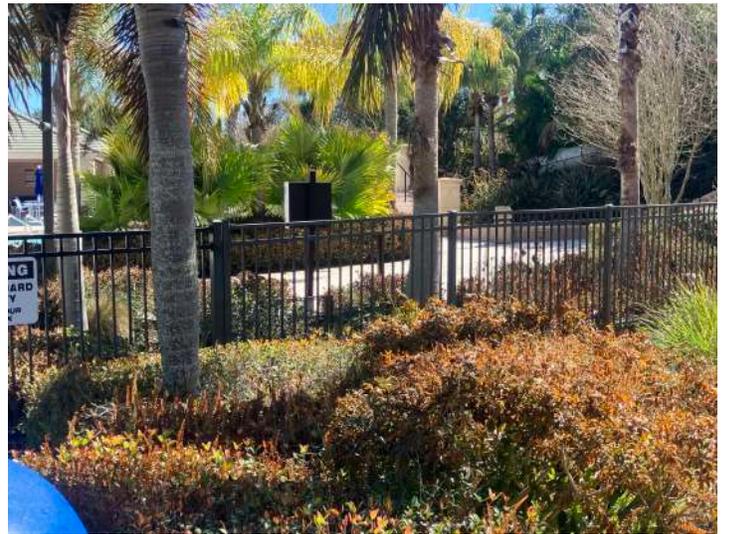
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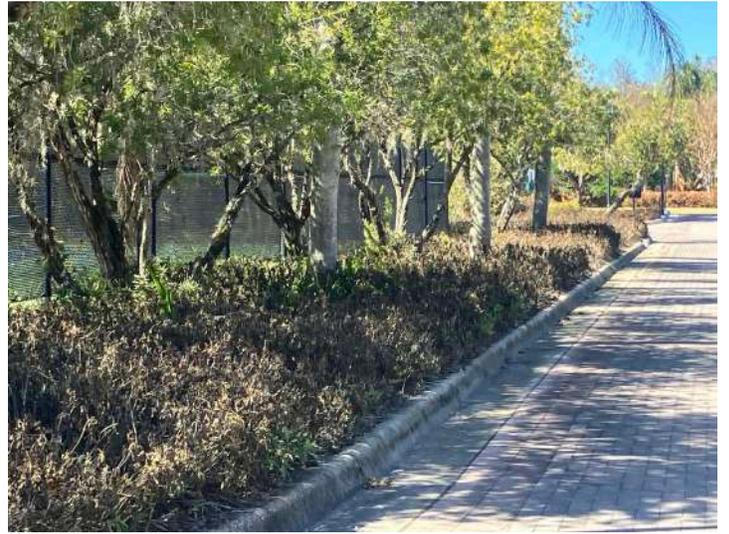


EXHIBIT 9

AGENDA

Juniper

Proposal

Proposal No.: 377035

Proposed Date: 02/11/26

PROPERTY:	FOR:
Cory Lakes CDD Philip Cusumano 10441 Cory Lake Drive Tampa, FL 33647	Enhancement - At the entrance and exit of the clubhouse remove and install new material

At the entrance and exit of clubhouse remove the old existing Ligustrum and stump grind, at the other entrance stump grind remaining stump from damage of hurricane. Install new Date palms in these areas with smaller plant material around palms, this change will match with what is there along sidewalk. Any irrigation mods will be a time and material cost not associated with this proposal.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Clubhouse Entrance & Exit Side Install					
Site Prep					\$440.00
Bed Prep - Plant, Sod, Debris Removal	4.00	HR	\$60.00	\$240.00	
Debris by the truck	1.00	1	\$200.00	\$200.00	
Landscape Material					\$4,980.00
Enhancement Labor	14.00	HR	\$60.00	\$840.00	
Triple Pigmy Date Palm 30Gal	4.00	30g	\$420.00	\$1,680.00	
Dwarf Ixora, 03 gallon - 03G	50.00	03g	\$20.00	\$1,000.00	
Pink Hibiscus, 03 gallon - 03G	4.00	03g	\$20.00	\$80.00	
Emerald Green Goddess, Liriope, 01 gallon - 01G	80.00	01g	\$11.00	\$880.00	
Removal and stump Grind	1.00	1	\$500.00	\$500.00	
				Total:	\$5,420.00

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

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

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

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

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

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

EXHIBIT 10

AGENDA

Juniper

Proposal

Proposal No.: 385025

Proposed Date: 02/10/26

PROPERTY:	FOR:
Cory Lakes CDD Philip Cusumano 10441 Cory Lake Drive Tampa, FL 33647	February 2026 Irrigation Repair-Antilles Isle Lane Park-Relocate Pipe

Antilles Isle Lane Park- Relocate pipe around new fence.



ITEM	QTY	UOM	TOTAL
Irrigation Renovation			
Lateral Components			\$225.87
Irrigation Tech Labor	3.00	HR	
Sch 40 PVC 90 Degree Elbow 3/4 in. Socket	4.00	EA	
Sch 40 PVC Coupling 3/4 in. Socket	1.00	EA	

NDS Pro-Span PVC Expansion Repair Coupling 3/4 in. Socket x Spigot SLIP FIX	1.00	EA
PVC Pipe 3/4 in. x 20 ft. Schedule 40 Bell End (Sold per ft.)	4.00	FT

Total: \$225.87

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

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

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

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

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

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

EXHIBIT 11

AGENDA



Cory Lakes CDD

Inspection Date:

2/11/2026 11:27 AM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 4

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

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

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

SITE: 5

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.
Beneficial plants have suffered freeze damage.

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

Inspection Report

SITE: 6

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

The water is murky, but not from any type of algae. There are no control structures for inflow/outflow, so the water becomes stagnant. No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.

<u>WATER:</u>	Clear	<input checked="" type="checkbox"/> 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
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 7

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

One small patch of terrestrial grass present on the exposed pond bank. A technician will address this during an upcoming maintenance event. No other nuisance growth observed.

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

Inspection Report

SITE: 8.1

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

SITE: 8.3

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

Inspection Report

SITE: 8.6

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Any nuisance grasses on the exposed banks are decaying. A technician has been inspecting these areas for new growth and treating as needed. no algae observed.

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

SITE: 9

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Some submerged nuisance grass has started to flare up again. The treatment done last time it appeared will be done again to prevent further spread. No algae observed.

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

Inspection Report

SITE: 10

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Mild submerged growth has also started in this pond. Any treatments applied to pond 9 will also be done here.
No algae observed.
Mild turbidity present.

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

SITE: 11

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

MANAGEMENT SUMMARY



Early February is typically a great time for ponds. We have just passed the height of winter which means low temps and little chance of rain. Algal growth is less likely due to suboptimal air and water surface temperatures (<80°F). Vegetative growth isn't being fueled by prolonged sunlight and rain, and may be knocked out by overnight freezes. Water levels are low, allowing for higher product concentration when applied in the water. This does, however, leave shorelines and pond beds exposed for nuisance growth. Technicians are always equipped with an array of herbicides to combat any grasses that spring up in these areas.

Aside from a few patches of nuisance grass, all ponds inspected today are in excellent condition. Technicians have learned what this kind of growth responds to and will be treating it soon. No algae seen is expected due to recent sub-freezing temperatures, though blooms may start later this week as the weather begins to warm up again.

- 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.

RECOMMENDATIONS

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

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

Continue to apply treatment to overgrown littoral areas.

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

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

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



Cory Lakes CDD

10441 Cory Lake Drive, Tampa, Florida 33647

Gate Code:

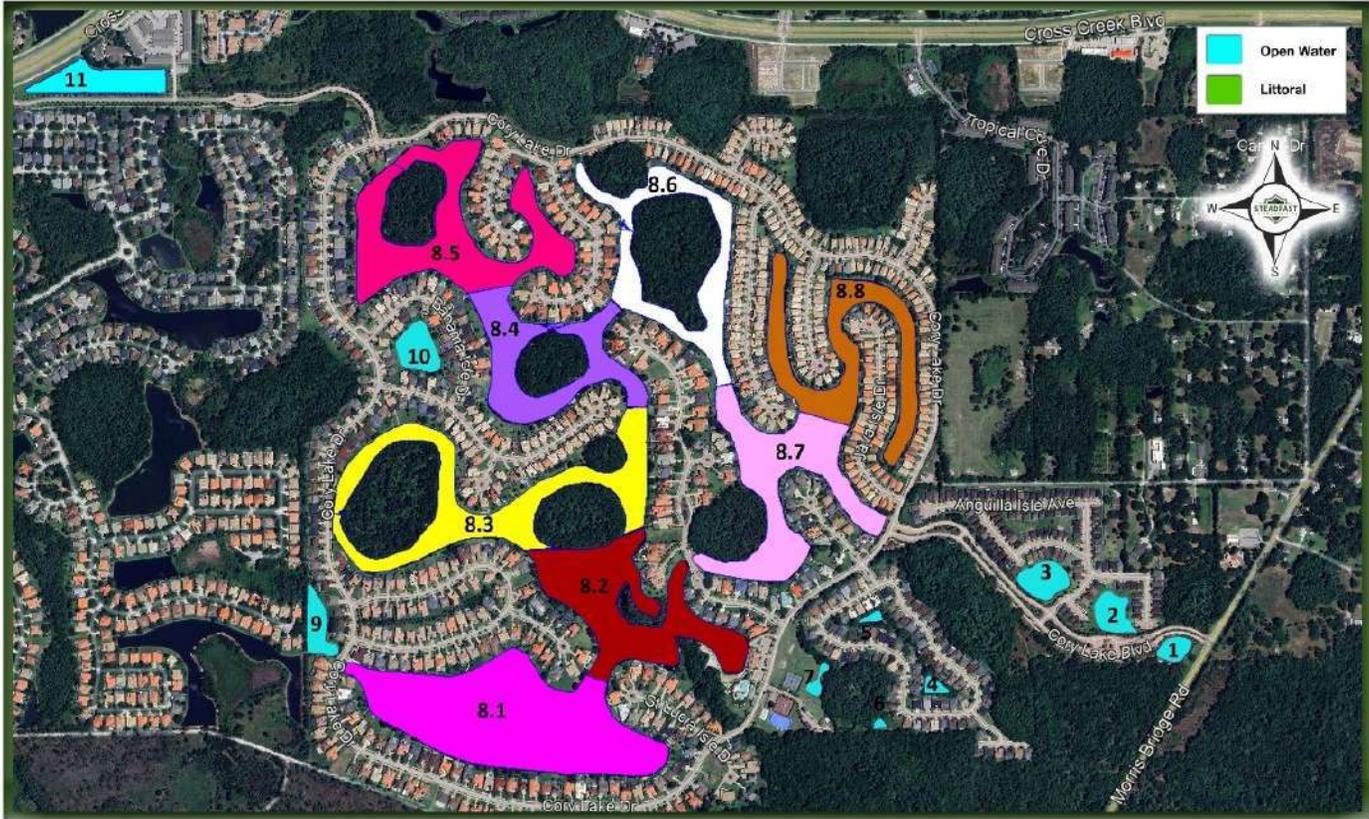


EXHIBIT 12

AGENDA



Quote #: Q-18603-2
Date: 2/10/2026
Expires On: 4/30/2026

Envera Systems

Next Generation Security
1659 Achieva Way
Dunedin, FL 33648
Phone: (855) 936-8372 | Email: info@enverasystems.com

Prepared for

Cory Lakes CDD - Tampa FL
10441 Cory Lakes Dr
Tampa, Florida 33647

Table with 3 columns: SECURITY CONSULTANT, PHONE, EMAIL. Row 1: Ashley Tonkin, +1 9412607317, atonkin@enverasystems.com

EQUIPMENT & ONE-TIME SERVICES

Upgrade Access Control System

Table with 3 columns: QTY, PRODUCT, INSTALL INVESTMENT. Rows include Sicunet Access Control Panels and Mullion Bluetooth Enabled Proximity Readers. Total: \$15,021.20

One-Time Total: \$15,021.20

Local sales tax may be added to One-Time Total.

MONTHLY SERVICES

Upgrade Access Control System

Table with 4 columns: QTY, MONTHLY SERVICE, EACH, MONTHLY INVESTMENT. Rows include Bluetooth License and Service & Maintenance Plan. Total: \$381.28

Monthly Total: \$381.28

Local sales tax will be added to Monthly Investment.

SERVICE & MAINTENANCE PLAN

- During Primary Period, should any equipment need to be serviced or replaced, Envera will not charge for labor or system parts and materials.
- During Renewal Periods, should any equipment need to be serviced or replaced, Envera will not charge for labor and will only charge cost for system parts and materials.
- Ground loops are warranted for a period of 90 days and are not included in the Service & Maintenance Plan
- Service Level Commitment
 - Envera will perform system checks of all cameras on a daily basis.
 - Envera will proactively troubleshoot any discovered issues, which may include sending a technician onsite.
 - Since most issues can be resolved remotely, emergency service requests will be responded to within 24 hours.
- Service and Maintenance Plan excludes accident, vandalism, flood, water, lightning, fire, intrusion, abuse, misuse, an act of God, any casualty, including electricity, unauthorized repair service, modification or improper installation or any other cause beyond the control of Envera, including interruption of electrical power or internet service.

TERMS & CONDITIONS

- Monthly pricing is based on 959 current homes, with a maximum of 959 homes at full build out.
- Package pricing is applied to installation and monthly pricing. Pricing presented in this Quote is based on the purchase of all items as presented.
- Minimum 60-month agreement is required for monthly services (sales tax will be added to all monthly charges).
- Community will be responsible for all costs related to permits, bonds, surveys, drawings or site plan modifications.
- Community will be responsible for all required internet lines with minimum of 5Mbps upload and download speeds for most systems to operate. This may require multiple primary and backup lines throughout the community. Envera's team will work with internet providers to assist Client as necessary.
- Community will be responsible for providing adequate power at all head-end locations.
- Deposit due at signing equal to 50% of installation costs and two (2) months of the monthly services costs prior to Envera scheduling work. 40% of installation will be due within 5 days of Envera beginning installation. Final 10% of installation is due within 5 days of Envera completing installation.
- If purchasing a Virtual Gate Guard or Access Control System, Community will be responsible for providing a list of all residents with addresses, phone numbers, and email addresses in an Excel or CSV format.
- If purchasing a Virtual Gate Guard System:
 - *Virtual Gate Guard Monitoring is a per home charge and any additional homes added above those reported in the Qty field above (or at signing) will be charged to the Community at the per home price per month.
 - Installation of the equipment will take approximately six weeks to complete and fully test
 - Envera's Implementation Team will provide a resident orientation session
 - Once the system is activated and on-line, Envera will conduct a "soft opening" giving residents 21 days to get acclimated (Guests will be asked where they are going but no guest will be denied entry)
 - After the soft opening period expires, all guests will be verified before being granted entry into the community
 - Recurring monthly pricing is based on all resident and renters having Envera programmed credentials on their vehicles and unencumbered access to use MyEnvera.com or the MyEnvera App for guest management

COMMUNITY/COMMUNITY+ HARDWARE

- All hardware sold for Community or Community+ software solutions will be shipped for installation by the Client.

EXHIBIT 13

AGENDA

**Cory Lakes
Community Development District**

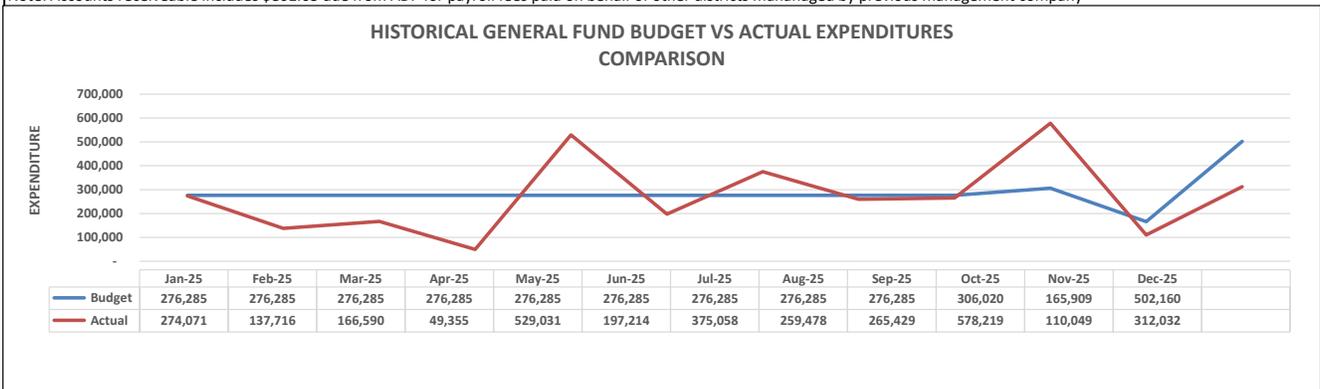
**Financial Statements
(Unaudited)**

December 31, 2025

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

	BS Line	GENERAL FUND	DEBT SERVICE
		12/31/2025	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	FAVORABLE
	ACTUAL	BUDGET	(UNFAVORABLE)
	YEAR-TO-DATE	YEAR-TO-DATE	VARIANCE
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	\$ 333,433	\$ 324,696	\$ (8,737)
29 PROJECTED EOY BASED ON AVERAGE	\$ 4,001,199	\$ 3,203,498	\$ (797,701)
30 GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:			
	12/31/2025	12/31/2025	FAVORABLE
	ACTUAL	BUDGET	(UNFAVORABLE)
	YEAR-TO-DATE	YEAR-TO-DATE	VARIANCE
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



*(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	\$ 252,732	\$ -	\$ 252,732
4	-	-	-
5	-	-	-
6	37,288	-	37,288
7	56,517	-	56,517
8	480,116	-	480,116
9	1,755,577	-	1,755,577
10	90,877	-	90,877
11	Investments		
12	-	80,659	80,659
13	-	49,903	49,903
14	-	-	-
15	-	-	-
16	-	-	-
17	-	-	-
18	-	-	-
19	-	90,877	90,877
20	-	-	-
21	-	-	-
22	323,661	11,787	335,447
23	300	-	300
24	121,566	-	121,566
25	23,154	-	23,154
26	<u>3,141,788</u>	<u>\$ 233,226</u>	<u>\$ 3,375,014</u>
27	LIABILITIES AND FUND BALANCE		
28	Liabilities:		
29	\$ 5,320	\$ -	\$ 5,320
30	38,800	-	38,800
31	99	-	99
32	-	-	-
33	323,661	11,787	335,447
34	90,877	-	90,877
35	-	-	-
36	-	-	-
37	-	-	-
38	<u>458,756</u>	<u>11,787</u>	<u>470,543</u>
39	FUND BALANCES		
40	144,721	-	144,721
41	90,877	221,439	312,316
42	480,116	-	480,116
43	56,517	-	56,517
44	-	-	-
45	1,910,801	-	1,910,801
46	<u>2,683,032</u>	<u>221,439</u>	<u>2,904,471</u>
47	<u>\$ 3,141,788</u>	<u>\$ 233,226</u>	<u>\$ 3,375,014</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 VARIANCE FAV (UNFAV)	% OF BUDGET BUDGET SPENT TO DATE
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 Strom 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 mangement 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 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE 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>\$ 221,439</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><u>252,731.56</u></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><u>252,731.56</u></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 Doorocking 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 Professionals	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,LI	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, LTC	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

Cory Lakes CDD
Check Register - Operating Account
FY2026

Date	Number	Payee	Memo	Payment	Deposit	Balance
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
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 TAHITI 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 TAHITI 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 McIntrye	BOS 10/16/25 meeting - Cynthia McIntrye 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 Professionals	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

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Date	Number	Payee	Memo	Payment	Deposit	Balance
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
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 Professionals	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 -Nc	5,734.62		60,764.33
11/12/2025	100829	Kai	Invoice: 21370 (Reference: Office Supplies Board requested letters sent to 4 resident.) Invoice	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: Maintennce on all seven system charged filters as well.) Invoice: 823	913.00		45,190.86
11/19/2025	100837	Star Environmental, Inc	Invoice: 80039 (Reference: MONTHLY LIFT STATION SERVICE August 1-August 31, 2025.) Invoice: 800	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.) Invoice: 119 (Refere	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.) Invoice: 64721531 (Reference:	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

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Date	Number	Payee	Memo	Payment	Deposit	Balance
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
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
12/1/2025	100858	Kai	Invoice: 21517 (Reference: Ramp event supplies-Nov 2025.)	13.47		112,187.21
12/1/2025	100859	JCS Investigations	Invoice: 120 (Reference: CDD Facilities and Administration- 28th Nov 2025.)	7,479.60		104,707.61
12/1/2025	100860	Gate Tech Inc.	Invoice: 169189 (Reference: Service call (Area 3)-Nov 2025.)	185.00		104,522.61

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12/1/2025	100861	Juniper Landscaping of Florida, LLC	Invoice: 368882 (Reference: Lateral Components - 11/19/2025-Irrigation Tech Labor-Rain Bird Nozzle	865.19		103,657.42
12/2/2025	100862	JCS Investigations	Invoice: 17 (Reference: Security at cross creek, morris bridge gate and pool guard-Nov 2025.)	37,760.00		65,897.42
12/2/2025	100863	WM Corp Services, Inc	Invoice: 0205677-2206-9 (Reference: Waste Management Services-Nov.)	818.99		65,078.43
12/2/2025	100864	A Party To Remember LLC	Invoice: 2641 (Reference: Real Bearded Santa Clause.)	850.00		64,228.43
12/2/2025	100865	HD Supply Facilities Maintenance, LTI	Invoice: 9243385756 (Reference: 15 Oz HP White Gloss Spray Paint-US-Nov 2025.) Invoice: 9243385	780.51		63,447.92
12/2/2025	100866	Kai	Invoice: 21547 (Reference: Ramp Fuel expense for CORY LAKES CDD project.-Nov 2025.)	65.00		63,382.92
12/2/2025	300072	City of Tampa Utilities	Invoice: 111225-0805 (Reference: Water Services-Nov 2025-10800 W CORY LAKE BLVD.)	1,673.72		61,709.20
12/2/2025	300090	Charter Communications	Invoice: 128076001111425 (Reference: 10441 CORY LAKE DR-11/14/2025 through 12/13/2025.)	930.60		60,778.60
12/3/2025			Deposit		4,100.00	64,878.60
12/3/2025		628 Fitness Services of Florida, Inc.	partial return of payment for Ck # 100793 - sent to AP 1/6/25		475.00	65,353.60
12/4/2025	100867	Steadfast Alliance, LLC	Invoice: SA-17808 (Reference: Routine Aquatic Maintenance (Pond Spraying) for the month dated on t	4,800.00		60,553.60
12/4/2025	100868	Envera Systems	Invoice: 762692 (Reference: 144 - Gate Access - Cory Lakes CDD - Entrance #1 Cross Creek Blvd, Tam	8,061.00		52,492.60
12/4/2025	100869	Sunshine Cleaning Crew LLC	Invoice: 1019 (Reference: November 2025 Cleaning Services.)	2,750.00		49,742.60
12/4/2025	100870	Juniper Landscaping of Florida, LLC	Invoice: 370293 (Reference: #372788 - Cory Lakes 2025/2026 Maintenance Contract December 2025.)	26,657.08		23,085.52
12/4/2025	100871	Kai Connected, LLC	Invoice: 4880 (Reference: Professional Management Services Monthly Management Services-Dec 2025.	5,833.33		17,252.19
12/4/2025	100872	Suncoast Rust Control, Inc.	Invoice: 08804 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee for pre	1,327.00		15,925.19
12/4/2025	100873	Gate Tech Inc.	Invoice: 169286 (Reference: DKS Cellular Monthly Charge-dEC 2025.)	72.44		15,852.75
12/4/2025	300068	Tampa Electric	Invoice: 9993- 11/25 (Reference: 12027 CORY LAKE BLVD-October 08, 2025 - November 07, 2025.)	649.78		15,202.97
12/4/2025	300069	Tampa Electric	Invoice: 9928- 11/25 (Reference: 11589 CORY LAKE BL-October 08, 2025 - November 07, 2025.)	904.45		14,298.52
12/4/2025	608		charge back - returned check	450.00		13,848.52
12/4/2025			Funds Transfer		200,000.00	213,848.52
12/8/2025	100874	Hughes Exterminators Inc	Invoice: 65089609 (Reference: Pest Control Service.) Invoice: 65089610 (Reference: Commercial P	195.00		213,653.52
12/8/2025	100875	Navitas Credit Corp	Invoice: 120425-4119 (Reference: Contract payment-Dec 2025.)	705.74		212,947.78
12/8/2025	100876	Roadway Concepts	Invoice: 21-1612 (Reference: Removal of Trip Hazards- Labor and Material.Top Patch Synthetic Pavem	22,995.20		189,952.58
12/8/2025	100877	Juniper Landscaping of Florida, LLC	Invoice: 371051 (Reference: #372199 - November 2025 Irrigation Repair-Rotor Replacement.) Invoi	3,035.81		186,916.77
12/8/2025	100878	Hecker Construction Company, Inc.	Invoice: 7816 (Reference: The demolition and removal of existing weir structures and the installat	105,283.00		81,633.77
12/11/2025	100879	Verizon	Invoice: 6129193371 (Reference: Monthly service 10/23- 11/22.)	208.48		81,425.29
12/11/2025	100880	Juniper Landscaping of Florida, LLC	Invoice: 372449 (Reference: #372326 - November 2025-Irrigation Repair Controller #4-Gate Valve.)	1,732.00		79,693.29
12/11/2025	100881	Kai	Invoice: 21624 (Reference: RAMP-Event supplies for CORY LAKES CDD,Christmas Decorations / Event Su	537.92		79,155.37
12/11/2025	100882	CIO Technology Solutions, inc	Invoice: 36381-MSP (Reference: Agreement Recurring: Cory Lake-Nov 2025.)	557.27		78,598.10
12/11/2025	100883	Kai	Invoice: 21637 (Reference: Ramp-Maintenance supplies for CORY LAKES CDD.)	303.93		78,294.17
12/16/2025	121625ACH	Frontier Communications	Reference: Frontier-Communication.	225.60		78,068.57
12/17/2025	100884	Don Harrison Enterprises	Invoice: 3068 (Reference: Repaired Circuit feeding cross creek-Dec 2025.)	483.50		77,585.07
12/17/2025	100885	Steadfast Alliance, LLC	Invoice: SA-18349 (Reference: This line item is for adding Rip Rap around the Mitered End Sections	2,182.50		75,402.57
12/17/2025	100886	Enos Painting Inc	Invoice: 121025- (Reference: Pressure wash and paint community Clubhouse stairs and steps by the p	4,800.00		70,602.57
12/17/2025	100887	Envera Systems	Invoice: 103636 (Reference: Service & Maintenance-11/01/2025-12/31/2025.)	458.00		70,144.57
12/17/2025	100888	Kai	Invoice: 21641 (Reference: Ramp-Gym/Fitness Equipment Replacement, Maintenance supplie,Paint Supp	500.39		69,644.18
12/17/2025	100889	JCS Investigations	Invoice: 121 (Reference: CDD Facilities and Administration-12 Dec 2025.)	7,479.60		62,164.58
12/17/2025	100890	Juniper Landscaping of Florida, LLC	Invoice: 372654 (Reference: #373016 - November 2025 Irrigation Repair-Timer #2-Add Spray Heads-Irr	1,185.54		60,979.04
12/18/2025	100891	Salma Ali	Invoice: 121725-Dep (Reference: Refund of Rental Deposit.)	500.00		60,479.04
12/19/2025	100892	HD Supply Facilities Maintenance, LTI	Invoice: 9244038837 (Reference: PIR 42 Gal. 2.5 Lw Blk 33" X 48" 50/Pkg-US, Sanitizing Wipes 2300 S	1,259.50		59,219.54
12/19/2025	100893	Kai	Invoice: 21660 (Reference: Maintenance supplies for CORY LAKES CDD, Fuel expense, Beach Club Furnitu	9,773.13		49,446.41
12/22/2025	100894	Juniper Landscaping of Florida, LLC	Invoice: 373723 (Reference: #353878 - Remove Dead Tree along the Sidewalk on Morris Bridge.) In	2,157.28		47,289.13
12/22/2025	100895	Elite Pavers Of Tampa Bay	Invoice: 12150 (Reference: Paver- Material Only.,delivery-Dec 2025.)	2,400.00		44,889.13
12/22/2025	100896	Bay 2 Bay Plumbing & Drains LLC	Invoice: 3077 (Reference: backflow-Dec 2025.)	1,725.00		43,164.13
12/22/2025	100897	Kai	Invoice: 21667 (Reference: Ramp Event Catering Holiday Boat Parade ,Basketball Net Replacements.	523.97		42,640.16

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Date	Number	Payee	Memo	Payment	Deposit	Balance
12/24/2025	300093	City of Tampa Utilities	Invoice: 120825-9598 (Reference: Water Services-Dec-2025-10581 CORY LAKE DR.)	225.89		42,414.27
12/24/2025	300094	City of Tampa Utilities	Invoice: 120825-9594 (Reference: Water Services-Dec-2025-10814 CORY LAKE DR ASSOC.)	68.15		42,346.12
12/24/2025	300095	City of Tampa Utilities	Invoice: 120825-9589 (Reference: Water Services-Dec-2025-10907 CORY LAKE DR ASSOC.)	365.70		41,980.42
12/24/2025	300096	City of Tampa Utilities	Invoice: 120825-9590 (Reference: Water Services-Dec-2025-10747 CORY LAKE DR ASSOC.)	72.71		41,907.71
12/24/2025	300097	City of Tampa Utilities	Invoice: 120825-0809 (Reference: Water Services-Dec-2025-11021 TAHITI ISLE LN IRR.)	95.57		41,812.14
12/24/2025	300098	City of Tampa Utilities	Invoice: 120825-0810 (Reference: Water Services-Dec-2025-11026 TAHITI ISLE LN IRR.)	80.23		41,731.91
12/24/2025	300099	City of Tampa Utilities	Invoice: 120825-0808 (Reference: Water Services-Dec-2025-15218 ANTILLES ISLE LN UNIT IRR.)	118.57		41,613.34
12/24/2025	300100	City of Tampa Utilities	Invoice: 120825-0805 (Reference: Water Services-Dec-2025-10800 W CORY LAKE BLVD.)	841.79		40,771.55
12/24/2025	300101	City of Tampa Utilities	Invoice: 120825-9599 (Reference: Water Services-Dec-2025-10594 CORY LAKE DR.)	42.08		40,729.47
12/24/2025	300102	City of Tampa Utilities	Invoice: 120825-9596 (Reference: Water Services-Dec-2025-10812 CORY LAKE DR ASSOC.)	821.63		39,907.84
12/24/2025	300103	City of Tampa Utilities	Invoice: 120825-9592 (Reference: Water Services-Dec-2025-10836 CORY LAKE DR ASSOC.)	8.80		39,899.04
12/24/2025	300104	City of Tampa Utilities	Invoice: 120825-9591 (Reference: Water Services-Dec-2025-10921 CORY LAKE DR ASSOC.)	498.54		39,400.50
12/24/2025	300105	City of Tampa Utilities	Invoice: 120825-9597 (Reference: Water Services-Dec-2025-12001 CORY LAKE BLVD.)	13.37		39,387.13
12/24/2025	300106	City of Tampa Utilities	Invoice: 120825-9593 (Reference: Water Services-Dec-2025-10749 CORY LAKE DR ASSOC.)	237.93		39,149.20
12/24/2025	300107	City of Tampa Utilities	Invoice: 120825-9588 (Reference: Water Services-Dec-2025-10441 CORY LAKE DR.)	1,881.39		37,267.81
12/24/2025	300108	City of Tampa Utilities	Invoice: 120825-0807 (Reference: Water Services-Dec-2025-15231 ANGUILLA ISLE AVE UNIT IRR.)	195.23		37,072.58
12/24/2025	300109	City of Tampa Utilities	Invoice: 120825-0806 (Reference: Water Services-Dec-2025-15200 ANGUILLA ISLE AVE UNIT IRR.)	126.24		36,946.34
12/24/2025	300110	City of Tampa Utilities	Invoice: 120825-9595 (Reference: 10759 CORY LAKE DR ASSOC-Water Services-Dec-2025.)	237.93		36,708.41
12/26/2025	300091	Tampa Electric	Invoice: 120525-0199 (Reference: 2300 GLADES RD, STE 410W-Dec 2025.)	28,076.59		8,631.82
12/26/2025	606	Cynthia McIntyre	BOS 12/18/25 meeting - Cynthia McIntyre Ck # 1141	184.70		8,447.12
12/26/2025	606	ADP	BOS 12/18/25 meeting	738.80		7,708.32
12/26/2025	606	ADP	BOS 12/18/25 meeting	153.00		7,555.32
12/26/2025	606	ADP	BOS 12/18/25 meeting			7,555.32
12/29/2025	122925ACH1	Frontier Communications	Reference: Frontier-Communication.	205.98		7,349.34
12/29/2025	122925ACH2	Frontier Communications	Reference: Frontier-Communication.	145.98		7,203.36
12/29/2025	122925ACH3	Frontier Communications	Reference: Frontier-Communication.	205.98		6,997.38
12/29/2025	122925ACH	Frontier Communications	Reference: Frontier-Communication.	285.98		6,711.40
12/31/2025			Deposit		1,019.10	7,730.50
12/31/2025	100898	Kai Connected, LLC	Invoice: 4897 (Reference: General Administration Services 12/20 Meeting overage, Billed 42 minutes	217.50		7,513.00
12/31/2025	100899	JCS Investigations	Invoice: 122 (Reference: CDD Facilities and Administration-12 Dec 2025.)	7,479.60		33.40
12/31/2025	100900	Kai	Invoice: 21673 (Reference: Ramp Gym/Fitness Signage -Dec 2025.)	34.20		-0.80
12/31/2025	100901	Straley Robin Vericker	Invoice: 27674 (Reference: For Professional Services Rendered Through November 30, 2025.)	218.00		-218.80
12/31/2025	100902	Gate Tech Inc.	Invoice: 169508 (Reference: Service call (Area 3),Elite Omni Board Q400.) Invoice: 169515 (Refe	982.75		-1,201.55
12/31/2025	300092	Charter Communications	Invoice: 128076001121425 (Reference: 10441 CORY LAKE DR-12/14/2025 through 01/13/2025.)	930.89		-2,132.44
12/31/2025	627	Constant Contacts	autopay approved by prior amenity manager	59.00		-2,191.44
12/31/2025			Funds Transfer		200,000.00	197,808.56
12/31/2025			Funds Transfer - to transfer remaining amount of Hecker Construction inv # 7816 (transferred in Jan)		45,263.00	243,071.56
12/31/2025			Funds Transfer Hecker Construction inv 7743 (transferred in Jan)		9,660.00	252,731.56
12/31/2025				319,986.22	460,517.10	252,731.56

EXHIBIT 14

AGENDA

**Cory Lakes
Community Development District**

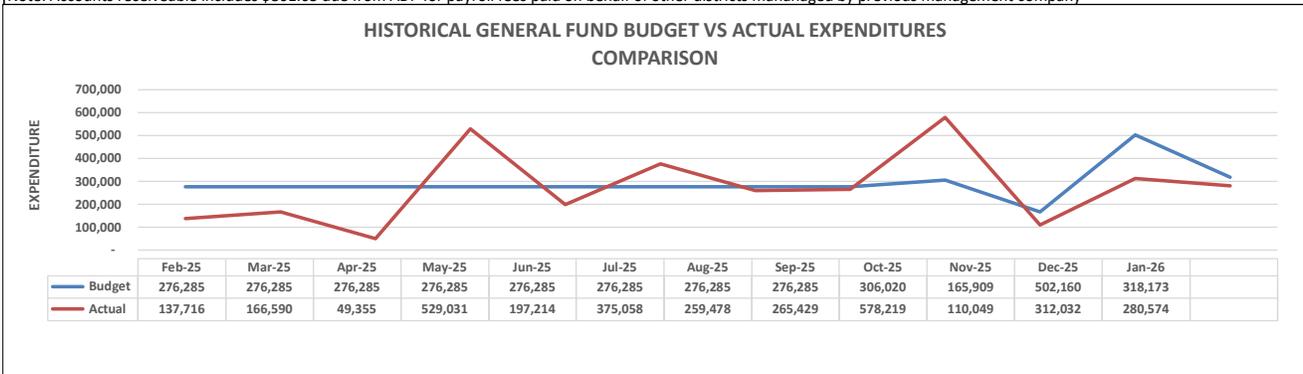
**Financial Statements
(Unaudited)**

January 31, 2026

CORY LAKES CDD
Financial Report Summary - General Fund - DRAFT PROJECTIONS
1/31/2026

	BS Line	GENERAL FUND	DEBT SERVICE	
		1/31/2026	2013 1/31/2026	
1 For The Period Ending :				
2 CASH BALANCE (MM AND OP ACCOUNTS)	3, 4, 8	\$ 1,934,183	\$ 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	95,130	-	
6 PLUS: ACCOUNTS RECEIVABLE - ON ROLL	20	206,882	-	
7 DUE FROM OTHER FUNDS	16,17,18,19	-	-	
8 PLUS: ACCOUNTS RECEIVABLE - OTHER	22	300	-	
9 PLUS: PREPAID AND DEPOSITS	23, 24	137,999	-	
10 LESS: ACCOUNTS PAYABLE & ACCRUED EXPENSES	28, 29, 31,34, 35	(91,623)	-	
11 LESS: DEFERRED REVENUES	32	(206,882)	-	
12 LESS: DUE TO DEBT SERVICE	33	(95,130)	-	
13 NET CASH BALANCE		\$ 2,517,492	\$ 190,559	
14 Budgeted Fund Balance Analysis:(Based on 100% of the Budget to be Expended)				
15 NON SPENDABLE FOR PREPAIDS AND DEPOSITS		\$ 137,999		
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		\$ 1,873,786		
20 Total Cash Required		\$ 2,548,418		
21 DIFFERENCE BETWEEN NET CASH BALANCE AND CASH REQUIRED		\$ (30,926)		
22 DEFERRED ASSESSMENTS RECEIVABLE TO BE COLLECTED		\$ 206,882		
23 Net Cash Surplus (Deficit) Projected at EOY		\$ 175,956		
24 ACTUAL GENERAL FUND REVENUE AND EXPENDITURES:(AFTER BUDGET COST SAVING MEASURES)				
		1/31/2026	1/31/2026	
		ACTUAL	BUDGET	
		YEAR-TO-DATE	YEAR-TO-DATE	
			FAVORABLE	
			(UNFAVORABLE)	
			VARIANCE	
25 REVENUE (YTD) COLLECTED		\$ 2,890,232	\$ 2,513,561	\$ 376,671
26 EXPENDITURES (YTD)		(1,273,195)	(1,292,262)	19,067
27 NET OPERATING CHANGE		\$ 1,617,037	\$ 1,221,299	\$ 395,738
28 AVERAGE MONTHLY EXPENDITURES		\$ 318,299	\$ 323,066	\$ 4,767
29 PROJECTED EOY BASED ON AVERAGE		\$ 3,819,585	\$ 3,203,498	\$ (616,087)
30 GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:				
		1/31/2026	1/31/2026	
		ACTUAL	BUDGET	
		YEAR-TO-DATE	YEAR-TO-DATE	
			FAVORABLE	
			(UNFAVORABLE)	
			VARIANCE	
31 REVENUE:				
32 ASSESSMENTS ON-ROLL (NET)		\$ 2,589,717	\$ 2,237,278	\$ 352,438
33 ASSESSMENTS OFF-ROLL		-	-	-
34 INTEREST		17,914	10,000	7,914
35 MISCELLANEOUS REVENUE		16,319	-	16,319
36 TRANSFER		266,283	266,283	-
37 DECREASE IN RESERVES		-	-	-
38 TOTAL REVENUE		2,890,232	2,513,561	376,671
39 EXPENDITURES:				
40 ADMINISTRATIVE EXPENDITURES & DEBT SERVICE		68,155	121,929	53,774
41 UTILITIES		149,082	148,427	(655)
42 SECURITY OPERATIONS		206,428	168,797	(37,631)
43 CONTRACTED PERSONNEL AND AMENITY & FIELD OPERATIONS		159,914	137,463	(22,451)
44 LANDSCAPE MAINTENANCE		153,398	181,833	28,436
45 FACILITIES MAINTENANCE		522,076	514,954	(7,122)
46 FACILITIES MAINTENANCE (POOL)		14,142	18,858	4,716
47 CONTINGENCY		-	-	-
48 TOTAL EXPENDITURES		\$ 1,273,195	\$ 1,292,262	\$ 19,067

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



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

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
JANUARY 31, 2026**

	<u>GENERAL FUND</u>	<u>DEBT SERVICE 2013</u>	<u>TOTAL GOVERNMENTAL FUNDS</u>
1	ASSETS		
2	Operating account		
3	\$ 56,538	\$ -	\$ 56,538
4	-	-	-
5	-	-	-
6	21,505	-	21,505
7	56,517	-	56,517
8	480,116	-	480,116
9	1,877,645	-	1,877,645
10	95,130	-	95,130
11	Investments		
12	-	81,038	81,038
13	-	49,903	49,903
14	-	-	-
15	-	-	-
16	Undeposited funds		
17	Due from other funds		
18	Due from Debt service fund - series 2013 A-1		
19	-	95,130	95,130
20	Due from Debt service fund - series 2013		
21	Retainer		
22	206,882	7,534	214,416
23	300	-	300
24	114,845	-	114,845
25	23,154	-	23,154
26	<u>2,932,632</u>	<u>\$ 233,605</u>	<u>\$ 3,166,237</u>
27	LIABILITIES AND FUND BALANCE		
28	Liabilities:		
29	\$ 91,623	\$ -	\$ 91,623
30	-	-	-
31	99	-	99
32	-	-	-
33	206,882	7,534	214,416
34	95,130	-	95,130
35	-	-	-
36	-	-	-
37	JSAPP deposit		
38	<u>393,733</u>	<u>7,534</u>	<u>401,267</u>
39	FUND BALANCES		
40	137,999	-	137,999
41	95,130	226,071	321,201
42	480,116	-	480,116
43	56,517	-	56,517
44	-	-	-
45	1,769,137	-	1,769,137
46	<u>2,538,899</u>	<u>226,071</u>	<u>2,764,970</u>
47	<u>\$ 2,932,632</u>	<u>\$ 233,605</u>	<u>\$ 3,166,237</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 JANUARY 31, 2026**

	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	\$ 2,235,238	\$ 2,587,355	\$ 352,117	\$ 352,117	92.60%
3 Assessment levy: Cachet	2,550	2,040	2,362	322	322	92.61%
4 Interest Revenue-Investments	30,000	10,000	17,914	7,914	7,914	59.71%
5 Miscellaneous Revenue			-		-	
6 Rental Income	-	-	12,649	12,649	12,649	0.00%
7 Bar Code Access	-	-	3,270	3,270	3,270	0.00%
8 Tennis Contract Revenue	-	-	400	400	400	0.00%
9 Event Sponsorship	-	-	-	-	-	0.00%
10 Miscellaneous Revenue	-	-	-	-	-	0.00%
11 Fund Balance Forward from FY25	54,100	-	-	-	-	0.00%
12 Fund Balance Forward-Weir Project	322,800	266,283	266,283	-	-	82.49%
13 Total Revenues	3,203,498	2,513,561	2,890,232	376,671	376,671	90.22%
14 EXPENDITURES						
15 Administrative						
16 Supervisors fees	14,000	4,667	3,800	867	10,200	27.14%
17 Payroll service fee	-	-	200	(200)	(200)	0.00%
18 Payroll taxes	1,071	357	291	66	780	27.14%
19 District management	70,000	23,333	24,098	(765)	45,902	34.43%
20 Auditing services	4,900	1,633	-	1,633	4,900	0.00%
21 Legal - general counsel	20,000	6,667	2,114	4,553	17,887	10.57%
22 District Engineer	15,000	5,000	5,998	(998)	9,003	39.98%
23 Insurance- General Liability & Public Officials	80,000	26,667	25,745	921	54,255	32.18%
24 Legal Advertising	1,500	500	66	434	1,434	4.38%
25 Bank fees	1,500	500	-	500	1,500	0.00%
26 Credit card discount	200	67	-	67	200	0.00%
27 Dues & Licenses	175	175	175	-	-	100.00%
28 Postage	2,500	833	10	823	2,490	0.42%
29 Website	1,000	333	151	183	849	15.08%
30 ADA website Compliance	210	70	-	70	210	0.00%
31 Contingencies	2,000	667	1,690	(1,023)	310	84.51%
32 Total Administrative	214,056	71,469	64,337	7,131	149,719	30.06%
33 Debt Service						
34 Arbitrage rebate calculation	2,500	833	-	833	2,500	0.00%
35 Trustee fees	3,558	1,186	1,257	(71)	2,301	35.33%
36 Capital reinvestment note 2022 repayment	145,323	48,441	2,561	45,880	142,762	1.76%
37 Total Debt Service	151,381	50,460	3,818	46,642	147,563	2.52%
38 Utilities						
39 Communication	38,000	12,667	10,466	2,201	27,534	27.54%
40 Streetlights	255,000	85,000	82,250	2,750	172,750	32.25%
41 Electricity	95,280	31,760	27,515	4,245	67,765	28.88%
42 Water, Sewer Utility Services	40,000	13,333	24,438	(11,105)	15,562	61.10%
43 Solid waste removal	12,000	4,000	3,478	522	8,522	28.98%
44 Sewer lift station	5,000	1,667	935	732	4,065	18.70%
45 Total Utilities	445,280	148,427	149,082	(655)	296,198	33.48%
46 Security Operations						
47 Security staffing contract services	415,000	138,333	186,640	(48,307)	228,360	44.97%
48 Contractual virtual guard	66,912	22,304	19,788	2,516	47,124	29.57%
49 Off duty policing	24,480	8,160	-	8,160	24,480	0.00%
50 Total Security Operations	506,392	168,797	206,428	(37,631)	299,964	40.76%
51 Contracted Personnel						
52 Contracted Personnel	200,000	66,667	92,187	(25,520)	107,813	46.09%
53 Total Contracted Personnel	200,000	66,667	92,187	(25,520)	107,813	46.09%

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
GENERAL FUND
FOR THE PERIOD BEGINNING OCTOBER 1, 2025 THROUGH JANUARY 31, 2026**

	FY 2026 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)	ADOPTED BUDGET VARIANCE FAV (UNFAV)	% OF BUDGET BUDGET SPENT TO DATE
54 Amenity & Field Operations						
55 Seasonal decorations	55,000	54,630	54,630	-	370	99.33%
56 Beach club office equipment	4,500	1,500	740	760	3,760	16.44%
57 Beach club office supplies	4,500	1,500	1,004	496	3,496	22.31%
58 Beach club gym supplies	19,000	6,333	4,924	1,409	(424)	109.42%
59 Guard office equipment	1,000	333	-	333	4,500	0.00%
60 Guard office supplies	1,500	500	-	500	19,000	0.00%
61 Community events supplies	18,000	6,000	6,430	(430)	(4,930)	428.66%
62 Total Amenity & Field Operations	103,500	70,797	67,727	3,069	25,773	65.44%
63 Landscape Maintenance						
64 Landscape maintenance	350,000	116,667	110,628	6,038	239,372	31.61%
65 Mulch	50,000	16,667	4,280	12,387	45,720	8.56%
66 Beach sand	6,000	2,000	-	2,000	6,000	0.00%
67 Annuals & seasonal plant installation	7,500	2,500	1,750	750	5,750	23.33%
68 Plant replacement	25,000	8,333	4,002	4,331	20,998	16.01%
69 Sod replacement	5,000	1,667	-	1,667	5,000	0.00%
70 Well maintenance-irrigation	3,000	1,000	-	1,000	3,000	0.00%
71 Irrigation - maintenance	15,000	5,000	12,407	(7,407)	2,593	82.71%
72 Tree removal, replacement, & maintenance	24,000	8,000	1,130	6,870	22,870	4.71%
73 Lake & Pond maintenance	60,000	20,000	19,200	800	40,800	32.00%
74 Total Landscape Maintenance	545,500	181,833	153,398	28,436	392,102	28.12%
75 Facilities Maintenance						
76 Outside facilities maintenance	50,000	16,667	16,574	92	33,426	33.15%
77 Weir project	322,800	266,283	266,283	-	56,517	82.49%
78 Car & Cart repairs and maintenance	9,000	3,000	415	2,585	8,585	4.61%
79 Rentals & leases	10,824	3,608	2,823	785	8,001	26.08%
80 Cleaning	35,000	11,667	12,310	(643)	22,690	35.17%
81 Pest control	2,340	780	780	-	1,560	33.33%
82 Security gate maintenance & repair	10,000	3,333	6,034	(2,701)	3,966	60.34%
83 Security gate maintenance & repair - Cachet	2,550	850	1,600	(750)	950	62.74%
84 Monuments and signs	6,000	2,000	242	1,758	5,758	4.04%
85 Fountains	8,000	8,000	18,217	(10,217)	(10,217)	227.71%
86 Storm water drainage	30,000	10,000	-	10,000	30,000	0.00%
87 Recreational equipment maintenance & repair	15,000	5,000	4,304	696	10,696	28.69%
88 Building equipment maintenance & repair	10,000	3,333	2,921	413	7,079	29.21%
89 Pressure washing	7,500	7,500	15,148	(7,648)	(7,648)	201.97%
90 Facilities maintenance contingency	258,300	86,100	63,719	22,381	194,581	24.67%
91 Contingency for end of year	53,500	53,500	54,924	(1,424)	(1,424)	102.66%
92 Paver, streets & sidewalk repairs and cleaning	100,000	33,333	55,782	(22,448)	44,218	55.78%
93 Total Facilities Maintenance	930,814	514,954	522,076	(7,122)	408,738	56.09%
94 Facilities maintenance (pool)						
95 Pool maintenance	39,000	13,000	9,750	3,250	29,250	25.00%
96 Pool repairs	12,000	4,000	-	4,000	12,000	0.00%
97 Pool heater utilities	5,000	1,667	4,059	(2,393)	941	81.18%
98 Pool permit	575	192	333	(141)	242	57.90%
99 Total Facilities maintenance (pool)	56,575	18,858	14,142	4,716	42,433	25.00%
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	1,292,262	1,273,195	19,067	242,152	39.74%
104 Excess/(deficiency) of revenues over/(under) expenditures	-	1,221,299	1,617,037	395,738	618,823	0.00%
105 Fund balance - beginning (unaudited)			1,188,145			
106 Less FB carryforward - Weir project			(266,283)			
107 Less FB carryforward from FY2024						
108 Plus increase in operating reserves						
109 Fund balance - ending			\$ 2,538,899			

*Note: The financials include invoices received through October 14, 2025. The mangement 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 JANUARY 31, 2026**

	FY 2025 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
1 REVENUES				
2 Assessment levy	\$ 101,842	\$ 81,474	\$ 94,308	\$ 12,835
3 Interest	-	-	1,969	1,969
4 Bond close out transfer in	-	-	-	-
5 Total revenues	<u>101,842</u>	<u>81,474</u>	<u>96,278</u>	<u>14,804</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>(10,014)</u>	<u>34,690</u>	<u>44,704</u>
16 Fund balance - beginning (unaudited)			<u>191,380</u>	
17 Fund balance - ending			<u>\$ 226,070</u>	

Cory Lakes
Operating Account - Bank Reconciliation
January 31, 2026

		<u>Operating Acct (BU)</u>
<i>Balance Per Bank Statements</i>	\$	82,766.94
Plus: Deposits In Transit		45,623.00
Less: Outstanding Checks		(71,851.81)
Less: Restricted cash in operating account		
 <i>Adjusted Bank Balance</i>	 \$	 <u><u>56,538.13</u></u>
<i>Beginning Balance Per Books</i>	\$	211,600.94
Cash Deposits & Credits		107,460.00
Cash Disbursements & Transfers		(262,522.81)
 <i>Balance Per Books</i>	 \$	 <u><u>56,538.13</u></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	VOID: Invoice: 9993- 09/25 (Reference: 12027 CORY LAKE BLVD-August 08, 2025 - September 08, 2025.			97,283.18
10/6/2025	300047	Tampa Electric	VOID: Invoice: 9928- 09/25 (Reference: 11589 CORY LAKE BL-August 08, 2025 - September 08, 2025.)			97,283.18
10/7/2025			Deposit		3,338.30	100,621.48
10/7/2025	100763	JCS Investigations	Invoice: 116 (Reference: CDD Facilities and Administration-03 Oct 2025.)	7,479.60		93,141.88
10/7/2025	100764	Gate Tech Inc.	Invoice: 168474 (Reference: DKS Cellular Monthly Charge Monthly charge for Doorking cellular syste	256.49		92,885.39
10/7/2025	100765	Don Harrison Enterprises	Invoice: 3172 (Reference: All labour and material to install,new wall mount.)	5,325.40		87,559.99
10/7/2025	100766	Kai	Invoice: 21210 (Reference: Maintenance supplies for CORY LAKES CDD,Pool Lane Buoy Replacement Part	735.78		86,824.21
10/7/2025	100767	Don Harrison Enterprises	Invoice: 3170 (Reference: Billing completion for adding GFCI protection for fountain pumps and lig	11,642.14		75,182.07
10/7/2025	100768	Envera Systems	Invoice: 760494 (Reference: Additional Residents,Envera Kiosk System,Guard.)	3,390.00		71,792.07
10/7/2025	100769	Sunshine Cleaning Crew LLC	Invoice: 1017 (Reference: September 2025 Cleaning Services.)	2,750.00		69,042.07
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		58,192.07
10/7/2025	100771	WM Corp Services, Inc	Invoice: 0189692-2206-8 (Reference: Waste Management Services-Sep.)	818.99		57,373.08
10/7/2025	100772	Navitas Credit Corp	Invoice: 100425-4119 (Reference: Contract payment-Oct 2025.)	705.74		56,667.34
10/7/2025	100773	Landscape Maintenance Professionals, Inc.	Invoice: 360460 (Reference: Bed Prep - Plant, Sod, Debris Removal.) Invoice: 360459 (Reference:	34,907.40		21,759.94
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		16,959.94
10/7/2025	631		BOS 9/18/25 meeting	67.32		16,892.62
10/9/2025	100775	Kai Connected, LLC	Invoice: 4798 (Reference: Professional Management Services Monthly Management Services-Oct 2025.	5,833.33		11,059.29
10/9/2025	100776	Verizon	Invoice: 6124210448 (Reference: Monthly service 08/23- 09/22.)	208.08		10,851.21
10/9/2025	100777	Star Environmental, Inc	Invoice: 80827 (Reference: Monthly lift station 1 Oct 31,2025.) Invoice: 80857 (Reference: Mont	170.00		10,681.21
10/10/2025	100778	CIO Technology Solutions, inc	Invoice: 36118-MSP (Reference: Agreement Recurring: Cory Lake,Managed Service: Workstation Support	557.27		10,123.94
10/10/2025			Funds Transfer		75,000.00	85,123.94
10/13/2025	625R	Florida Dept of Revenue	Reverse of GJE 625 -- CY 2025 Q3 Sales tax	389.02		84,734.92
10/15/2025	100779	Elite Pavers Of Tampa Bay	Invoice: 12078 (Reference: Pavers - Repair work Cory Lake Drive.)	53,381.75		31,353.17
10/15/2025	100780	A#1 SEAMLESS GUTTER SOLUTIONS,LLC	Invoice: 992511000 (Reference: GUTTER SERVICE.)	981.00		30,372.17
10/15/2025	100781	Kai	Invoice: 21228 (Reference: Ramp Supplies for CORY LAKES CDD project -Oct 2025.) Invoice: 21233	908.24		29,463.93
10/15/2025	100782	HD Supply Facilities Maintenance, LTD	Invoice: 9241818975 (Reference: 18v 90 Mph 250 CFM CrdLss Leaf Blwr/Swpr-VN.)	612.30		28,851.63
10/15/2025	100783	Hecker Construction Company,Inc.	Invoice: 7743 (Reference: Cory Lake Drainage Structure Replacement.)	9,660.00		19,191.63
10/15/2025	100784	RyCo Enterprises, Inc	Invoice: 39065 (Reference: Fixing area that holds water Including removing sand Including taking o	5,400.00		13,791.63
10/15/2025	100785	Servicore Window Cleaning	Invoice: 20173157 (Reference: Window Cleaning-Quarterly Cleaning of Exterior Windows-Oct 2025.)	825.00		12,966.63
10/15/2025	100786	Fitness Services of Florida, Inc.	Invoice: 30066 (Reference: Monthly Preventative Maintenance service of all cardio and strength equ	350.00		12,616.63
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		11,201.79
10/15/2025	100788	Fast Track Roofing LLC	Invoice: 1374 (Reference: Drywall in Restrooms-Repair.)	2,300.00		8,901.79
10/15/2025	101525ACH	Frontier Communications	Reference: Frontier-Communication.	212.71		8,689.08
10/20/2025	100789	Kai	Invoice: 21243 (Reference: Ramp CDD Advanced Agenda Packet - October.)	355.33		8,333.75
10/21/2025			Deposit		778.72	9,112.47
10/21/2025	100790	Welch Tennis Courts, Inc.	Invoice: 82724 (Reference: 4? Professional Pro Beach Power Net Shipping & Handling.)	275.99		8,836.48
10/21/2025			Funds Transfer		216.56	9,053.04
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		7,753.04
10/22/2025	100792	JCS Investigations	Invoice: 117 (Reference: CDD Facilities and Administration-17 Oct 2025.)	7,479.60		273.44
10/22/2025	100793	Fitness Services of Florida, Inc.	Reference: Monthly Preventative Maintenance service of all cardio and strength equipment for Octob	350.00		(76.56)
10/22/2025	100793	Fitness Services of Florida, Inc.	VOID: Invoice: 30390 (Reference: Monthly Preventative Maintenance service of all cardio and streng			(76.56)
10/22/2025	100794	Nova Data LLC	Invoice: 1221 (Reference: Labor Troubleshoot Bio Entry Computer. Toned and tested all cables in ar	125.00		(201.56)

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10/22/2025	100795	Kai	Invoice: 21252 (Reference: Ramp Fuel expense for CORY LAKES CDD project..) Invoice: 21255 (Refe	442.21		(643.77)
10/22/2025	100796	HD Supply Facilities Maintenance, LTD	Invoice: 9242011345 (Reference: Enmotion 800' Roll Towel 6/Cs-US,Super Iron Out 1 Gal Rust Stain R	725.77		(1,369.54)
10/22/2025	102225ACH	Tampa Electric	Reference: Summary Bill account.	26,682.37		(28,051.91)
10/22/2025	607	Constant Contacts	autopay approved by prior amenity manager	59.00		(28,110.91)
10/23/2025	WIRE	Finemark National Bank & Trust	Reference: Interest To 11/01/25. https://clientname(FILLIN).payableslockbox.com/DocView/InvoiceVi	2,560.93		(30,671.84)
10/24/2025	100797	Straley Robin Vericker	Invoice: 27374 (Reference: For Professional Services Rendered Through September 30, 2025.)	1,921.50		(32,593.34)
10/24/2025	100798	Finemark National Bank & Trust	VOID: Invoice: 101625-0001 (Reference: Interest To 11/01/25.)			(32,593.34)
10/24/2025	100799	Gate Tech Inc.	Invoice: 168761 (Reference: Service call (Area 3).) Invoice: 168762 (Reference: Service call (A	1,124.89		(33,718.23)
10/24/2025	100800	Kai	Invoice: 21267 (Reference: Ramp Supplies for CORY LAKES CDD project.) Invoice: 21276 (Reference	2,152.07		(35,870.30)
10/24/2025	300049	City of Tampa Utilities	Invoice: 100825-0805 (Reference: Water Services-Oct 2025-10800 W CORY LAKE BLVD.)	1,521.72		(37,392.02)
10/24/2025	300050	City of Tampa Utilities	Invoice: 100825-9596 (Reference: Water Services-Oct 202-10812 CORY LAKE DR ASSOC.)	928.14		(38,320.16)
10/24/2025	300051	City of Tampa Utilities	Invoice: 100825-9595 (Reference: Water Services-Oct 2025-10759 CORY LAKE DR ASSOC.)	280.49		(38,600.65)
10/24/2025	300052	City of Tampa Utilities	Invoice: 100825-0806 (Reference: Water Services-Oct 2025-15200 ANGUILLA ISLE AVE UNIT IRR.)	235.74		(38,836.39)
10/24/2025	300053	City of Tampa Utilities	Invoice: 100825-9598 (Reference: Water Services-Oct 2025-10581 CORY LAKE DR-.)	227.13		(39,063.52)
10/24/2025	300054	City of Tampa Utilities	Invoice: 100825-0807 (Reference: Water Services-Oct 2025-15231 ANGUILLA ISLE AVE UNIT IRR.)	215.33		(39,278.85)
10/24/2025	300055	City of Tampa Utilities	Invoice: 100825-0810 (Reference: Water Services-Oct 202-11026 TAHITI ISLE LN IRR.)	170.07		(39,448.92)
10/24/2025	300056	City of Tampa Utilities	Invoice: 100825-9589 (Reference: Water Services-Oct 202-10907 CORY LAKE DR ASSOC.)	163.18		(39,612.10)
10/24/2025	300057	City of Tampa Utilities	Invoice: 100825-0805 (Reference: Water Services-Oct 2025-10749 CORY LAKE DR ASSOC.)	135.92		(39,748.02)
10/24/2025	300058	City of Tampa Utilities	Invoice: 100825-0808 (Reference: Water Services-Oct 2025-15218 ANTILLES ISLE LN UNIT IRR.)	117.59		(39,865.61)
10/24/2025	300059	City of Tampa Utilities	Invoice: 100825-0809 (Reference: Water Services-Oct 2025-11021 TAHITI ISLE LN IRR.)	96.35		(39,961.96)
10/24/2025	300060	City of Tampa Utilities	Invoice: 100825-9594 (Reference: Water Services-Oct 2025-10814 CORY LAKE DR ASSOC.)	74.30		(40,036.26)
10/24/2025	300061	City of Tampa Utilities	Invoice: 100825-9590 (Reference: Water Services-Oct 2025-10747 CORY LAKE DR ASSOC.)	40.08		(40,076.34)
10/24/2025	300062	City of Tampa Utilities	Invoice: 100825-9599 (Reference: Water Services-Oct 2025-10594 CORY LAKE DR.)	19.68		(40,096.02)
10/24/2025	300063	City of Tampa Utilities	Invoice: 100825-9597 (Reference: Water Services-Oct 2025-12001 CORY LAKE BLVD.)	13.73		(40,109.75)
10/24/2025	300065	City of Tampa Utilities	Invoice: 100825-9591 (Reference: Water Services-Oct 2025-10921 CORY LAKE DR ASSOC.)	156.24		(40,265.99)
10/27/2025			Funds Transfer		100,000.00	59,734.01
10/28/2025	102825ACH1	Frontier Communications	Reference: Frontier-Communication.	145.98		59,588.03
10/28/2025	102825ACH2	Frontier Communications	Reference: Frontier-Communication.	205.98		59,382.05
10/28/2025	102825ACH3	Frontier Communications	Reference: Frontier-Communication.	285.98		59,096.07
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		(101,903.93)
10/28/2025	102825ACH	Frontier Communications	Reference: Frontier-Communication.	205.98		(102,109.91)
10/28/2025	606	ADP	BOS 10/16/25 meeting	738.80		(102,848.71)
10/28/2025	606	ADP	BOS 10/16/25 meeting	153.00		(103,001.71)
10/28/2025	606	ADP	BOS 10/16/25 meeting	67.32		(103,069.03)
10/28/2025	606	Cynthia McIntyre	BOS 10/16/25 meeting - Cynthia McIntyre Ck # 1139	184.70		(103,253.73)
10/28/2025			Funds Transfer		161,000.00	57,746.27
10/30/2025	100802	Kai	Invoice: 21283 (Reference: Fuel expense for CORY LAKES CDD project..) Invoice: 21285 (Reference	736.21		57,010.06
10/30/2025	100803	Welch Tennis Courts, Inc.	Invoice: 82844 (Reference: Deluxe PickleNet Replacement Net (Flat Center Support) Shipping & Handl	127.17		56,882.89
10/30/2025	100804	Landscape Maintenance Professionals, Inc.	Invoice: 363059 (Reference: #367954 - Flush Cut Palm Affected by Disease.)	350.00		56,532.89
10/30/2025	100805	HD Supply Facilities Maintenance, LTD	Invoice: 9242264273 (Reference: Sanitizing Wipes 2300 Sht Rolls 2/Cs-US.) Invoice: 9242300893 (958.19		55,574.70
10/30/2025	100806	Hughes Exterminators Inc	Invoice: 64221372 (Reference: Commercial Pest Service-Oct 2025.) Invoice: 64221371 (Reference:	195.00		55,379.70
10/30/2025	100807	WM Corp Services, Inc	Invoice: 0197779-2206-3 (Reference: Waste Management Services-Oct.)	818.99		54,560.71
10/30/2025	100808	Fitness Services of Florida, Inc.	Invoice: 30444 (Reference: Monthly Preventative Maintenance service of all cardio and strength equ	350.00		54,210.71
10/30/2025	100809	Playworx Playsets LLC	Invoice: 5348-F (Reference: KB equipment RO321254003-Dumpster Rental and Disposal Charges-equipmen	11,623.56		42,587.15
10/30/2025	100810	Bandu LLC	Invoice: INV0631 (Reference: All four heaters are installed and the remaining balance after projec	12,895.00		29,692.15
10/30/2025	100811	Enos Painting Inc	Invoice: 091525- (Reference: Exterior painting:Monument signs,Club house, Guard house, entrance to	6,250.00		23,442.15
10/31/2025	100812	Timber Intentions	Invoice: 164(B) (Reference: BEACH CLUB SEMI CIRCLE DECKS ,BEAC CLUB BOARDWALK.)	23,040.00		402.15
10/31/2025	100813	Kai	Invoice: 21314 (Reference: Ramp-Fuel expense for CORY LAKES CDD project.,Playground hardware/parts	1,189.43		(787.28)
10/31/2025	100814	HD Supply Facilities Maintenance, LTD	Invoice: 9242471717 (Reference: PIR 42 Gal. 2.5 Lw Blk 33" X 48" 50/Pkg-US,200 MI Gojo Soap Foam R	850.88		(1,638.16)

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Date	Number	Payee	Memo	Payment	Deposit	Balance
10/31/2025	300048	Charter Communications	Invoice: 128076001101425 (Reference: 10441 CORY LAKE DR-0/14/2025 through 11/13/2025.)	930.60		(2,568.76)
10/31/2025			Funds Transfer		5,880.55	3,311.79
10/31/2025				478,845.05	346,214.13	3,311.79
11/3/2025	100815	Kai	Invoice: 21327 (Reference: Ramp Supplies for CORY LAKES CDD project.)	13.50		3,298.29
11/4/2025			Deposit		2,599.05	5,897.34
11/4/2025	100816	Landscape Maintenance Professionals, Inc.	Invoice: 364174 (Reference: #368771 - Enhancement - Seasonal Color Annuals.)	1,750.00		4,147.34
11/4/2025	100817	JCS Investigations	Invoice: 16 (Reference: Security at cross creek, morris bridge gate and pool guard-Nov 2025.)	43,760.00		(39,612.66)
11/4/2025	100818	Gate Tech Inc.	Invoice: 168838 (Reference: Labor for the installation of gates, fence, operators and accessories.	2,010.36		(41,623.02)
11/5/2025	300066	Tampa Electric	Invoice: 9993- 10/25 (Reference: 12027 CORY LAKE BLVD-September 09, 2025 - October 07, 2025.)	203.97		(41,826.99)
11/5/2025	300067	Tampa Electric	Invoice: 9928- 10/25 (Reference: 11589 CORY LAKE BL-September 09, 2025 - October 07, 2025.)	413.02		(42,240.01)
11/5/2025			Funds Transfer		125,000.00	82,759.99
11/6/2025	100819	U.S. BANK	Invoice: 7940039 (Reference: Trustee Fees-Oct 2025.)	3,771.25		78,988.74
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		74,188.74
11/6/2025	100821	Crew Entertainment Productions Inc.	Invoice: 5924 (Reference: DJ Services-Oct 2025.)	450.00		73,738.74
11/6/2025	100822	Envera Systems	Invoice: 761618 (Reference: Additional Residents,Envera Kiosk System,Guard-Nov 2025.)	3,390.00		70,348.74
11/6/2025	100823	Verizon	Invoice: 6126697360 (Reference: Monthly service 09/23- 10/22.)	208.48		70,140.26
11/6/2025	100824	Kai Connected, LLC	Invoice: 4852 (Reference: General Administration Services-10/16 and 10/28 Meeting overage 2 hours	448.79		69,691.47
11/6/2025	100825	Gate Tech Inc.	Invoice: 168946 (Reference: DKS Cellular Monthly ChargeMonthly charge for Doorocking cellular system	57.44		69,634.03
11/7/2025	100826	Business Observer	Invoice: 24-02728H (Reference: Legal Advertising-Notice of Meeting-Cory Lakes Community Developmen	65.63		69,568.40
11/7/2025	100827	Moore Bounce and Party Rentals	Invoice: 50212859 (Reference: Decorations-11/15/2025-1.00-4.00PM.)	2,862.19		66,706.21
11/10/2025	614	State of Florida Department of Health	check # 100760 returned from SR		325.00	67,031.21
11/12/2025	100828	Kai Connected, LLC	Invoice: 4838/CR4808 (Reference: Professional Management Services Monthly Management Services -Nov	5,734.62		61,296.59
11/12/2025	100829	Kai	Invoice: 21370 (Reference: Office Supplies Board requested letters sent to 4 resident.) Invoice	943.51		60,353.08
11/12/2025	100830	Navitas Credit Corp	Invoice: 110425-4119 (Reference: Contract payment-Nov 2025.)	705.74		59,647.34
11/12/2025	100831	Kai	Invoice: 21446 (Reference: Ramp Fuel expense for CORY LAKES CDD project.,EVENT Supplies for CORY L	141.74		59,505.60
11/12/2025	100832	Envera Systems	Invoice: 759358 (Reference: Additional Residents,Envera Kiosk System,Guard Module,Service & Mainte	8,061.00		51,444.60
11/12/2025	100833	Sunshine Cleaning Crew LLC	Invoice: 1018 (Reference: October 2025 Cleaning Services.)	2,750.00		48,694.60
11/12/2025	100834	CIO Technology Solutions, inc	Invoice: 36270-MSP (Reference: Agreement Recurring: Cory Lake-Oct 2025.)	557.27		48,137.33
11/12/2025	100835	Gate Tech Inc.	Invoice: 169032 (Reference: Service call (Area 3),Additional Time,GAA-LEDFOLD46-94.)	1,275.61		46,861.72
11/13/2025	111325ACH	Frontier Communications	Reference: Frontier-Communication.	225.60		46,636.12
11/19/2025	100836	Strategic Air Conditioning	Invoice: 8222 (Reference: Maintennce on all seven system charged filters as well.) Invoice: 823	913.00		45,723.12
11/19/2025	100837	Star Environmental, Inc	Invoice: 80039 (Reference: MONTHLY LIFT STATION SERVICE August 1-August 31, 2025.) Invoice: 800	255.00		45,468.12
11/19/2025	100838	Access Central Inc	Invoice: 83953 (Reference: 11-5-25 DELIVER 300 BARCODES FC8 STARTING AT 18301 AT BEACH CLUB OFFICE	2,167.10		43,301.02
11/19/2025	100839	Kai Connected, LLC	Invoice: 21462 (Reference: Ramp Fuel expense for CORY LAKES CDD project..)	60.00		43,241.02
11/19/2025	100840	JCS Investigations	Invoice: 118 (Reference: CDD Facilities and Administration-31st Oct 2025.) Invoice: 119 (Refere	14,959.20		28,281.82
11/19/2025	100841	HD Supply Facilities Maintenance, LTD	Invoice: 9242953752 (Reference: Sanitaire PRO Bagless Upright Vacuum-CN.)	215.09		28,066.73
11/19/2025	100842	Hughes Exterminators Inc	Invoice: 64721532 (Reference: Commercial Pest Service-Nov 2025.) Invoice: 64721531 (Reference:	195.00		27,871.73
11/20/2025	100843	Kai	Invoice: 21452 (Reference: Ramp Junk removal service for CORY LAKES CDD project,Ramp Fitness / Gym	765.34		27,106.39
11/20/2025	100844	Florida Dept of Economic Opportunity	Invoice: 92010 (Reference: Annual District Filing Fee-Oct 2025.)	175.00		26,931.39
11/20/2025	100845	Juniper Landscaping of Florida, LLC	Invoice: 365802 (Reference: #306788 - Cory Lake Isles CDD- Landscapce Maintenance Agreement -2024 L	28,940.28		(2,008.89)
11/20/2025	100846	Kai	Invoice: 21489 (Reference: Ramp Replacement Sign - Being Reimbursed.)	45.34		(2,054.23)
11/20/2025	300070	Tampa Electric	VOID: Voided in SR Invoice: 311000020199 (Reference: 2300 GLADES RD, STE 410W-Nov 2025.)			(2,054.23)
11/20/2025	300071	Tampa Electric	Invoice: 110325-0199 (Reference: 2300 GLADES RD, STE 410W-Nov 2025.)	26,356.70		(28,410.93)
11/20/2025			Funds Transfer		100,000.00	71,589.07
11/21/2025	100847	Enos Painting Inc	Invoice: 111825- (Reference: Soffit andFascia repair and paint on guard house by Cross Creek Blvd.	800.00		70,789.07
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		68,135.07
11/21/2025	100849	Gate Tech Inc.	Invoice: 169145 (Reference: Liftmaster Mega C Series Motor Brush-Replacement "C" series motor brus	298.83		67,836.24
11/21/2025	100850	Juniper Landscaping of Florida, LLC	Invoice: 367822 (Reference: #362791 - Cut Down Dead Pine Tree.)	530.00		67,306.24
11/21/2025	100851	HD Supply Facilities Maintenance, LTD	Invoice: 9243116769 (Reference: PIR 42 Gal. 2.5 Lw Blk 33" X 48" 50/Pkg-US,MI Gojo Soap Foam Refil	1,080.15		66,226.09

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11/25/2025	100852	Straley Robin Vericker	Invoice: 27499 (Reference: For Professional Services Rendered Through October 31, 2025.)	950.00		65,276.09
11/25/2025	100853	Kai	Invoice: 21492 (Reference: Ramp Agenda Packet Materials for CORY LAKES CDD,Fuel expense for CORY L	399.55		64,876.54
11/25/2025	300073	City of Tampa Utilities	Invoice: 110725-9588 (Reference: Water Services-Nov 2025-10441 CORY LAKE DR.)	1,431.41		63,445.13
11/25/2025	300074	City of Tampa Utilities	Invoice: 110725-9596 (Reference: Water Services-Nov 202-10812 CORY LAKE DR ASSOC.)	1,197.55		62,247.58
11/25/2025	300075	City of Tampa Utilities	Invoice: 110725-9591 (Reference: Water Services-Nov 2025-10921 CORY LAKE DR ASSOC.)	732.48		61,515.10
11/25/2025	300076	City of Tampa Utilities	Invoice: 110725-9589 (Reference: Water Services-Nov 202-10907 CORY LAKE DR ASSOC.)	609.98		60,905.12
11/25/2025	300077	City of Tampa Utilities	Invoice: 110725-9595 (Reference: Water Services-Nov 2025-10759 CORY LAKE DR ASSOC.)	344.58		60,560.54
11/25/2025	300078	City of Tampa Utilities	Invoice: 110725-9598 (Reference: Water Services-Nov 2025-10581 CORY LAKE DR-.)	327.61		60,232.93
11/25/2025	300079	City of Tampa Utilities	Invoice: 110725-0806 (Reference: Water Services-Nov 2025-15200 ANGUILLA ISLE AVE UNIT IRR.)	262.06		59,970.87
11/25/2025	300080	City of Tampa Utilities	Invoice: 110725-9593 (Reference: Water Services-Nov 2025-10749 CORY LAKE DR ASSOC.)	252.70		59,718.17
11/25/2025	300081	City of Tampa Utilities	Invoice: 110725-0807 (Reference: Water Services-Nov 2025-15231 ANGUILLA ISLE AVE UNIT IRR.)	231.44		59,486.73
11/25/2025	300082	City of Tampa Utilities	Invoice: 110725-0808 (Reference: Water Services-Nov 2025-15218 ANTILLES ISLE LN UNIT IRR.)	149.78		59,336.95
11/25/2025	300083	City of Tampa Utilities	Invoice: 110725-0809 (Reference: Water Services-Nov 2025-11021 TAHITI ISLE LN IRR.)	126.81		59,210.14
11/25/2025	300084	City of Tampa Utilities	Invoice: 110725-0810 (Reference: Water Services-Nov 202-11026 TAHITI ISLE LN IRR.)	111.50		59,098.64
11/25/2025	300085	City of Tampa Utilities	Invoice: 110725-9594 (Reference: Water Services-Nov 2025-10814 CORY LAKE DR ASSOC.)	108.99		58,989.65
11/25/2025	300086	City of Tampa Utilities	Invoice: 110725-9590 (Reference: Water Services-Nov 2025-10747 CORY LAKE DR ASSOC.)	86.22		58,903.43
11/25/2025	300087	City of Tampa Utilities	Invoice: 110725-9599 (Reference: Water Services-Nov 2025-10594 CORY LAKE DR.)	46.54		58,856.89
11/25/2025	300088	City of Tampa Utilities	Invoice: 110725-9597 (Reference: Water Services-Nov 2025-12001 CORY LAKE BLVD.)	17.91		58,838.98
11/25/2025	300089	City of Tampa Utilities	Invoice: 110725-9592 (Reference: Water Services-Nov 2025-10836 CORY LAKE DR ASSOC.)	7.48		58,831.50
11/28/2025	112825ACH1	Frontier Communications	Reference: Frontier-Communication.	205.98		58,625.52
11/28/2025	112825ACH2	Frontier Communications	Reference: Frontier-Communication.	145.98		58,479.54
11/28/2025	112825ACH3	Frontier Communications	Reference: Frontier-Communication.	205.98		58,273.56
11/28/2025	100854	Boring Inc	Invoice: 886318 (Reference: Konica/bh C450i.)	3.36		58,270.20
11/28/2025	100855	Florida Patio Furniture, Inc	Invoice: 79722B (Reference: PICKED UP 5 UMBRELLAS FOR REPAIR (ONE IS NOT REPAIRABLE AND 3 HAVE NOT	799.00		57,471.20
11/28/2025	100856	Star Environmental, Inc	Invoice: 81284 (Reference: MONTHLY LIFT STATION SERVICE Nov 1-Nov30, 2025.) Invoice: 81579 (Ref	340.00		57,131.20
11/28/2025	100857	Bandu LLC	Invoice: INV0677 (Reference: December pool service, invoice is due upon receipt..)	3,250.00		53,881.20
11/28/2025	112825ACH	Frontier Communications	Reference: Frontier-Communication.	285.98		53,595.22
11/30/2025			Deposit		613.22	54,208.44
11/30/2025	606	Cynthia McIntyre	Cynthia McIntyre Ck # 1140 BOS 11/20/25 meeting	184.70		54,023.74
11/30/2025	606	ADP	BOS 11/20/25 meeting	738.80		53,284.94
11/30/2025	606	ADP	BOS 11/20/25 meeting	153.00		53,131.94
11/30/2025	606	ADP	BOS 11/20/25 meeting			53,131.94
11/30/2025	607	Constant Contacts		59.00		53,072.94
11/30/2025			Funds Transfer to adjust WEIR assigned fund balance		59,660.00	112,732.94
11/30/2025				178,776.12	288,197.27	112,732.94
12/1/2025	100858	Kai	Invoice: 21517 (Reference: Ramp event supplies-Nov 2025.)	13.47		112,719.47
12/1/2025	100859	JCS Investigations	Invoice: 120 (Reference: CDD Facilities and Administration- 28th Nov 2025.)	7,479.60		105,239.87
12/1/2025	100860	Gate Tech Inc.	Invoice: 169189 (Reference: Service call (Area 3)-Nov 2025.)	185.00		105,054.87
12/1/2025	100861	Juniper Landscaping of Florida, LLC	Invoice: 368882 (Reference: Lateral Components - 11/19/2025-Irrigation Tech Labor-Rain Bird Nozzle	865.19		104,189.68
12/2/2025	100862	JCS Investigations	Invoice: 17 (Reference: Security at cross creek, morris bridge gate and pool guard-Nov 2025.)	37,760.00		66,429.68
12/2/2025	100863	WM Corp Services, Inc	Invoice: 0205677-2206-9 (Reference: Waste Management Services-Nov.)	818.99		65,610.69
12/2/2025	100864	A Party To Remember LLC	Invoice: 2641 (Reference: Real Bearded Santa Clause.)	850.00		64,760.69
12/2/2025	100865	HD Supply Facilities Maintenance, LTD	Invoice: 9243385756 (Reference: 15 Oz HP White Gloss Spray Paint-US-Nov 2025.) Invoice: 9243385	780.51		63,980.18
12/2/2025	100866	Kai	Invoice: 21547 (Reference: Security at cross creek, morris bridge gate and pool guard-Nov 2025.)	65.00		63,915.18
12/2/2025	300072	City of Tampa Utilities	Invoice: 111225-0805 (Reference: Water Services-Nov 2025-10800 W CORY LAKE BLVD.)	1,673.72		62,241.46
12/2/2025	300090	Charter Communications	Invoice: 12807600111425 (Reference: 10441 CORY LAKE DR-11/14/2025 through 12/13/2025.)	930.60		61,310.86
12/3/2025			Deposit		4,100.00	65,410.86
12/3/2025	628	Fitness Services of Florida, Inc.	partial return of payment for Ck # 100793 - sent to AP 1/6/25		475.00	65,885.86
12/4/2025	100867	Steadfast Alliance, LLC	Invoice: SA-17808 (Reference: Routine Aquatic Maintenance (Pond Spraying) for the month dated on t	4,800.00		61,085.86

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Date	Number	Payee	Memo	Payment	Deposit	Balance
12/4/2025	100868	Envera Systems	Invoice: 762692 (Reference: 144 - Gate Access - Cory Lakes CDD - Entrance #1 Cross Creek Blvd, Tam	8,061.00		53,024.86
12/4/2025	100869	Sunshine Cleaning Crew LLC	Invoice: 1019 (Reference: November 2025 Cleaning Services.)	2,750.00		50,274.86
12/4/2025	100870	Juniper Landscaping of Florida, LLC	Invoice: 370293 (Reference: #372788 - Cory Lakes 2025/2026 Maintenance Contract December 2025.)	26,657.08		23,617.78
12/4/2025	100871	Kai Connected, LLC	Invoice: 4880 (Reference: Professional Management Services Monthly Management Services-Dec 2025.	5,833.33		17,784.45
12/4/2025	100872	Suncoast Rust Control, Inc.	Invoice: 08804 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee for pre	1,327.00		16,457.45
12/4/2025	100873	Gate Tech Inc.	Invoice: 169286 (Reference: DKS Cellular Monthly Charge-dEC 2025.)	72.44		16,385.01
12/4/2025	300068	Tampa Electric	Invoice: 9993- 11/25 (Reference: 12027 CORY LAKE BLVD-October 08, 2025 - November 07, 2025.)	649.78		15,735.23
12/4/2025	300069	Tampa Electric	Invoice: 9928- 11/25 (Reference: 11589 CORY LAKE BL-October 08, 2025 - November 07, 2025.)	904.45		14,830.78
12/4/2025	608		charge back - returned check sent to beach club manager and DM 1/8/25	450.00		14,380.78
12/4/2025			Funds Transfer		200,000.00	214,380.78
12/8/2025	100874	Hughes Exterminators Inc	Invoice: 65089609 (Reference: Pest Control Service.) Invoice: 65089610 (Reference: Commercial P	195.00		214,185.78
12/8/2025	100875	Navitas Credit Corp	Invoice: 120425-4119 (Reference: Contract payment-Dec 2025.)	705.74		213,480.04
12/8/2025	100876	Roadway Concepts	Invoice: 21-1612 (Reference: Removal of Trip Hazards- Labor and Material.Top Patch Synthetic Pavem	22,995.20		190,484.84
12/8/2025	100877	Juniper Landscaping of Florida, LLC	Invoice: 371051 (Reference: #372199 - November 2025 Irrigation Repair-Rotor Replacement.) Invoi	3,035.81		187,449.03
12/8/2025	100878	Hecker Construction Company,Inc.	Invoice: 7816 (Reference: The demolition and removal of existing weir structures and the installat	105,283.00		82,166.03
12/11/2025	100879	Verizon	Invoice: 6129193371 (Reference: Monthly service 10/23- 11/22.)	208.48		81,957.55
12/11/2025	100880	Juniper Landscaping of Florida, LLC	Invoice: 372449 (Reference: #372326 - November 2025-Irrigation Repair Controller #4-Gate Valve.)	1,732.00		80,225.55
12/11/2025	100881	Kai	Invoice: 21624 (Reference: RAMP-Event supplies for CORY LAKES CDD,Christmas Decorations / Event Su	537.92		79,687.63
12/11/2025	100882	CIO Technology Solutions, inc	Invoice: 36381-MSP (Reference: Agreement Recurring: Cory Lake-Nov 2025.)	557.27		79,130.36
12/11/2025	100883	Kai	Invoice: 21637 (Reference: Ramp-Maintenance supplies for CORY LAKES CDD.)	303.93		78,826.43
12/16/2025	121625ACH	Frontier Communications	Reference: Frontier-Communication.	225.60		78,600.83
12/17/2025	100884	Don Harrison Enterprises	Invoice: 3068 (Reference: Repaired Circuit feeding cross creek-Dec 2025.)	483.50		78,117.33
12/17/2025	100885	Steadfast Alliance, LLC	Invoice: SA-18349 (Reference: This line item is for adding Rip Rap around the Mitered End Sections	2,182.50		75,934.83
12/17/2025	100886	Enos Painting Inc	Invoice: 121025- (Reference: Pressure wash and paint community Clubhouse stairs and steps by the p	4,800.00		71,134.83
12/17/2025	100887	Envera Systems	Invoice: 103636 (Reference: Service & Maintenance-11/01/2025-12/31/2025.)	458.00		70,676.83
12/17/2025	100888	Kai	Invoice: 21641 (Reference: Ramp-Gym/Fitness Equipment Replacement,Maintenance supplie,Paint Suppli	500.39		70,176.44
12/17/2025	100889	JCS Investigations	Invoice: 121 (Reference: CDD Facilities and Administration-12 Dec 2025.)	7,479.60		62,696.84
12/17/2025	100890	Juniper Landscaping of Florida, LLC	Invoice: 372654 (Reference: #373016 - November 2025 Irrigation Repair-Timer #2-Add Spray Heads-Irr	1,185.54		61,511.30
12/18/2025	100891	Salma Ali	Invoice: 121725-Dep (Reference: Refund of Rental Deposit.)	500.00		61,011.30
12/19/2025	100892	HD Supply Facilities Maintenance, LTD	Invoice: 9244038837 (Reference: PIR 42 Gal. 2.5 Lw Blk 33" X 48" 50/Pkg-US,Sanitizing Wipes 2300 S	1,259.50		59,751.80
12/19/2025	100893	Kai	Invoice: 21660 (Reference: Maintenance supplies for CORY LAKES CDD,Fuel expense,Beach Club Furnitu	9,773.13		49,978.67
12/22/2025	100894	Juniper Landscaping of Florida, LLC	Invoice: 373723 (Reference: #353878 - Remove Dead Tree along the Sidewalk on Morris Bridge.) In	2,157.28		47,821.39
12/22/2025	100895	Elite Pavers Of Tampa Bay	Invoice: 12150 (Reference: Paver- Material Only,,delivery-Dec 2025.)	2,400.00		45,421.39
12/22/2025	100896	Bay 2 Bay Plumbing & Drains LLC	Invoice: 3077 (Reference: backflow-Dec 2025.)	1,725.00		43,696.39
12/22/2025	100897	Kai	Invoice: 21667 (Reference: Ramp Event Catering Holiday Boat Parade ,Basketball Net Replacements.	523.97		43,172.42
12/24/2025	300093	City of Tampa Utilities	Invoice: 120825-9598 (Reference: Water Services-Dec-2025-10581 CORY LAKE DR.)	225.89		42,946.53
12/24/2025	300094	City of Tampa Utilities	Invoice: 120825-9594 (Reference: Water Services-Dec-2025-10814 CORY LAKE DR ASSOC.)	68.15		42,878.38
12/24/2025	300095	City of Tampa Utilities	Invoice: 120825-9589 (Reference: Water Services-Dec-2025-10907 CORY LAKE DR ASSOC.)	365.70		42,512.68
12/24/2025	300096	City of Tampa Utilities	Invoice: 120825-9590 (Reference: Water Services-Dec-2025-10747 CORY LAKE DR ASSOC.)	72.71		42,439.97
12/24/2025	300097	City of Tampa Utilities	Invoice: 120825-0809 (Reference: Water Services-Dec-2025-11021 TAHITI ISLE LN IRR.)	95.57		42,344.40
12/24/2025	300098	City of Tampa Utilities	Invoice: 120825-0810 (Reference: Water Services-Dec-2025-11026 TAHITI ISLE LN IRR.)	80.23		42,264.17
12/24/2025	300099	City of Tampa Utilities	Invoice: 120825-0808 (Reference: Water Services-Dec-2025-15218 ANTILLES ISLE LN UNIT IRR.)	118.57		42,145.60
12/24/2025	300100	City of Tampa Utilities	Invoice: 120825-0805 (Reference: Water Services-Dec-2025-10800 W CORY LAKE BLVD.)	841.79		41,303.81
12/24/2025	300101	City of Tampa Utilities	Invoice: 120825-9599 (Reference: Water Services-Dec-2025-10594 CORY LAKE DR.)	42.08		41,261.73
12/24/2025	300102	City of Tampa Utilities	Invoice: 120825-9596 (Reference: Water Services-Dec-2025-10812 CORY LAKE DR ASSOC.)	821.63		40,440.10
12/24/2025	300103	City of Tampa Utilities	Invoice: 120825-9592 (Reference: Water Services-Dec-2025-10836 CORY LAKE DR ASSOC.)	8.80		40,431.30
12/24/2025	300104	City of Tampa Utilities	Invoice: 120825-9591 (Reference: Water Services-Dec-2025-10921 CORY LAKE DR ASSOC.)	498.54		39,932.76
12/24/2025	300105	City of Tampa Utilities	Invoice: 120825-9597 (Reference: Water Services-Dec-2025-12001 CORY LAKE BLVD.)	13.37		39,919.39
12/24/2025	300106	City of Tampa Utilities	Invoice: 120825-9593 (Reference: Water Services-Dec-2025-10749 CORY LAKE DR ASSOC.)	237.93		39,681.46

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12/24/2025	300107	City of Tampa Utilities	Invoice: 120825-9588 (Reference: Water Services-Dec-2025-10441 CORY LAKE DR.)	1,881.39		37,800.07
12/24/2025	300108	City of Tampa Utilities	Invoice: 120825-0807 (Reference: Water Services-Dec-2025-15231 ANGUILLA ISLE AVE UNIT IRR.)	195.23		37,604.84
12/24/2025	300109	City of Tampa Utilities	Invoice: 120825-0806 (Reference: Water Services-Dec-2025-15200 ANGUILLA ISLE AVE UNIT IRR.)	126.24		37,478.60
12/24/2025	300110	City of Tampa Utilities	Invoice: 120825-9595 (Reference: 10759 CORY LAKE DR ASSOC-Water Services-Dec-2025.)	237.93		37,240.67
12/26/2025	300091	Tampa Electric	Invoice: 120525-0199 (Reference: 2300 GLADES RD, STE 410W-Dec 2025.)	28,076.59		9,164.08
12/26/2025	606	Cynthia McIntyre	BOS 12/18/25 meeting - Cynthia McIntyre Ck # 1141	184.70		8,979.38
12/26/2025	606	ADP	BOS 12/18/25 meeting	738.80		8,240.58
12/26/2025	606	ADP	BOS 12/18/25 meeting	153.00		8,087.58
12/26/2025	606	ADP	BOS 12/18/25 meeting			8,087.58
12/29/2025	122925ACH1	Frontier Communications	Reference: Frontier-Communication.	205.98		7,881.60
12/29/2025	122925ACH2	Frontier Communications	Reference: Frontier-Communication.	145.98		7,735.62
12/29/2025	122925ACH3	Frontier Communications	Reference: Frontier-Communication.	205.98		7,529.64
12/29/2025	122925ACH	Frontier Communications	Reference: Frontier-Communication.	285.98		7,243.66
12/31/2025			Deposit		1,019.10	8,262.76
12/31/2025	100898	Kai Connected, LLC	Invoice: 4897 (Reference: General Administration Services 12/20 Meeting overage, Billed 42 minutes	217.50		8,045.26
12/31/2025	100899	JCS Investigations	Invoice: 122 (Reference: CDD Facilities and Administration-12 Dec 2025.)	7,479.60		565.66
12/31/2025	100900	Kai	Invoice: 21673 (Reference: Ramp Gym/Fitness Signage -Dec 2025.)	34.20		531.46
12/31/2025	100901	Straley Robin Vericker	Invoice: 27674 (Reference: For Professional Services Rendered Through November 30, 2025.)	218.00		313.46
12/31/2025	100902	Gate Tech Inc.	Invoice: 169508 (Reference: Service call (Area 3),Elite Omni Board Q400.) Invoice: 169515 (Refe	982.75		(669.29)
12/31/2025	300092	Charter Communications	Invoice: 128076001121425 (Reference: 10441 CORY LAKE DR-12/14/2025 through 01/13/2025.)	930.89		(1,600.18)
12/31/2025	627	Constant Contacts	autopay approved by prior amenity manager	59.00		(1,659.18)
12/31/2025			Funds Transfer		200,000.00	198,340.82
12/31/2025			Funds Transfer - to transfer remaining amount of Hecker Construction inv # 7816		45,623.00	243,963.82
12/31/2025			Funds Transfer Hecker Construction inv 7743		9,660.00	253,623.82
12/31/2025				319,986.22	460,877.10	253,623.82
1/2/2026	100903	Kai Connected, LLC	Invoice: 4903 (Reference: Professional Management Services Monthly Management Services-Jan 2026.	5,833.33		247,790.49
1/2/2026	100904	US Bank Equipment Finance	Invoice: 571329903 (Reference: Contract payment-Prop Damage surcharge-Jan 2026.)	230.60		247,559.89
1/6/2026			Deposit		5,745.34	253,305.23
1/6/2026	100905	JCS Investigations	Invoice: 18 (Reference: Security at cross creek, morris bridge gate and pool guard-Jan 2026.)	38,800.00		214,505.23
1/6/2026	100906	Bandu LLC	Invoice: INV0706 (Reference: January 2026 pool service, invoice is due upon receipt.-Jan 2026.)	3,250.00		211,255.23
1/6/2026	100907	WM Corp Services, Inc	Invoice: 0214962-2206-4 (Reference: Waste Management Services-Jan 2026.)	919.87		210,335.36
1/6/2026	100908	Juniper Landscaping of Florida, LLC	Invoice: 374731 (Reference: #374109 - November 2025 Irrigation Repair-Controller #5 Zone #1-Add Zo	710.92		209,624.44
1/6/2026	300111	Tampa Electric	Invoice: 121525-9928 (Reference: 11589 CORY LAKE BL-November 08, 2025 - December 09, 2025.)	906.67		208,717.77
1/6/2026	300112	Tampa Electric	Invoice: 121525-9993 (Reference: 12027 CORY LAKE BLVD-November 08, 2025 - December 09, 2025.)	643.16		208,074.61
1/7/2026	100909	Gate Tech Inc.	Invoice: 169695 (Reference: DKS Cellular Monthly Charge Monthly charge for Doorking cellular syste	57.44		208,017.17
1/7/2026	100910	Sunshine Cleaning Crew LLC	Invoice: 1020 (Reference: December 2025 Cleaning Services.)	2,750.00		205,267.17
1/7/2026	100911	Envera Systems	Invoice: 763876 (Reference: 1144 - Gate Access - Cory Lakes CDD - Entrance #1 Cross Creek Blvd, Ta	3,390.00		201,877.17
1/7/2026	100912	Johnson Engineering, Inc	Invoice: 7956 (Reference: Professional Engineering Services-Professional Services from November 15	4,977.50		196,899.67
1/7/2026	100913	HD Supply Facilities Maintenance, LTD	Invoice: 9244464298 (Reference: Fresh Scent Dsnfcting Wipe 525/Car-US-Jan 2026.)	66.63		196,833.04
1/7/2026	100914	Verizon	Invoice: 6131712822 (Reference: Monthly service 11/23- 12/22.)	208.48		196,624.56
1/7/2026	100915	Juniper Landscaping of Florida, LLC	Invoice: 375596 (Reference: #372788 - Cory Lakes 2025/2026 Maintenance Contract January 2026.)	26,657.08		169,967.48
1/8/2026	100916	Kai	Invoice: 21763 (Reference: Ramp usps-Jan 2026.) Invoice: 21764 (Reference: Maintenance supplies	561.18		169,406.30
1/9/2026	100917	Suncoast Rust Control, Inc.	Invoice: 08936 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee for pre	1,327.00		168,079.30
1/9/2026	100918	Gate Tech Inc.	Invoice: 169729 (Reference: Service call (Area 2),Additional Time,Mega arm limit cam.)	296.13		167,783.17
1/9/2026	100919	Kai	Invoice: 21781 (Reference: Maintenance supplie,Microwave Replacement for Beach Club,Water Dispense	1,083.86		166,699.31
1/9/2026	100920	Navitas Credit Corp	Invoice: 010426-4119 (Reference: Contract payment-Jan 2026.)	705.74		165,993.57
1/9/2026	100921	HD Supply Facilities Maintenance, LTD	Invoice: 9244483249 (Reference: Adv Hand Sanitizer Gel Clean 12 Oz.12/Cs-US,All Purpose Clean Lemo	694.96		165,298.61
1/12/2026	100922	Strategic Air Conditioning	Invoice: 8266 (Reference: Install new filter.)	350.00		164,948.61
1/12/2026	100923	Steadfast Alliance, LLC	Invoice: SA-19031 (Reference: Routine Aquatic Maintenance (Pond Spraying) for the month dated on t	4,800.00		160,148.61

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Date	Number	Payee	Memo	Payment	Deposit	Balance
1/13/2026	011326ACH	Frontier Communications	Reference: Frontier-Communication.	225.60		159,923.01
1/13/2026	100924	Strange Zone, Inc	Invoice: 2025-0225 (Reference: Website maintenance + Hosting (Yearly Contract)-Jan 2026.)	899.99		159,023.02
1/13/2026	100925	Fitness Services of Florida, Inc.	Invoice: 30674 (Reference: Approved 10/28/25. Received a request from FSF SO 91284 for parts and r	1,125.00		157,898.02
1/13/2026	100926	Kai	Invoice: 21786 (Reference: Ramp Property signage for CORY LAKES CDD-Jan 2026.)	242.14		157,655.88
1/13/2026	100927	CIO Technology Solutions, inc	Invoice: 36495-MSP (Reference: Agreement Recurring: Cory Lake-Managed Network,Wireless Access Poin	557.27		157,098.61
1/13/2026	100928	Illuminations Holiday Lighting	Invoice: 321225-1 (Reference: 2nd Final payment.)	27,315.00		129,783.61
1/13/2026	100929	JCS Investigations	VOID: Invoice: 123 (Reference: CDD Facilities and Administration-09 Jan 2025.)			129,783.61
1/14/2026	100930	Kai	Invoice: 21802 (Reference: Ramp Water Dispenser Filters - Maintenance Supplies-Jan 2026.)	99.99		129,683.62
1/16/2026	100931	Juniper Landscaping of Florida, LLC	Invoice: 377553 (Reference: #374111 - November 2025-Irrigation Repair Controller #11, Zone #1 & #2	2,124.12		127,559.50
1/16/2026	100932	Hughes Exterminators Inc	Invoice: 65478247 (Reference: Pest Control Service-Jan 2026.) Invoice: 65478248 (Reference: Com	195.00		127,364.50
1/20/2026	100933	Straley Robin Vericker	Invoice: 27751 (Reference: For Professional Services Rendered Through December 31, 2025.)	945.50		126,419.00
1/20/2026	100934	Kai	Invoice: 21815 (Reference: Ramp amazon,Maintenance supplies-Jan 2026.) Invoice: 21816 (Referenc	843.12		125,575.88
1/20/2026	100935	JCS Investigations	Invoice: 123 (Reference: CDD Facilities and Administration-09 Jan 2025.)	7,479.60		118,096.28
1/21/2026	625R	Florida Dept of Revenue	Reverse of GJE 625 -- CY 2025 Q4 Sales tax	689.38		117,406.90
1/26/2026	100936	Kai	Invoice: 21836 (Reference: Ramp-Mobile auto repair for CORY LAKES CDD project.,amazon-Jan 2026.)	254.34		117,152.56
1/26/2026	300131	Tampa Electric	Invoice: 010726-0199 (Reference: 2300 GLADES RD, STE 410W-Jan 2026.)	28,930.04		88,222.52
1/27/2026	012726ACH1	Frontier Communications	Reference: Frontier-Communication.	205.98		88,016.54
1/27/2026	012726ACH2	Frontier Communications	Reference: Frontier-Communication.	145.98		87,870.56
1/27/2026	012726ACH3	Frontier Communications	Reference: Frontier-Communication.	205.98		87,664.58
1/27/2026	012726ACH	Frontier Communications	Reference: Frontier-Communication.	285.98		87,378.60
1/27/2026	100937	Steadfast Alliance, LLC	Invoice: SA-19178 (Reference: This proposal is for the purchase and installation of (8) 36W RGB LE	5,655.00		81,723.60
1/27/2026	100938	JCS Investigations	Invoice: 19 (Reference: Security at cross creek, morris bridge gate and pool guard-Jan 2026.)	17,160.00		64,563.60
1/27/2026	100939	Fitness Services of Florida, Inc.	Invoice: 30709 (Reference: Monthly Preventative Maintenance service of all cardio and strength equ	350.00		64,213.60
1/27/2026	300113	City of Tampa Utilities	Invoice: 010926-9588 (Reference: 10441 CORY LAKE DR- Water Services-Jan-2026.)	2,428.42		61,785.18
1/27/2026	300114	City of Tampa Utilities	Invoice: 010926-9596 (Reference: 10812 CORY LAKE DR ASSOC- Water Services-Jan-2026.)	702.85		61,082.33
1/27/2026	300115	City of Tampa Utilities	Invoice: 010926-0805 (Reference: 10800 W CORY LAKE BLVD- Water Services-Jan-2026.)	624.29		60,458.04
1/27/2026	300116	City of Tampa Utilities	Invoice: 010926-9591 (Reference: 10921 CORY LAKE DR ASSOC- Water Services-Jan-2026.)	430.51		60,027.53
1/27/2026	300117	City of Tampa Utilities	Invoice: 010926-9593 (Reference: 10749 CORY LAKE DR ASSOC- Water Services-Jan-2026.)	337.51		59,690.02
1/27/2026	300118	City of Tampa Utilities	Invoice: 010926-9598 (Reference: 10581 CORY LAKE DR- Water Services-Jan-2026.)	321.23		59,368.79
1/27/2026	300119	City of Tampa Utilities	Invoice: 010926-9589 (Reference: 10907 CORY LAKE DR ASSOC- Water Services-Jan-2026.)	296.69		59,072.10
1/27/2026	300120	City of Tampa Utilities	Invoice: 010926-0807 (Reference: 15231 ANGUILLA ISLE AVE UNIT IRR- Water Services-Jan-2026.)	280.36		58,791.74
1/27/2026	300121	City of Tampa Utilities	Invoice: 010926-0806 (Reference: 15200 ANGUILLA ISLE AVE UNIT IRR- Water Services-Jan-2026.)	259.92		58,531.82
1/27/2026	300122	City of Tampa Utilities	Invoice: 010926-9595 (Reference: 10759 CORY LAKE DR ASSOC- Water Services-Jan-2026.)	207.17		58,324.65
1/27/2026	300123	City of Tampa Utilities	Invoice: 010926-0810 (Reference: 11026 TAHITI ISLE LN IRR- Water Services-Jan-2026.)	119.38		58,205.27
1/27/2026	300124	City of Tampa Utilities	Invoice: 010926-0808 (Reference: 15218 ANTILLES ISLE LN UNIT IRR- Water Services-Jan-2026.)	104.05		58,101.22
1/27/2026	300125	City of Tampa Utilities	Invoice: 010926-9594 (Reference: 10814 CORY LAKE DR ASSOC- Water Services-Jan-2026.)	95.54		58,005.68
1/27/2026	300126	City of Tampa Utilities	Invoice: 010926-9592 (Reference: 10836 CORY LAKE DR ASSOC- Water Services-Jan-2026.)	90.97		57,914.71
1/27/2026	300127	City of Tampa Utilities	Invoice: 010926-9590 (Reference: 10747 CORY LAKE DR ASSOC- Water Services-Jan-2026.)	77.28		57,837.43
1/27/2026	300128	City of Tampa Utilities	Invoice: 010926-9599 (Reference: 10594 CORY LAKE DR- Water Services-Jan-2026.)	50.56		57,786.87
1/27/2026	300129	City of Tampa Utilities	Invoice: 010926-0809 (Reference: 11021 TAHITI ISLE LN IRR- Water Services-Jan-2026.)	41.43		57,745.44
1/27/2026	300130	City of Tampa Utilities	Invoice: 010926-9597 (Reference: 12001 CORY LAKE BLVD- Water Services-Jan-2026.)	22.50		57,722.94
1/28/2026	100940	Kai	Invoice: 21842 (Reference: Ramp-Maintenance Supplies,New Battery - White Truck,Oil Change for Whit	619.54		57,103.40
1/28/2026	100941	HD Supply Facilities Maintenance, LTD	Invoice: 9245098141 (Reference: Fido Baggies Pet Waste Liners 50/Pkg-CN,Bag 10/Cs-CN,PIR 42 Gal. 2	1,224.17		55,879.23
1/28/2026	606	Cynthia McIntrye	BOS 1/15/25 meeting - Cynthia McIntyre Ck # 1142	184.70		55,694.53
1/28/2026	606	ADP	BOS 1/15/25 meeting	554.10		55,140.43
1/28/2026	606	ADP	BOS 1/15/25 meeting	122.40		55,018.03
1/28/2026	606	ADP	BOS 1/15/25 meeting	65.15		54,952.88
1/29/2026	100942	US Bank Equipment Finance	Invoice: 573456795 (Reference: Contract Payment 01/11/2026-02/11/2026.)	255.11		54,697.77
1/29/2026	100943	Bay 2 Bay Plumbing & Drains LLC	Invoice: 3165 (Reference: Excavation-We will have to excavate area around both backflows in order	3,285.00		51,412.77

Cory Lakes CDD
Check Register - Operating Account
FY2026

Date	Number	Payee	Memo	Payment	Deposit	Balance
1/29/2026	100944	YKV Living LLC	Invoice: 0001 (Reference: CDD Facilities and Administration-Facilities Manager,Office Manager,Main	10,783.42		40,629.35
1/29/2026	100945	Kai	Invoice: 21858 (Reference: Ramp-Batteries - Office Supplies ,Replacement Water Cooler for Guards B	476.23		40,153.12
1/30/2026	300133	Charter Communications	Invoice: 128076001011426 (Reference: 10441 CORY LAKE DR-01/14/2026 through 02/13/2026.)	930.65		39,222.47
1/31/2026			Deposit		808.66	40,031.13
1/31/2026	614	Constant Contacts	autopay approved by prior amenity manager	59.00		39,972.13
1/31/2026	100955	Fitness Services of Florida, Inc.	Invoice: 30395 (Reference: Approved 07/31/25 by Dane. Received a request from FSF SO 91277 for par	475.00		39,497.13
1/31/2026			transfer (in transit) - to replenish operating reserves	28,582.00		10,915.13
1/31/2026			Deposit in Transit - Hecker Construction Inv #7816		45,623.00	56,538.13
1/31/2026				220,205.69	6,554.00	56,538.13

Cory Lakes Community Development District
Budget Variance Report
1/31/2026

	ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)	Notes
Payroll service fee	-	-	200	(200)	No budget for payroll service fees
District management	70,000	23,333	24,098	(765)	meeting time overages
Contingencies	2,000	667	1,690	(1,023)	Board of Supervisor meeting agenda preparation cost
Water, Sewer Utility Services	40,000	13,333	24,438	(11,105)	Water has been trending between \$6-\$7k per month starting in May 2025
Community events supplies	18,000	6,000	6,430	(430)	Bounce House \$2,862 11/15/25 rental and Christmas party
Irrigation - maintenance	15,000	5,000	12,407	(7,407)	Multiple repairs to controllers/timer during November; Jan main line repair \$1660

Cory Lakes
 Prepaid Expenses
 January 31, 2026

\$ 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	2,514.17	2,828.44	(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	51,490.67	57,927.00	(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	-	-	-
Envera	759360	1,821.00	607.00	10/1/2025	12/31/2025	-	-	-
Envera	759361	1,125.00	375.00	10/1/2025	12/31/2025	-	-	-
Envera	762693	1,725.00	575.00	1/1/2026	3/31/2026	1,150.00	1,725.00	(575.00)
Envera	762694	1,821.00	607.00	1/1/2026	3/31/2026	1,214.00	1,821.00	(607.00)
Envera	762695	1,125.00	375.00	1/1/2026	3/31/2026	750.00	1,125.00	(375.00)
Servicore Window Cleaning	20173217	1,254.00	418.00	1/1/2026	3/31/2026	836.00		
Strangezone Website	2025-0225	899.99	75.00	12/1/2025	11/30/2026	749.99		
TOTAL PREPAID EXP						114,844.83	121,566.44	(7,932.60)

23,154.38 add Deposits
 137,999.21 non-spendable FB - Current bal

Cory Lakes Community Development District
 FY 2026 Working Project List

Line	Project #	Project	FY 2026 Budget	FY025 Payments/ Carry Forward	FY2026 Project Balance	FY 2026 Actuals/Paid	Amount remaining	FY2026 Budget Available for Reallocation	Completed (Y/N)	Vendor	Comments
1		HVAC Replacement (FY 2026) amenity center 2 systems on pool side - Southside	\$ 30,000		\$ 30,000	\$ -	\$ 30,000	-	N	TBD	last two AC units to be replaced Southside Beach Club
2		Additional Fountain Maintenance Cross Creek	-		-	-	-	-			
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	50,000	Y	Ryco Enterprises	
6		Pavers	-		-	-	-	-	N		
7		Sidewalks - Phase 2	50,000		50,000	22,995	27,005	-	N	Roadway Concepts	Phase 2- In progress not designated to specific project - need further direction from board, earmarked for one offs
8		Landscaping	50,000		50,000	-	50,000	-	N		
9		Mulch	-		-	-	-	-			
10		Pickleball courts (roller hockey rink)	-		-	-	-	-			
11		Pool Furniture Maintenance	-		-	-	-	-			
12		Gym equipment replacement (2 treadmills and elliptical)	30,000	2,186	27,814	-	27,814	30,000	Y	Fitness Services of Florida, Inc.	FY paid and completed in FY25 / on hold - repaired current equip vs replacement. For two or three new machined if needed
13		3 District computers (laptops, docking stations, and monitors)			-	-	-	-			
14		Audio system and ZOOM	8,000		8,000	926	7,074	-	N	Various	New equipment worked at the last meeting, if it fails then they will need replacement
15		Repair, power wash & painting of the monuments (need head count)	6,000	33,200	-	-	-	6,000	Y	Enos Painting	FY paid and completed in FY25
16		Additional folding tables and chairs	-		-	-	-	-			
17		Pool Heaters*	24,300	25,645	-	-	-	24,300	Y	Bandu	Project funded in FY2025 Non Spendable and FY 2025 Carry Forward
18		Ice maker and freezer maintenance	-		-	-	-	-			
19		Replace exit gate arms Morris Bridge and entrance at Cross Creek	10,000		10,000	-	10,000	-	N		
20		Pedestrian Walkway	-		-	-	-	-			
21		Patio and stairs deck	-		-	-	-	-		Timber Intentions	done 2 timber invoices
		Total	\$ 288,300	\$ 66,431	\$ 250,414	\$ 32,674	\$ 217,740	\$ 110,300			

*Note- \$24,312.14 has been carried over from FY2025 to cover the Volleyball court \$5,400, The Fountain GFI \$9,267.14 and Pool heaters for \$9,645.00. In addition, \$77,750 in deposits were paid in FY2025 for Tennis/Basketball Court \$52,800, 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**

Line # Budget Line Budget Expense Project Lists
 77 Outside Facilities Maintenance **\$ 50,000.00**
 Other Maintenance **\$ (20,000.00)** other expenditures budgeted under this line item
\$ 30,000.00 HVAC Replacement (FY 2026) amenity center 2 systems on pool side - Southside
Total FY 2026 Project Costs \$ 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

EXHIBIT 15

AGENDA

1 **MINUTES OF 1/15/26 REGULAR MEETING & CLOSED SESSION**
2 **CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**

3
4 The Regular Meeting, and Closed Session of the Board of Supervisors of the Cory Lakes Community
5 Development District was held Thursday, January 15, 2026 at 6:00 p.m. at Cory Lakes Beach Club, 10441 Cory
6 Lake Drive, Tampa, Florida 33647. The public was able to listen and/or participate in person as well as via
7 TEAMS at [Cory Lakes Teams Meeting Link](#), Meeting ID: 223 730 841 579 33, Passcode: 34np7r6v, or
8 telephonically at +1-312-667-7136.

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

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

12 Present and constituting a quorum were:

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

17 Also present were:

18 Larry Krause	District Manager, Kai
19 Sonia Valentin <i>(Virtual)</i>	Director of Accounting, Kai
20 David Wenck	Senior District Manager, Kai
21 Vivek Babbar <i>(Virtual)</i>	District Counsel, Straley Robin Vericker, P.A.
22 Dane Engle	Facilities Manager, JCS
23 Michael Sakellarides	Facilities Manager, JCS
24 Steve Small	Account Manager, Juniper Landscaping
25 Ashley Tonkin	Account Manager, Envera
26 Kevin Riemensperger	Aquatics Manager, Steadfast

27
28 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board accepted **the**
29 **resignation of JCS effective immediately**, for the Cory Lakes Community Development District.

30
31 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board accepted **the**
32 **proposal from YKV Living for Facility, Lifestyle, & Field Services in the amount of \$194,101.30 for a 90-**
33 **day period initially and address again at the end of 90 days**, for the Cory Lakes Community Development
34 District.

35
36 On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board accepted **the**
37 **Proposal for Amenity Staffing from 813 Services for gate and rover services in the amount of \$20.00 per**
38 **hour for 90 days**, for the Cory Lakes Community Development District.

39
***Disclaimer:** Readers should be aware that these summary minutes are intended to provide highlights of topic discussions and items being considered.*

40 On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved to
41 **amend the motion to accept the resignation of JCS by changing its effective time to midnight following**
42 **the meeting, instead of immediately**, for the Cory Lakes Community Development District.

43
44 On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board adopted
45 **Resolution 2026-02, Budget Amendment**, for the Cory Lakes Community Development District.

46
47 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved
48 **invoice #12180 in the amount of \$92,195.92**, for the Cory Lakes Community Development District.

49
50 On a MOTION by Mr. Acoff, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved to
51 **go out for RFP for District Management Services**, for the Cory Lakes Community Development District.

52
53 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved to
54 **work with Mr. Babbar on the RFP for the District Management Services and appoint Mr. Apple as liaison**,
55 for the Cory Lakes Community Development District.

56
57 On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved the
58 **Regular Meeting, & Closed Session: December 18, 2025 Meeting Minutes as amended**, for the Cory Lakes
59 Community Development District.

60
61 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved
62 **the list of FY 2026 events**, for the Cory Lakes Community Development District.

63
64 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved to
65 **do the sidewalk repairs in the amount not to exceed of \$7,500.00**, for the Cory Lakes Community
66 Development District.

67
68 On a MOTION by Ms. McIntyre, SECONDED by Mr. Acoff, WITH Mr. Aliaga VOTING NAY, the Board
69 approved to **refund \$400.00 of the deposit to the resident**, for the Cory Lakes Community Development
70 District.

71

72 On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved **the**
73 **resident's request for a yoga class, and would work out the details with Mr. Engle and Mr. Sakellarides,**
74 for the Cory Lakes Community Development District.

75
76 On a MOTION by Ms. McIntyre, SECONDED by Mr. Acoff, WITH Mr. Aliaga VOTING NAY, the Board
77 approved **to refund \$400.00 of the deposit to the resident,** for the Cory Lakes Community Development
78 District.

79
80 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board adjourned
81 **the meeting at 8:52 p.m.,** for the Cory Lakes Community Development District.

82

Signature

Signature

83

Printed Name

Printed Name

84 **Title:** **Secretary** **Assistant Secretary**

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

EXHIBIT 16

AGENDA

1 **MINUTES OF 1/15/26 REGULAR MEETING & CLOSED SESSION**
2 **CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**

3
4 The Regular Meeting and Closed Session of the Board of Supervisors of the Cory Lakes Community
5 Development District was held Thursday, January 15, 2026 at 6:00 p.m. at Cory Lakes Beach Club, 10441 Cory
6 Lake Drive, Tampa, Florida 33647. The public was able to listen and/or participate in person as well as via
7 TEAMS at [Cory Lakes Teams Meeting Link](#), Meeting ID: 223 730 841 579 33, Passcode: 34np7r6v, or
8 telephonically at +1-312-667-7136.

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

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

12 Present and constituting a quorum were:

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

17 Also present were:

18 Larry Krause	District Manager, Kai
19 Sonia Valentin (<i>Virtual</i>)	Director of Accounting, Kai
20 David Wenck	Senior District Manager, Kai
21 Vivek Babbar (<i>Virtual</i>)	District Counsel, Straley Robin Vericker, P.A.
22 Dane Engle	Facilities Manager, JCS
23 Michael Sakellarides	Facilities Manager, JCS
24 Steve Small	Account Manager, Juniper Landscaping
25 Ashley Tonkin	Account Manager, Envera
26 Kevin Riemensperger	Aquatics Manager, Steadfast

27 *The following is a summary of the discussions and actions taken at the January 15, 2026 Cory Lakes*
28 *CDD Board of Supervisors Regular Meeting and Closed Session.*

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

30 Chairman Belyea addressed the attendees and stated that the Board had received a resignation letter
31 from JCS the previous week. She explained that John Scanlon had asked the Board to consider the young men
32 who had been operating the facility for the past eight months and a proposal for them to continue working. She
33 also requested that comments were limited to three minutes so the meeting would move efficiently.

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

35 Supervisor Acoff greeted the audience and stated that the situation was a change rather than a crisis. He
36 recalled a similar transition and noted that the Board had moved forward successfully. He expressed confidence
37 that the Board would make the best decision for the neighborhood and encouraged discussion so they could
38 move forward that evening.

39 Supervisor Aliaga thanked the attendees and expressed concern about continued speeding in the
40 community that had already resulted in accidents. He reiterated his long-standing request to install speed bumps
41 and stated that further delays would lead to more incidents. He emphasized the need to act quickly and reminded
42 the Board that it represented the community and should carry out its responsibility.

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

45 Dr. Dholakia shared that her husband was hit by a speeding car while biking, causing him to be thrown
46 onto the sidewalk. Mr. Wenck noted that comments were limited to agenda items then, with another opportunity
47 later in the meeting.

48 Mr. Ramphal said the current security company were doing well but emphasized the need for full
49 community coverage. He recommended giving them a 90-day period while issuing an RFP to explore corporate
50 security options and evaluate bids for the best community protection.

51 Mr. Grace stated that the gym door had not been functional since Envera's last visit. He agreed with Mr.
52 Ramphal that the Board should reassess security needs, suggest scaling back rovers and the use of electronics at
53 one gate to reduce costs. He recommended giving the current company 90 days while obtaining other bids, but
54 emphasized clearly defining what coverage the Board wanted before seeking proposals.

55 Mr. Shah said JCS was resigning and a new company was being considered. He noted that Cory Lake
56 did not need armed security and warned against giving the company authority over CDD staff or the facility
57 manager, emphasizing that the Board should retain control.

58 Ms. Alam raised a concern about a clubhouse rental but was told to address it at the end of the meeting.

59 **FIFTH ORDER OF BUSINESS – Vendor Updates**

60 A. Exhibit 1: Consideration/Acceptance of the Resignation of JCS

61 Chairman Belyea shared that Mr. Scanlon sent a letter on January 9 stating that JCS would resign due
62 to health concerns and urged the Board to retain the current staff under a new entity for their dedication and
63 service to the community.

64 Supervisor Acoff asked whether making the resignation effective might affect the contingent support
65 currently provided. Supervisor Aliaga inquired when JCS officially stopped services, noting that one staff
66 member had been absent for several days and pay adjustments might be needed. Chairman Belyea responded
67 that Mr. Sakellarides and Mr. Engle had been keeping records, and Mr. Wenck confirmed they tracked staff
68 presence. Supervisor Acoff emphasized that all services and any additional work should be carefully tracked.

69 **On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board accepted the**
70 **resignation of JCS effective immediately, for the Cory Lakes Community Development District.**

71 B. Exhibit 2: Consideration/Acceptance of Proposal for Facility, Lifestyle, & Field Services – YKV
72 Living - \$194,101.30 (FY 2026 remainder total)

73 Mr. Sakellarides thanked the Board and residents for the opportunity to speak and explained that he and
74 Mr. Engle had worked for the past eight months to bring stability, complete delayed projects, and strengthen
75 staff and operations within the community. He stated that they took pride in the progress made, committed to
76 maintaining the existing team, and requested a 90-day period to assist with a smooth transition while preparing
77 a more refined proposal.

78 Supervisor McIntyre asked that their background and accomplishments be clearly reviewed for
79 residents. Mr. Engle shared his extensive experience in facilities, hospitality, and security management and
80 outlined several completed and ongoing projects that improved amenities and infrastructure. Chairman Belyea
81 and Supervisor Acoff commended their professionalism, integrity, and dedication, noting visible improvements
82 throughout the community. Mr. Sakellarides concluded by sharing his background in property and community
83 management and emphasized his strong vendor relationships and commitment to continued service.

84 Chairman Belyea stated that the Board appeared ready to proceed and made a motion to accept the YKV
85 Living proposal for facility, lifestyle, and field services for a 90-day period, with adjustments to the numbers.
86 Supervisor Aliaga asked for clarification on the proposed work hours, and Mr. Sakellarides explained that the
87 hours reflected the current level of service with no changes to staffing or coverage. Supervisor Acoff asked about
88 compensation and documentation, while Supervisor Aliaga questioned ongoing expenses. Mr. Sakellarides

89 stated that costs would continue to be reduced and clarified the budget timeline, and Supervisor Acoff
90 emphasized the need for completed insurance and licensing documents.

91 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board accepted **the**
92 **proposal from YKV Living for Facility, Lifestyle, & Field Services in the amount of \$194,101.30 for a 90-**
93 **day period initially and address again at the end of 90 days**, for the Cory Lakes Community Development
94 District.

95 C. Exhibit 3: Consideration/Acceptance of Proposal for Amenity Staffing – 813 Services - \$20/hr

96 Chairman Belyea opened discussion on whether to continue mobile rover security services. Supervisor
97 McIntyre supported keeping the rover, citing its role in preventing crime, managing solicitors, and resolving
98 disturbances. Supervisor Acoff clarified the difference between day and night rovers, while Supervisor Aliaga
99 disagreed and questioned JCS performance.

100 On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board accepted **the**
101 **Proposal for Amenity Staffing from 813 Services for gate and rover services in the amount of \$20.00 per**
102 **hour for 90 days**, for the Cory Lakes Community Development District.

103 Mr. Sakellarides explained that 813 Services was formed to maintain coverage after JCS resigned and
104 that amenity staff would provide interim coverage with no lapse in service starting at midnight. Chairman Belyea
105 confirmed there would be no armed guards. Mr. Babbar advised making the resignation effective at midnight to
106 properly track hours and ensure payment only for services rendered.

107 On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved **to**
108 **amend the motion to accept the resignation of JCS by changing its effective time to midnight following**
109 **the meeting, instead of immediately**, for the Cory Lakes Community Development District.

110 Supervisor Acoff asked which vehicle the rover would use starting at midnight. Mr. Sakellarides
111 proposed using the district's white truck and obtaining insurance by next week. Mr. Wenck noted driver safety
112 lists should be submitted. Supervisor Aliaga confirmed costs would remain the same, noting gas would now
113 come from the district. Chairman Belyea confirmed tracking expenses and approved the 90-day service period.

114 D. Exhibit 4: Consideration/Adoption of Resolution 2026-02, Budget Amendment

115 1. FY 2026 Amended Budget

116 On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board adopted
117 **Resolution 2026-02, Budget Amendment**, for the Cory Lakes Community Development District.

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

119 A. Elite Pavers – Consideration/Approval of Items:

120 1. Exhibit 5: Paver Repair Proposal (10818 Barbados Isle Dr.) - \$2,500.00

121 Mr. Engle presented a \$2,500 proposal related to standing water in front of a residence, attributed to the
122 homeowner's irrigation system affecting CDD property. Board members discussed whether the issue stemmed
123 from sprinkler runoff or a roadway drainage depression and expressed concern about repeatedly repairing the
124 area without addressing the root cause. Supervisor McIntyre recommended notifying the homeowner that their
125 irrigation caused the damage and that responsibility lies with them. Although a motion to accept the proposal
126 was mentioned, the Board reached a consensus not to proceed with the repair.

127 2. Exhibit 6: Updated Invoice - \$172,687.75

128 Mr. Engle presented the updated final amount for the Cross Creek replacement, which includes the
129 added ribbing curb requested in the quote, noting that a prior down payment had already been made and this
130 reflects the remaining balance.

131 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved
132 **invoice #12180 in the amount of \$92,195.92**, for the Cory Lakes Community Development District.

133 B. District Engineer: Johnson Engineering, Inc.

134 Supervisor Acoff noted the engineer has not provided the requested reports on the pavers and weirs,
135 which are needed for invoicing. Chairman Belyea asked to follow up with him this week, as this is the second
136 missed meeting.

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

138 1. Update: 17923 Cachet Isle

139 Mr. Babbar reported the resident agreed to the district's terms but is working through engineer issues,
140 with a submission deadline of April 13. The Board has reviewed materials, noted a missing service area
141 definition, and would coordinate contracts with new service providers. Records management is a separate
142 administrative policy, not part of district policies.

143 D. Juniper

144 Mr. Small reported ongoing winter maintenance, noted seasonal plant damage, and confirmed completed
145 updates to the pool, playgrounds, and flagpole areas. Capri Isle playground fencing protects plants and children;
146 rope beds might be added. Traffic/visibility issues at Morris Bridge and the fire hydrant near Morris Bridge were
147 addressed. Stop sign at Canary Isle has no issues. Cocoa brown mulch would replace old mulch, staged for
148 March-April.

149 E. Exhibit 7: Steadfast – January 2026 Waterway Inspection Report

150 Mr. Riemensperger reported January's warm weather might cause some plant die-off as native species
151 go dormant. Minor algae blooms have mostly cleared, except Pond 10, which has recurring planktonic algae due
152 to high nutrients; treatments would continue. Technicians inspect weekly with monthly reports. Higher water
153 levels improve pond health. Overall, conditions are stable, with Pond 10 as the main concern.

154 F. Envera

155 Ms. Tonkin reported that the new CEO has brought the service team together to address root causes and
156 improve service. Mr. Engle noted fingerprint readers at the pool are limited: new readers support 2,000 users,
157 but the system has over 3,000, so some cannot access. The Board discussed options for expanding capacity,
158 including alternative access systems, since reducing users is not a solution. Ms. Tonkin confirmed QR codes are
159 being removed to prevent misuse, and upgrades from the manufacturer are pending due to the holidays.

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

161 Ms. Johnson extended the POA's appreciation to Mr. Scanlon and JCS for their community support and
162 staff continuity. She noted operations are running smoothly, but enforcement of lake violations depends on
163 private boat access and requested support. Chairman Belyea mentioned neighbors have volunteered boats,
164 though low water levels limit some access, and emphasized the need to coordinate with those who can help.

165 **EIGHTH ORDER OF BUSINESS – Financial Items**

166 A. Exhibit 8: Consideration/Acceptance of December 2025 Unaudited Financial Statements

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

168 Supervisor Acoff raised concerns about line 29 showing \$6 million, noting a likely Excel formula error.
169 Ms. Valentin acknowledged a possible issue and said she would check the Excel file. Supervisor Acoff expressed
170 frustration over repeated reporting errors, lack of confidence in the numbers, and emphasized the need for a
171 qualified financial professional to manage this area going forward.

172 On a MOTION by Mr. Acoff, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved to
173 **go out for RFP for District Management Services**, for the Cory Lakes Community Development District.

174 Supervisor Acoff noted that while everyone has skills, chairmanship does not guarantee expertise in all
175 areas. Chairman Belyea acknowledged that Mr. Apple has more financial experience than she does.

176 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved to
177 **work with Mr. Babbar on the RFP for the District Management Services and appoint Mr. Apple as liaison**,
178 for the Cory Lakes Community Development District.

179 Ms. Valentin explained that the error was due to an incorrect Excel formula that multiplied figures
180 improperly; the correct projection is \$4 million, not \$6 million. She clarified that line 29 reflects projected year-
181 end expenditures based on average monthly spending. Supervisor Acoff requested that the document be formally
182 corrected.

183 Supervisor Acoff questioned the accuracy of the figures on page 30, noting that previously discussed
184 costs including the \$5,400 court expense were expected to appear in FY26. Ms. Valentin explained that several
185 project costs such as courts, gym equipment, painting, and pool heaters were paid using FY25 funds, so FY26
186 budgeted amounts remain available and were not re-spent. She clarified that the spreadsheet reflects project
187 status and funding source and that FY26 initially double counted items already covered in FY25. Chairman
188 Belyea asked why these did not appear as FY25 carryforward, and Ms. Valentin reiterated that prior year funds
189 were used, leaving FY26 funds available for reallocation.

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

191 A. Regular Meeting & Closed Session: December 18, 2025

192 1. Exhibit 9: Summary of Motions

193 2. Exhibit 10: Meeting Minutes

194 Supervisor McIntyre stated that motions not seconded should not be recorded, noting prior Board
195 agreement not to include unseconded motions in the minutes. He raised concerns that his comments on liability
196 during the discussion on lines 310 to 318 were omitted and requested that the recording be reviewed and his
197 concerns added. Chairman Belyea suggested noting that Supervisor McIntyre raised liability concerns, and
198 Supervisor McIntyre clarified that he also requested contacting the attorney.

199 On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved the
200 **Regular Meeting, & Closed Session: December 18, 2025 Meeting Minutes as amended**, for the Cory Lakes
201 Community Development District.

202 3. Exhibit 11: Action Item List as of January 8, 2025

203 4. Exhibit 12: Contract List as of January 8, 2025

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

205 A. Facility Manager

206 1. Exhibit 13: January 2026 Report

207 Mr. Engle reported that the actual curbing for One Swipe Street is 15 miles and costs \$68,900, suggesting
208 it might be discussed later. He also noted that Verizon bills for three lines and a tablet, but only one line is used,
209 proposing to cut the others for annual savings of \$1,750. He shared the fiscal year event budget, totaling \$11,033,
210 still within limits. Supervisor McIntyre requested future agendas include detailed event summaries with
211 attendance, costs, and sponsors.

212 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved
213 **the list of FY 2026 events**, for the Cory Lakes Community Development District.

214 Supervisor Acoff noted the need to address the fence on the weirs. Mr. Engle explained that Camp
215 Defense, the approved company, had been waiting for water to clear. A sump pump has been delivered, and
216 plywood would be laid so they could fix the fence, as the water has not been draining despite months of waiting.
217 Supervisor McIntyre expressed confusion about why the water was not draining, and Mr. Engle confirmed they
218 are managing it on-site.

219 2. Consideration/Approval of Proposals:

- 220 a. Exhibit 14: Enos Executive – Clean, Repair, & Paint Bridge and Signs (Cachet
221 Isle) - \$10,500.00 – *This item was brought back from the last meeting.*

222 Mr. Engle introduced the item regarding bridge cleaning at Cachet Isle. Chairman Belyea noted that
223 Cachet Isle residents pay an additional tariff and that records show an excess balance of approximately
224 \$4,541.05, which could be considered toward the proposed \$10,500 cost. Supervisor Acoff expressed concerns
225 about the accuracy of current financial records and recommended holding off on additional spending until the
226 budget is verified. Supervisor McIntyre agreed the work is not urgent. By consensus, the Board agreed to table
227 the item.

- 228 b. Exhibit 15: Roadway Concepts – Sidewalk and Inlet Curb Repairs Proposal -
229 \$7,897.60

230 Mr. Engle introduced the Roadway Concepts item, noting it involved a safety issue. Supervisor Acoff
231 questioned the cost of \$7,000 and suggested a more sustainable fix by cutting out the damaged area, pouring
232 concrete, and creating a durable surface. Mr. Wenck recommended consulting Site Masters. Mr. Engle noted
233 prior sidewalk fixes and asked if the Board could approve work under a certain threshold. Supervisor Acoff and
234 Supervisor Aliaga agreed that repairs could be done for under \$7,000 using cones, yellow tape, wire, and
235 concrete, ensuring a safe and lasting fix.

236 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved **to**
237 **do the sidewalk repairs in the amount not to exceed of \$7,500.00**, for the Cory Lakes Community
238 Development District.

239 B. District Manager: Kai

- 240 1. Exhibit 16: FY 2026 Meeting Schedule

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

242 Supervisor Acoff asked about FEMA, and Mr. Krause confirmed they have everything they need, so
243 now it's just a matter of waiting. Supervisor McIntyre inquired about insurance for the roof at the pool area,
244 which Mr. Engle said he is continuing to coordinate with the contractor. Regarding the January 15 database
245 cleanup, Supervisor Acoff asked for a status update. Mr. Sakellarides explained they are still moving old
246 residents and documents while loading new entries, noting it's a detailed process. Chairman Belyea observed
247 that some names were missing in his review. Mr. Engle clarified that updating each file involves multiple steps
248 in the Envera system and a separate system for fingerprints, making it time-consuming, but progress is being
249 made.

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

252 Mr. Hognefelt shared that his wife hosted an engagement party on December 20, 2025, at the clubhouse.
253 On January 6, they were surprised to find the security deposit cashed due to early setup and two leftover balloons.
254 He felt the fine was steep and requested the deposit be refunded. Mr. Engle explained the couple arrived an hour
255 and a half early, set up before the allowed time, and accessed the kitchen by jumping over a bar. He emphasized
256 policies are in place for safety. Mr. Sakellarides noted a similar past incident and suggested reviewing previous
257 Board minutes. Supervisor Acoff expressed disagreement with strict enforcement for minor early setup, while
258 Supervisor McIntyre stressed that rules are rules, though there might have been one prior exception. Mr.
259 Hognefelt added that the surprise cashing of the deposit 16 days later was the main issue, as no prior notice was
260 given. Mr. Sakellarides confirmed that in a June 24, 2025, meeting, the Board approved a community-wide email
261 stating clubhouse rentals are six hours with no early or late setup allowed.

262 On a MOTION by Ms. McIntyre, SECONDED by Mr. Acoff, WITH Mr. Aliaga VOTING NAY, the Board
263 approved **to refund \$400.00 of the deposit to the resident**, for the Cory Lakes Community Development
264 District.

265 Resident wants to teach yoga classes once a week as a healthy community activity. She's certified,
266 insured, and would have participants sign liability waivers. Classes would be for adults initially; kids could join
267 with parental consent and background checks. Supervisor McIntyre asked about fees and non-residents; she's
268 flexible. Chairman Belyea and Supervisor Acoff agreed, noting she should follow the standard facility
269 agreement, provide certificates, and coordinate schedule and details with staff.

270 On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved **the**
271 **resident's request for a yoga class, and would work out the details with Mr. Engle and Mr. Sakellarides,**
272 for the Cory Lakes Community Development District.

273 A resident raised three concerns. First, the safety fence around three lines, noting someone could fall,
274 though it is being addressed. Second, parking on Cory Lake Drive, where a pickup truck with a trailer
275 consistently blocks the sidewalk, especially at night, and suggested a warning to the resident; Supervisor Acoff
276 explained this is an ongoing POA issue with trailers. Third, improvements for the soccer field, requesting
277 leftover funds from the volleyball court be used to buy smaller, durable goals, as the current ones often break.
278 The resident noted that the cricket nets are solid and suggested using similar quality.

279 A resident explained that they rented the clubhouse on December 14, 2025 from 10:30 a.m. to 4:30 p.m.
280 but were told they started too early. They were surprised when their \$500 deposit was cashed without warning.
281 Mr. Engle clarified that the resident began setting up around 9:00 a.m., despite being informed multiple times
282 not to, and also bypassed a bar to access the space.

283 On a MOTION by Ms. McIntyre, SECONDED by Mr. Acoff, WITH Mr. Aliaga VOTING NAY, the Board
284 approved **to refund \$400.00 of the deposit to the resident**, for the Cory Lakes Community Development
285 District.

286 Mr. Carpenter raised several concerns regarding Cross Creek. He noted that small cracks are developing
287 in the asphalt at the entrance, which could worsen with rain, and suggested simple patches would suffice for
288 now. He also highlighted speeding on Cory Lake Drive, with drivers going 50–60 mph early in the morning and
289 late at night, suggesting a police presence to slow traffic. Lastly, he expressed concern about the lake, which is
290 down 30 inches, making it unusable for boats, and proposed considering drilling a well to maintain water levels
291 in the future.

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

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

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

296 A. Open Closed Session

297 *The closed session was not held.*

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

300 1. Envera

301 2. JCS Investigations

302 C. Close Closed Session

303 **FOURTEENTH ORDER OF BUSINESS – Adjournment**

304 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board adjourned
305 **the meeting at 8:52 p.m.**, for the Cory Lakes Community Development District.

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

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

311

Signature

Signature

312

313 _____
Printed Name

_____ _____
Printed Name

314 **Title:** **Secretary** **Assistant Secretary**

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

EXHIBIT 17

AGENDA

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

AS OF **02/12/2026 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			Ongoing		
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		Get update from EGIS on falls/sidewalks and settlements over last 3 years; send to Supervisors	District Manager		Completed		
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.

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

AS OF **02/12/2026 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
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		Completed		
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				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		Completed		See Feb 2026 agenda
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		Ongoing		
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				
57	12/18/25		Get quotes to have kitchen area fire suppressant system removed	Field Services				
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		
60	01/15/26		Work with Counsel on contracts for YKV and 813	District Manager		Completed		LK sent email to Counsel 1/16/26
61	01/15/26		Send updated proposals to Counsel for YKV and 813	Field Services		Ongoing		
62	01/15/26		Confirm with EGIS on insurance coverage for staff/vendors to drive District Vehicles	District Manager		Ongoing		LK sent email to EGIS 1/16/26
63	01/15/26		Connect with Engineer and have him attend next meeting, provide updates on weirs, paver projects	Field Services		Ongoing		
64	01/15/26		Advise Council of Board's vote to seek District Mngt. RFP; Supervisor Apple appointed Liaison	District Manager		Completed		LK contacted Counsel 1/16/26
65	01/15/26		Remove unused data/phone line from Verizon plan	Amenity		Completed		
66	01/15/26		Fix minutes LL 319-323 – REMOVE MOTIONS BOX; LL 310-318, add that Supervisor McIntyre expressed concerns about possibly liability issues with the filming project and asked that Counsel be consulted regarding it.	District Manager		Completed		
67	01/15/26		Provide kai staff with REFUND information for two residents refunds for \$400 each	Amenity		Ongoing		DE sent email with information to kai 1/16/26
68	01/15/26		Have pot holes? Fixed on Cross Creek	Field Services		Completed		

EXHIBIT 18

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	On-Site Staff Services/Security	813 Security & Protective Services LLC	1/16/26	-	\$30,860/month	4/30/26	-	without cause with 30 days written notice	Ongoing
19	Field, Lifestyle, & Field Services	YKV Living LLC	1/10/26	-	NTE \$10,783.42/payroll period	4/30/26	-	without cause with 30 days written notice	Ongoing

20	Cleaning	Sunshine Cleaning Crew LLC	7/1/24	-	May 1 to Aug 3: \$2,215/month Sep 1 to Apr 30: \$1,275/month	6/30/25	Automatic: 1 year	without cause with 30 days written notice	Ongoing
21	Pool Maintenance	Bandu	2/8/25	-	\$3,250/month	2/7/25	Automatic: 1 year	without cause with 30 days written notice	Ongoing
22	Truck Loan Agreement - 2018 Ford F150	Navitas Credit Corp.	10/16/18	-	\$656.50/month	-	-		COMPLETE
23	Truck Loan Agreement - 2021 Ford Range	Navitas Credit Corp.	1/24/22	-	\$705.74/month	Maturity: Jan 2027			Ongoing
24	Website Service	Strange Zone, Inc.	8/22/23	-	\$899.99/year	12/1/25	1 year upon approval		Ongoing
25	Reserve Study	Custom Reserves	1/7/25	-	\$4,700			without cause with 10 days written notice	Ongoing
26	Dock Repair	Evans Custom Docks Inc.		-	\$2,092				Ongoing
27	Fencing	Tommy Finch Fencing	12/31/24	-	NTE \$35,000				Ongoing
28	Weir/Drainage Structure Repair	Hecker Construction	1/22/25	-	NTE \$322,000 \$33,000.00 (additional rip rap)				Ongoing
29	Insurance	Florida Insurance Alliance							Ongoing
30	Pavers	Elite Pavers	8/21/25	-	\$160,278.66 \$2,400.00 (additional bricks)				Awaiting
31	Pest Control	Arrow Exterminators	3/25/25	-	\$195/month				Ongoing
32	Door Repairs	Atlas		-	\$2,226.05				Awaiting
33	Pump	Hawkins Service		-	\$2,785.82				Awaiting
34	Landscape Lighting	Blue Wave Lighting		-	\$5,725.00				Awaiting
35	Towing	Target		-					Ongoing
36	Fence	New Tampa		-					Awaiting
37	Cushions	Wicker Paradise		-	\$5,364.00				Awaiting
38	Detectable Warning and Hazard Repair	Roadway Concepts (Top Guard)		-	\$22,995.20				Awaiting
39	Rust Control	Suncoast		7/17/25	\$475/month/well				Awaiting
40	Printer Lease Agreement	Boring		-	\$232.16/month				Ongoing
41	Refinishing of Tennis, Basketball, and Pickleball Courts	Lawson		-	\$52,800				Awaiting
42	Air-Conditioning Unit (Guard Shack)	Air Masters		-	NTE \$8,000				Awaiting
43	Paint	Enos			\$49,500 \$14,700				Awaiting
44	Playground	Playworx			\$23,247.12				Awaiting
45	Framing, Handrail	Timber Intentions			\$7,610				Awaiting
46	Framing Repair				\$23,040				Awaiting
47	Window Tint	SolarTek			\$19,508				Awaiting
48	Pool Furniture	Florida Patio			\$4,542.95				Awaiting
49	Water Fountain (Electrical Work)	Don Harrison			\$17,900.00				Awaiting
50	HVAC				\$15,525.00				
51	Maintenance Contract to HVAC	Strategic Air Conditioning			\$2,864.00				Awaiting
52	Gates	Gate Tech			NTE \$2,010.36				Awaiting
53	Volleyball Court (Sand)	RyCo Enterprises			\$5,400.00				Awaiting

EXHIBIT 19

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 ARE INCLUDED	DEPOSIT FOR MATERIALS NOT 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

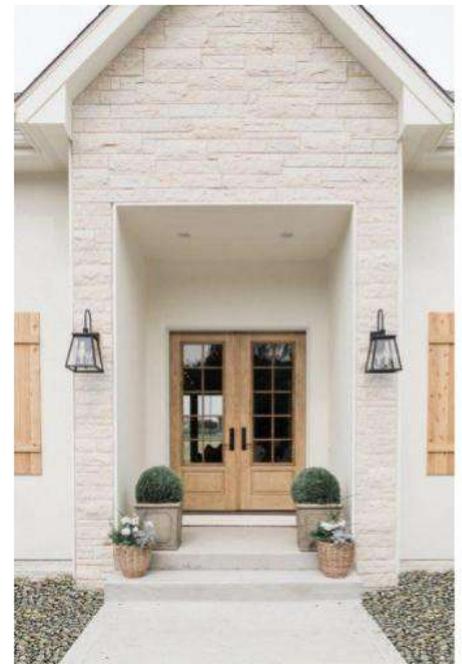
When applying the paint we use a sprayer in a left to right motion and a back roller to paint vertically. This technique is used to guarantee that the paint is evenly distributed and properly covers the intended surface.



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?



EXTERIOR EXTERIORES

PAIN T RATING
CLASIFICACIÓN DE PINTURA

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



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\$

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

	FLAT \$121 ⁴⁹	FLAT \$98 ⁹⁹	FLAT \$93 ⁴⁹	FLAT \$86 ⁹⁹	FLAT \$72 ⁹⁹	FLAT \$56 ⁴⁹
Sheen Availability & Price Per Gallon	SATIN \$124 ⁴⁹	SATIN \$101 ⁹⁹	LOW LUSTRE \$95 ⁴⁹	SATIN \$89 ⁹⁹	LOW LUSTRE/SATIN \$75 ⁹⁹	LOW SHEEN \$59 ⁴⁹
Disponibilidad de brillo y precio por galón	GLOSS \$127 ⁴⁹	GLOSS \$104 ⁹⁹	SATIN \$96 ⁴⁹	GLOSS \$92 ⁹⁹	GLOSS \$78 ⁹⁹	SATIN \$59 ⁴⁹
			GLOSS \$99 ⁴⁹		HIGH GLOSS \$80 ⁹⁹	GLOSS \$62 ⁴⁹

EXHIBIT 20

AGENDA

William Acosta EXTERIOR PROPOSAL	26252 Glenwood Drive, Wesley Chapel, Florida 33544 (813) 389-3415	Date: 2/1/26
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General Liability Insurance

Cory Lake - Cachet Isle Bridge	Special Note: -Cover cracks on walls -Caulking around windows. -Apply rust neutralizer to affected areas.
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GENERAL DESCRIPTION: Painting

Questionable Areas

Include

Exclude

Painting Bridge Walls

PREPARATION

- Washing:** To remove dirt, mildew and loose paint so the new finish coat will adhere properly.
- Caulking:** To fill all cracks and gaps around windows and doors, wood work to seal out moisture and drafts. Stair step cracks.
- Scraping:** Scrape all loose and peeling paint to ensure a firm base for the new paint.
- Masonry:** Repair to all cracks, gaps and holes with elastomeric caulking or masonry patch as required.
- Sanding:** To degloss where necessary to promote adhesion of the top coat.

PRIMING	Surface Type/Area	Primer	Purpose
Wood:	Spot prime where bare	Alkyd	To seal bare surface so new paint will bond properly.
Metal:	Spot prime where bare	Latex	To prevent further damage and make new paint stick.
Conditioner	Loxon sealer/primer to all Masonry surfaces	Latex	For proper top coat adhesion.

FINISH COATS

Surface Area	Manufacture/Paint Type	# Coats	Color
All previously painted surfaces.	Sherwin Williams Super Paint	1- Seal/Prime 1- Spray 1- Bac@kroll	TBD

Clean up: Daily and upon completion.

All Labor, Paint Materials:	\$4,100.00
IF YOU WOULD LIKE TO UPGRADE PAINT THERE WILL BE AN ADDITIONAL CHARGE: to Emerald Rain Refresh	
Total:	\$4,100.00
Signature of representative:	Date: _____
ADDITIONAL COAT: If an additional coat is necessary to ensure proper coverage to those items listed as "option" in finish coat, the cost of the additional work will be: (I/we have read the terms state herein, they have explained to (me/us) and (I/we) find them to be satisfactory, and hereby accept them.	(I/we have examined the job state herein, they have shown to me/us and (I/we) find the job to be satisfactory, and hereby accept the job as complete.
SIGNATURE _____ Date _____	SIGNATURE _____ Date _____

EXHIBIT 21

AGENDA



1 Swipe Pressure Cleaning

1 Swipe Pressure Cleaning
7322 Merlot Sienna Ave
Gibsonton FL
33534
813.610.5775
rusnakj4@aol.com

ESTIMATE
EST003136

DATE
Feb 11, 2026

TOTAL
USD \$750.00

TO

Cory Lake Isle Community

clibeachclub@corylakescdd.net

DESCRIPTION	RATE	QTY	AMOUNT
Pressure Cleaning Cachet Isle Dr Bridge 	\$750.00	1	\$750.00
TOTAL			USD \$750.00

EXHIBIT 22

AGENDA

Hillsborough
 (813) 317-0782
 Pasco
 (727)-942-1962
 Fax
 (813)-995-8733
 Email
 info@a1sgs.com



LICENSED/INSURED/BONDED
 Locally Owned/Operated
 No subcontractors used
 PO BOX 272747 TAMPA FL 33688
 www.a1sgs.com



A+



Install Date:

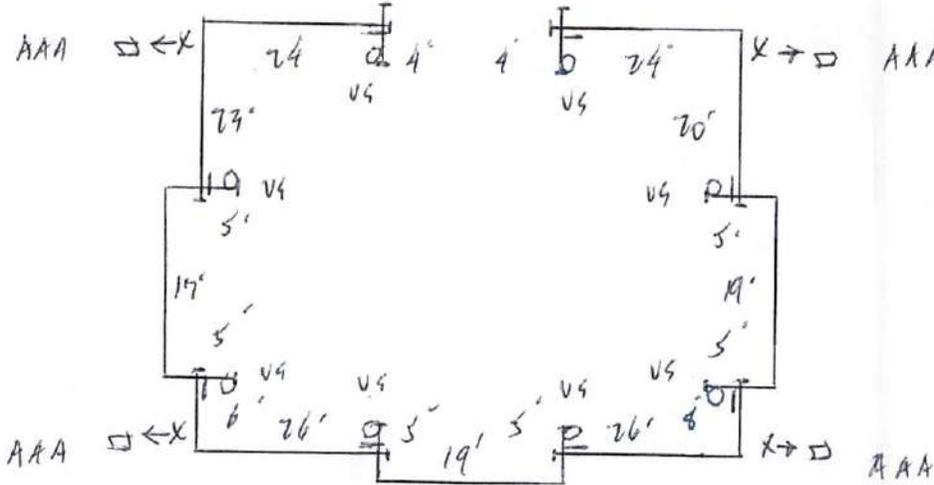
COMPANY NAME C- COP4 LAKES 49665 POOL HOUSE		PROPERTY NAME	CONTACT NAME MICHAEL OR DANE
ADDRESS 10441 COP4 LAKE DR		PHONE 813 924-4673	EMAIL CLIBRACHCLUB/COP4LAKESCOD.NET
CITY, STATE AND ZIP CODE TPA, FL 33647		ALT PHONE 813 956-1031	GATE CODE:
STORY 1 2 3 4	ROOF TYPE Metal (Tile Shingle Flat Slate No-Walk TALL	NOTES: 8 DROP OUTLETS \$0.83 EACH W/ WEDGES \$3, 4 FREE COP CRATE SPLASH BLOCKS	
RD --- --- X VS XXXX O OE V SB LG	Rain Drain Gutter No Gutter Downspout Valley Shield Drains Rain Barrel Open Ended Rain Chain Splash Block Leaf Guard	7" GUTTER 266' COLOR ALMOND \$5,320. 4" x 5" DOWNSPOUT 40' COLOR ALMOND \$800.	DRAINAGE FT./PRICE AG UG LEAF PROTECTION FT./PRICE

50 Year Manufactures Warranty

*.027 AND .032 ALUMINUM/COPPER *HEAVY GAUGE HIDDEN HANGERS (2'-3' APART) *CAULKING *CUSTOM MITERS *ALUM/COPPER RIVETS *NOT RESPONSIBLE FOR ROOF DAMAGE
 *35% up front deposit is required on all commercial jobs - Balance due upon job completion - 2% Merchant fee for credit card payments

VERY GLANTED
 FASCIA

POOL



FRONT

TOTAL: 6,283.00

Deposit paid: Amount \$	Completion Date:	Installer Signoff:
<p>The prices listed above are for the basic specifications and/or drawing. Any alterations or deviation from above description involving extra costs, willfully be credited upon written orders and will become an extra cost over and above the original price. Our company will provide liability and Workers Compensation insurance while working on said property. Payment is always due day of installation. No additional work will be completed unless cost over is paid in full. Billing is subject to 7% per month or a \$50 late fee whichever is higher after 7 days of non payment after 60 days a \$500 collection fee will be added. If refusal to meet conditions willful disregard for this contract, less insulating any expressed or implied warranties or further service from our company. This does not limit or form collection by whatever means are available under law and that you the customer will be responsible for all fees pertaining to such. Warranty of product begins date of completion of work in full. Our company will not be responsible for gutter holding small amounts of water we will not be responsible for accidental tear, stain, insect infestation, roof damage or acts of nature. There are no warranties for repairs to existing gutter work that is not installed by our company. Owner to retain any necessary insurance on said property. You agree not to take any action or make any statement, written or oral, that disparages A#1SGS or any of A#1SGS's directors, officers, employees or agents, or that for the intended or foreseeable effect of having A#1SGS's reputation or the personal or business reputation of any of A#1SGS's directors, officers, employees or agents.</p>		
Accepted on behalf of specifications and conditions are satisfactory and are hereby accepted. You are authorizing A#1SGS representatives to do the work as specified. Payment in full is due upon completion	<p>Page 393/398 *Proposal is subject to change after 15 days Customer Signature: _____ Authorized Signature: DON HANNA Date: 1-14-26</p>	

EXHIBIT 23

AGENDA

Hillsborough
 (813) 317-0782
 Pasco
 (727)-942-1962
 Fax
 (813)-995-8733
 Email
 info@a1sgs.com



LICENSED/INSURED/BONDED

Locally Owned/Operated

No subcontractors used

PO BOX 272747 TAMPA FL 33688

www.a1sgs.com



Install Date:

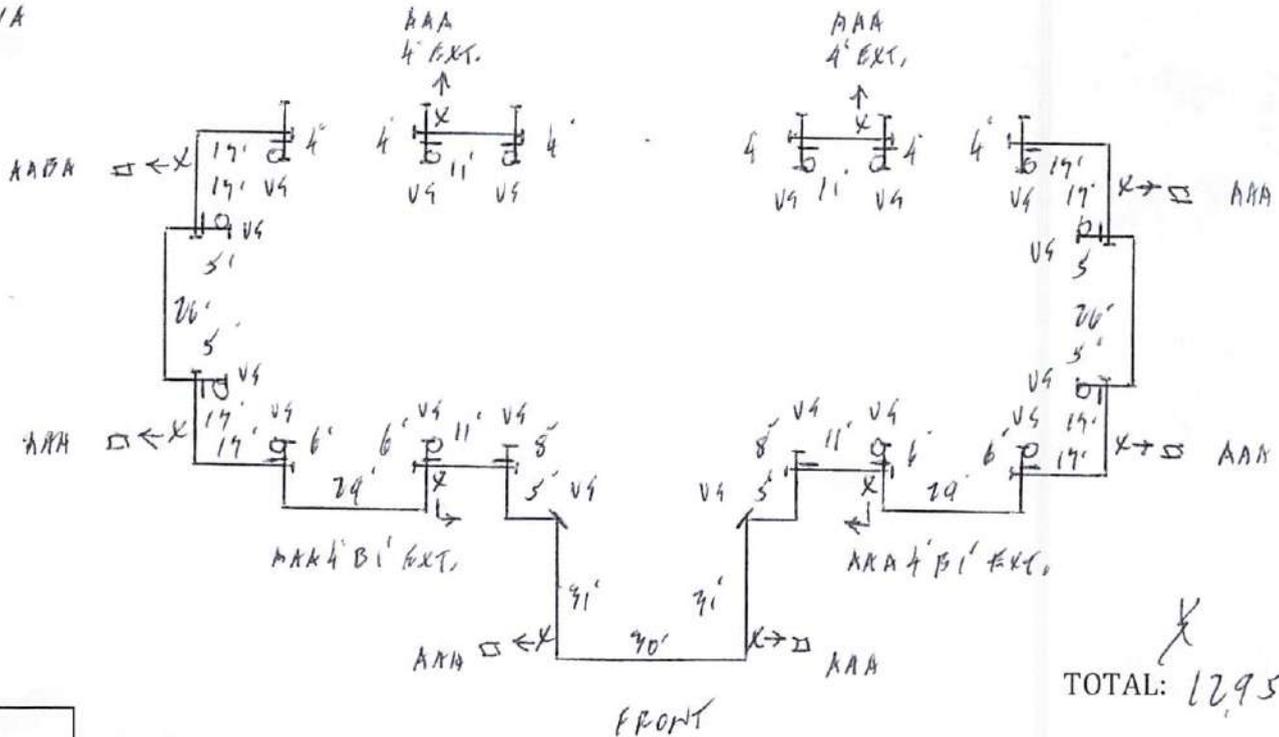
COMPANY NAME C- CORY LAKES ISLES BEACH CLUB		PROPERTY NAME	CONTACT NAME MICHAEL OR DANE
ADDRESS 10441 CORY LAKE DR		PHONE 813 924-4673	EMAIL CLIBeachClub@corylakes.com
CITY, STATE AND ZIP CODE TPA, FL 33647		ALT PHONE 813 986-1071	GATE CODE:
STORY 1 2 3 4	ROOF TYPE Metal <input type="checkbox"/> Tile <input type="checkbox"/> Shingle <input type="checkbox"/> Flat <input type="checkbox"/> Slate <input type="checkbox"/> No-Walk <input type="checkbox"/> TALL	NOTES: 14 DROP OUT DENTS \$140.00, 171 LEVELING WEDGES \$171.00, 6 FREE CONCRETE SPLASH BLOCKS	
RD --- X VS XXXX O OE V SB LG	Rain Drain Gutter No Gutter Downspout Valley Shield Drains Rain Barrel Open Ended Rain Chain Splash Block Leaf Guard	4" GUTTER \$12' x 10,240.00 COLOR ALMOND	DRAINAGE FT/PRICE AG UG
	4x5" DOWNSPOUT \$2400.00 COLOR ALMOND	LEAF PROTECTION FT/PRICE	

50 Year Manufactures Warranty

*.027 AND .032 ALUMINUM/COPPER *HEAVY GAUGE HIDDEN HANGERS (2'-3" APART) *CAULKING *CUSTOM MITERS *ALUM/COPPER RIVETS *NOT RESPONSIBLE FOR ROOF DAMAGE

*35% up front deposit is required on all commercial jobs - Balance due upon job completion - 2% Merchant fee for credit card payments

VERY GRANTED
 FASCIA



Deposit paid:
 Amount \$

Completion Date:

Installer Signoff:

The prices listed above are for the above specifications and/or drawing. Any alterations or deviations from above description involving extra costs, will only be executed upon written orders and will become an extra cost over and above the original price. The company will provide liability and Workers Compensation insurance while working on your property. Payment is always due day of installation; no additional work will be completed unless initial work is paid in full. Billing is subject to 10 day month or a \$30 late fee whichever is higher after 7 days of non-payment after 60 days a \$50 collection fee will be added. Refusal to accept contractor's work is subject to full fee. The company will not be responsible for gutter holding creek, animals, or water we will not be responsible for accidental tree, plant, wind splitting, roof damage or acts of nature. There are no warranties for repairs to existing gutter work that is not installed by our company. Owner to carry any necessary insurance and property. You agree not to sue any action or make any statement, written or oral, that degrades AR1SGS or any of AR1SGS's directors, officers, employees or agents, or that has the intended or foreseeable effect of harming AR1SGS's reputation or the personal or business reputation of any of AR1SGS's directors, officers, employees or agents.

Page 395/398

Acceptance of Proposal: pricing, specifications and conditions are satisfactory and are hereby accepted. You are authorizing A#1 SGS representatives to do the work as specified. Payment in full is due upon completion

*Proposal is subject to change after 15 days

Customer Signature:

Authorized Signature: **DON HANNA**

Date: **1-14-26**

EXHIBIT 24

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 ZOOM: https://us02web.zoom.us/j/3900480969 Dial In: 1-305-224-1968	Regular Meeting and Closed Session Meeting ID: 390 048 0969	6:00 p.m. Passcode: 54321
October 27, 2025 ZOOM: https://us02web.zoom.us/j/3900480969 Dial In: 1-305-224-1968	Continued Regular Meeting and Closed Session Meeting ID: 390 048 0969	6:00 p.m. Passcode: 54321
November 20, 2025 ZOOM: https://us02web.zoom.us/j/3900480969 Dial In: 1-305-224-1968	Regular Meeting and Closed Session Meeting ID: 390 048 0969	6:00 p.m. Passcode: 54321
December 18, 2025 ZOOM: https://us02web.zoom.us/j/3900480969 Dial In: 1-305-224-1968	Regular Meeting and Closed Session Meeting ID: 390 048 0969	6:00 p.m. Passcode: 54321
January 15, 2026 ZOOM: https://us02web.zoom.us/j/3900480969 Dial In: 1-305-224-1968	Regular Meeting and Closed Session Meeting ID: 390 048 0969	6:00 p.m. Passcode: 54321
February 19, 2026 ZOOM: https://us02web.zoom.us/j/3900480969 Dial In: 1-305-224-1968	Regular Meeting and Closed Session Meeting ID: 390 048 0969	6:00 p.m. Passcode: 54321
March 19, 2026 ZOOM: https://us02web.zoom.us/j/3900480969 Dial In: 1-305-224-1968	Regular Meeting and Closed Session Meeting ID: 390 048 0969	6:00 p.m. Passcode: 54321
April 16, 2026 ZOOM: https://us02web.zoom.us/j/3900480969 Dial In: 1-305-224-1968	Regular Meeting and Closed Session Meeting ID: 390 048 0969	6:00 p.m. Passcode: 54321

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