



CORY LAKES
Community Development District

FY 2026 PROPOSED BUDGET

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

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED FY 2025	ACTUAL THRU 03.31.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
1 I. REVENUE								
2 ASSESSMENTS LEVY: ALL RESIDENTS	\$ 1,992,645	\$ -	\$ 2,405,551	\$ 2,534,100	\$ 2,582,867	\$ 2,480,861	\$ 3,024,708	\$ 441,841
3 ASSESSMENTS LEVY: CACHET		-	2,591	2,664	2,550	2,450	2,550	0
4 ALLOWABLE DISCOUNTS (4%)		-	-	(96,628)	-		-	-
5 ASSESSMENTS LEVY - NET	1,992,645	-	2,408,142	2,440,136	2,585,417	2,483,311	3,027,258	441,841
6 ON-ROLL EXCESS FEES				19,948				-
7 INTEREST AND MISCELLANEOUS	283,204	24,974	44,438	99,250	30,000	51,864	30,000	-
8 PRIOR YEAR UNASSIGNED FUND BALANCE CARRYFORWARD				26,832				-
9 INTERFUND TRANSFER INCOME				28,568	300,000		-	(300,000)
10 TRANSFER FROM WEIR PROJECT BANK ACCOUNT		700,000	-		400,000	32,200	-	(400,000)
11 TOTAL REVENUE	2,275,849	724,974	2,452,580	2,614,735	3,315,417	2,567,375	3,057,258	183,682
12								
13 II. EXPENDITURES								
14 ADMINISTRATIVE EXPENSES								
15 SUPERVISORS FEES	12,200	11,400	10,554	14,200	12,000	5,600	14,000	2,000
16 PAYROLL SERVICE FEE	793	751	745	4,215	600	1,919	5,000	4,400
17 PAYROLL TAXES	933	872	842	1,216	1,225	428	1,071	(154)
18 DISTRICT MANAGEMENT	55,000	55,000	59,449	70,600	70,000	35,967	70,000	-
19 ASSESSMENT ROLL PREPARATION	5,000	5,000	4,583		-		-	-
20 BOND AMORTIZATION SCHEDULE FEE	-	-	-		-		-	-
21 DISSEMINATION SERVICES (DISCLOSURE REPORT)	3,000	3,000	2,750		-		-	-
22 TRUSTEES FEES	7,112	7,112	7,704	3,556	3,558	1,778	3,558	-
23 AUDITING SERVICES	6,400	6,400	6,400	4,600	4,750		4,900	150
24 ARBITRAGE REBATE CALCULATION	-	-	-		2,500		2,500	-
25 LEGAL SERVICES - GENERAL	6,643	12,586	16,223	20,136	15,000	18,397	20,000	5,000
26 DISTRICT ENGINEER	4,505	21,984	12,503	2,460	15,000	3,268	15,000	-
27 INSURANCE - GEN.LIABILITY & PUBLIC OFFICIALS	33,153	34,837	39,057	54,687	68,188	70,907	80,000	11,812
28 INSURANCE - WORKERS COMPENSATION	3,792	4,356	4,026	3,799	5,500		-	(5,500)
29 LEGAL ADVERTISING	6,051	3,908	3,921	7,937	1,500	605	1,500	-
30 BANK FEES	-	-	1,804	600	1,500	-	1,500	-
31 CREDIT CARD DISCOUNT	195	227	424		200	-	200	-
32 DUES & LICENSES	175	175	175	175	175	175	175	-
33 POSTAGE	1,313	3,604	2,873	155	2,000	79	2,500	500
34 OFFICE SUPPLIES	631	345	2,362		-		-	-

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35 TAX COLLECTOR FEES	39,852	27,793	47,747		-		-	-
36 CONTINGENCIES	1,844	1,432	4,505	699	2,000	87	2,000	-
37 COI	-	4,000	-		-		-	-
38 TOTAL ADMINISTRATIVE EXPENDITURES	188,592	204,782	228,646	189,035	205,696	139,211	223,904	18,208
39								
40 UTILITIES:								
41 COMMUNICATION	32,482	34,231	39,908	33,027	35,748	15,641	38,000	2,252
42 WEBSITE	1,056	1,056	-		705		1,000	295
43 ADA WEBSITE COMPLIANCE	-	420	210	210	210	210	210	-
44 STREETLIGHTS	168,061	213,884	241,846	231,889	251,520	123,940	255,000	3,480
45 ELECTRICITY	63,288	69,694	82,593	74,180	95,280	40,502	95,280	-
46 PROPANE	-	-	-		400		-	(400)
47 WATER, SEWER UTILITY SERVICES	26,553	26,507	24,975	34,027	24,975	18,007	40,000	15,025
48 SOLID WASTE REMOVAL	7,656	7,345	9,439	8,553	9,439	5,287	12,000	2,561
49 SEWER LIFT STATION	20,497	2,390	5,031	11,405	5,000	1,020	5,000	-
50 TOTAL UTILITIES	319,593	355,527	404,002.19	393,292	423,277	204,607	446,490	23,213
51								
52 SECURITY OPERATIONS								
53 SECURITY STAFFING CONTRACT SERVICES	302,398	393,605	429,411	354,559	411,840	178,920	415,000	3,160
54 SUMMER TIME POOL GUARD	-	-	-		24,480	-	24,480	-
55 ROVER SECURITY SERVICES			499	91,787		-	-	-
56 CONTRACTUAL VIRTUAL GUARD	88,908	71,020	55,768	63,946	66,912	23,608	66,912	-
57 OFF DUTY POLICING	14,686	14,949	12,051	12,038	16,000		16,000	-
58 SECURITY CONTINGENCY							-	
59 TOTAL SECURITY OPERATIONS	405,992	479,574	497,729	522,330	519,232	202,528	522,392	3,160
60								
61 FIELD OFFICE ADMINISTRATION								
62 FIELD MANAGER	63,365	63,200	65,768	50,454	79,000	29,361	200,000	121,000
63 ASSISTANT FIELD MANAGER	6,847	152	-	2,306	18,500	1,198	-	(18,500)
64 OFFICE ADMINISTRATOR	48,044	47,204	54,234	65,305	68,237	39,005	-	(68,237)
65 PAYROLL TAXES	11,569	11,147	14,170	11,700	15,000	5,083	-	(15,000)
66 SEASONAL DECORATIONS	40,500	60,000	58,950	58,950	60,000	58,950	55,000	(5,000)
67 BEACH CLUB OFFICE EQUIPMENT	2,845	4,024	5,503	4,043	4,500	2,829	4,500	-
68 BEACH CLUB OFFICE SUPPLIES	5,178	3,492	4,250	4,976	4,500	2,411	4,500	-
69 BEACH CLUB GYM SUPPLIES	20,495	18,237	4,911	9,682	19,000	8,970	19,000	-

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70 GUARD OFFICE EQUIPMENT	-	230	-	-	1,000		1,000	-
71 GUARD OFFICE SUPPLIES	467	336	244	2,947	1,500	171	1,500	-
72 COMMUNITY EVENT SUPPLIES	10,623	18,364	13,658	14,573	18,000	7,578	18,000	-
73 POOL & BEACH CLUB ATTENDANTS	35,049	32,475	23,785	28,548	26,000	10,015	-	(26,000)
MISCELLANEOUS FIELD EXPENSE - FURNITURE AND COURT								
74 RESURFACE	-	-	9,450	3,392	87,000	1,109	-	(87,000)
75 FIELD OFFICE ADMINISTRATION-OTHER							-	
76 WEIR PROJECT	-		-	-	350,000	32,200	-	(350,000)
77 TOTAL FIELD OFFICE ADMINISTRATION	244,982	258,861	254,923	256,876	752,237	198,881	303,500	(448,737)
78								
79 LANDSCAPE MAINTENANCE								
80 LANDSCAPE MAINTENANCE	462,585	473,801	490,148	345,051	348,000	172,372	350,000	2,000
81 MULCH	-	3,150	-	19,245	50,000	-	75,000	25,000
82 LANDSCAPE REVIEW CONTRACT	-		2,000	3,000	-	-	-	-
83 BEACH SAND	-	2,385	-	7,343	6,000	-	6,000	-
84 ANNUALS & SEASONAL PLANT INSTALLATION	2,416	4,520	4,000	5,240	7,500	1,750	7,500	-
85 PLANT REPLACEMENT	38,313	25,272	21,127	18,584	25,000	456	25,000	-
86 SOD REPLACEMENT	3,387	480			5,000	2,466	5,000	-
87 WELL MAINTENANCE - IRRIGATION	614	240	5,659	2,200	3,000		3,000	-
88 IRRIGATION - MAINTENANCE	7,074	15,414	20,311	12,794	7,500	3,590	7,500	-
89 TREE REMOVAL, REPLACEMENT & MAINTENANCE	14,613	38,222	47,543	22,850	24,000	18,122	24,000	-
90 LAKE & POND MAINTENANCE	45,750	47,165	49,291	59,441	57,600	28,800	60,000	2,400
91 TOTAL FIELD OFFICE ADMINISTRATION	574,752	610,649	640,079	495,748	533,600	227,556	563,000	29,400
92								
93 FACILITIES MAINTENANCE								
94 OUTSIDE FACILITIES MAINTENANCE	20,887	60,722	108,514	15,556	50,000	4,484	50,000	-
95 CAPITAL REINVESTMENT NOTE 2022 REPAYMENT	-	145,396	160,943	155,706	152,000	5,440	145,323	(6,677)
96 CAR & CART REPAIRS AND MAINTENANCE	9,036	10,140	10,390	11,443	9,000	623	9,000	-
97 RENTALS & LEASES	13,411	18,368	22,418	10,582	10,740	4,116	10,824	84
98 CLEANING	15,062	18,443	18,590	19,117	27,560	19,539	35,000	7,440
99 PEST CONTROL	1,529	1,800	2,000	1,300	1,950	350	2,340	390
100 SECURITY GATE MAINTENANCE & REPAIR	11,376	14,077	9,855	6,033	5,000	12,473	10,000	5,000
101 SECURITY GATE MAINTENANCE & REPAIR - CACHET	1,621	2,438	5,319	-	2,550	-	2,550	-
102 MONUMENTS AND SIGNS	3,016	2,624	584	2,320	4,000	8,036	6,000	2,000
103 FOUNTAINS	810	12,045	1,200	4,294	5,000	1,475	8,000	3,000

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104 STORM WATER DRAINAGE	16,391	5,011	22,950	22,800	30,000	1,753	30,000	-
105 RECREATIONAL EQUIP. MAINTENANCE & REPAIR	30,868	16,622	22,832	27,732	15,000	4,614	15,000	-
106 BUILDING EQUIPMENT MAINTENANCE & REPAIR	8,178	14,939	8,727	42,865	10,000	5,384	10,000	-
107 PRESSURE WASHING	685	1,250	1,500	875	7,500		7,500	-
108 FACILITIES MAINTENANCE CONTINGENCY					248,000		384,860	136,860
109 CONTINGENCY FOR END OF YEAR					90,000	46,211	40,000	(50,000)
110 PAVER, STREETS AND SIDEWALKS REPAIRS, CLEANING	86,247	59,866	42,252	36,004	125,000	28,452	125,000	-
111 TOTAL FACILITIES MAINTENANCE	219,117	383,741	438,075	356,627	793,300	142,949	891,397	98,097
112								
113 FACILITIES MAINTENANCE (POOL)								
114 POOL MAINTENANCE	21,417	23,395	22,969	19,650	25,500	13,400	39,000	13,500
115 POOL REPAIRS	2,386	7,204	1,583	10,728	7,000	1,200	12,000	5,000
116 POOL HEATER UTILITIES	11,955	7,873	2,253	926	5,000	485	5,000	-
117 POOL PERMIT	275	273	275	275	575		575	-
118 TOTAL FACILITIES MAINTENANCE (POOL)	36,033	38,745	27,081	31,580	38,075	15,085	56,575	18,500
119								
120 RESERVE								
121 RESERVE STUDY							-	
122 TOTAL RESERVE	-	-	-	-	-	-	-	-
123								
124 TOTAL EXPENDITURES BEFORE FINANCING SOURCES/USES	1,989,061	2,331,879	2,490,535	2,245,486	3,265,417	1,130,816	3,007,258	(258,159)
125								
126 OTHER FINANCING SOURCES/USES								
127 INCREASE IN FUND BALANCE - WEIR PROJECT	3,538	-	-	53,784	-	-	-	-
128 INCREASE IN FUND BALANCE - OPERATING RESERVE				67,527	50,000	-	50,000	-
130 TOTAL OTHER FINANCING USES	3,538	-	-	121,311	50,000	-	50,000	-
131								
132 TOTAL EXPENDITURES	1,992,599	2,331,877	2,490,535	2,366,797	3,315,417	1,130,816	3,057,258	(258,159)
133								
134 III. FUND BALANCE								
135 NET CHANGE IN FUND BALANCE	290,326	(1,606,903)	(37,955)	247,938	-	1,436,559	-	
136 FUND BALANCE - BEGINNING	252,368	542,694	919,325	881,370	1,250,619	1,250,619	1,300,619	
137 INCREASE IN FUND BALANCE				121,311	50,000		50,000	
138 LESS WEIR PROJECT FUND BALANCE FORWARD						(32,200)	-	
139 FUND BALANCE ENDING	542,694	(1,064,209)	881,370	1,250,619	1,300,619	2,654,978	1,350,619	-

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140 **FUND BALANCE USES:**
 141 NONSPENDABLE - PREPAIDS & DEPOSITS (AMTS IN FY 2022
 142 ARE FROM THE AUDIT)
 143 FUND BALANCE RESERVED
 144 ASSIGNED - 3 MONTHS WORKING CAPITAL AT BOY - GFOA
 145 NOW ADVISES 2 MONTHS FOR FY 2025 LESS WEIR PROJECT
 146 ASSIGNED FOR WEIR
 147 BALANCE CARRIED FORWARD
 148 UNASSIGNED FUND BALANCE
 149 **TOTAL FUND BALANCE USE**

ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED FY 2025	ACTUAL THRU 03.31.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
106,368	101,092	23,154	28,348	31,165	32,943	32,943	
		769,385	-	50,000	-	50,000	
-	360,000	-	569,245	435,903	445,513	509,543	
		-	360,000	400,000	367,800	-	
436,326	458,233	88,831	293,026	383,551	1,808,722	758,133	
\$ 542,694	\$ 919,325	\$ 881,370	\$ 1,250,619	\$ 1,300,619	\$ 2,654,978	\$ 1,350,619	\$ -

FY 2026 Project List

Project	Amount	FY 2026 Project Costs	\$ 432,860.00	Remaining Balance	Project Lists
1 HVHC Replacement (FY 2026)	\$ 30,000.00				
2 Additional Fountain Maintenance Cross Creek	\$ 18,000.00				
		Budget Line			
		Facilities Maitnenance			
3 Replace wall sconces	\$ 18,860.00	108 Contingency	\$ 384,860.00	\$ 384,860.00	
4 Refurbish club house interior (furniture replace sofas and love seats, lighting)	\$ 100,000.00			\$ (18,860.00)	Replace wall sconces
5 Interior Designer	\$ -			\$ (100,000.00)	Refurbish club house interior (furniture
6 Pavers	\$ -			\$ -	replace sofas and love seats, lighting)
7 Sidewalks	\$ 100,000.00			\$ -	Interior Designer
8 Landscaping	\$ 100,000.00			\$ (100,000.00)	Pavers
9 Mulch	\$ -			\$ (100,000.00)	Sidewalks
10 Pickleball courts (roller hockey rink)	\$ -			\$ -	Landscaping
11 Pool Furniture Maintenance	\$ 10,000.00			\$ -	Mulch
12 Gym equipment replacement (2 treadmills and eliptical)	\$ 30,000.00			\$ (10,000.00)	Pickleball courts (roller hockey rink)
13 3 District computers (laptops, docking stations, and monitors)	\$ 7,000.00			\$ (30,000.00)	Pool Furniture Maintenance
14 Audio system and ZOOM	\$ 8,000.00			\$ (7,000.00)	Gym equipment replacement (2
15 Repair, power wash & painting of the monuments (need head count)	\$ 6,000.00			\$ (8,000.00)	treadmills and eliptical)
16 Additional folding tables and chairs	\$ -			\$ (6,000.00)	3 District computers (laptops, docking
17 Ice maker and freezer maintenance	\$ -			\$ -	stations, and monitors)
18 Replace exit gate arms Morris Bridge and entrance at Cross Creek	\$ 5,000.00			\$ -	Audio system and ZOOM
19 Pedestrian Walkway	\$ -			\$ (5,000.00)	Repair, power wash & painting of the
20 Patio and stairs deck	\$ -			\$ -	monuments (need head count)
				\$ -	Additional folding tables and chairs
				\$ -	Ice maker and freezer maintenance
				\$ -	Replace exit gate arms Morris Bridge
				\$ -	and entrance at Cross Creek
				\$ -	HVHC Replacement (FY 2026)
				\$ -	Additional Fountain Maintenance Cross
				\$ -	Creek
Total	\$ 432,860.00			\$ -	

Budget Line	Budget Expense	Remaining Balance	Project Lists
94 Outside Facilities Maintenance	\$ 50,000.00	\$ 50,000.00	
		\$ (30,000.00)	HVHC Replacement (FY 2026)
		\$ (18,000.00)	Additional Fountain Maintenance
		\$ 2,000.00	Cross Creek

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

1. GF Budget & Total Assessment

Total O&M Expenditures - Less Interest & Miscellaneous, Fund Transfer, and Cachet Isles	\$	3,024,707.70
Plus: Early Payment Discount (4%)	\$	128,710.97
Plus: County Collection Fees (2%)	\$	64,355.48
Total Assessment, gross	\$	3,217,774.15
Total Cachet Isle	\$	2,550.21
Plus: Early Payment Discount (4%)	\$	108.52
Plus: County Collection Fees (2%)	\$	54.26
Total Cachet Isle, gross	\$	2,712.99

2. GF Assessment per Unit

Total O&M Assessment, gross	\$	3,217,774.15
Total O&M ERU Count		961
O&M Assessment per O&M ERU, gross	\$	3,348.36
Total Cachet Isles, gross	\$	2,712.99
Total Cachet Isles ERU Count		56.20
Cachet Isles per Unit, gross	\$	48.27

3. GF Assessment Allocation 2026

ERU ASSMNT TYPE	Number of Units	O&M ERU	C.I. ERU	O&M Assmt per Unit, gross	Cachet Isles, gross	Total GF Assmt, gross
1 O&M 0 C.I.	904	904	-	\$ 3,348.36	\$ -	\$ 3,348.36
1 O&M 1 C.I.	13	13	13.00	\$ 3,348.36	\$ 48.27	\$ 3,396.63
1 O&M 1.2 C.I.	36	36	43.20	\$ 3,348.36	\$ 57.93	\$ 3,406.29
2 O&M 0 C.I.	4	8	-	\$ 6,696.72	\$ -	\$ 6,696.72
TOTAL	957	961	56.20			

*C.I. -Cachet Isles

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

ERU ASSMNT TYPE	FY 2025 O&M per Unit, gross	FY 2026 O&M per Unit, gross	\$ Change	% Change	Mo Change
1 O&M 0 C.I.	\$ 2,859.24	\$ 3,348.36	\$ 489.12	17.11%	\$ 40.76
1 O&M 1 C.I.	\$ 2,859.24	\$ 3,348.36	\$ 489.12	17.11%	\$ 40.76
1 O&M 1.2 C.I.	\$ 2,859.24	\$ 3,348.36	\$ 489.12	17.11%	\$ 40.76
2 O&M 0 C.I.	\$ 5,718.48	\$ 6,696.72	\$ 978.24	17.11%	\$ 81.52

STATEMENT 3
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL AMOUNT
ADMINISTRATIVE EXPENSES				
SUPERVISORS FEES		1511001	Chapter 190 of the Florida Statutes sets pay at \$200 per Supervisor for each meeting of the Board of Supervisors, not to exceed \$4,800 per Supervisor for each fiscal year. Estimated 5 Supervisors to be in attendance for 12 meetings. The budget considers an additional \$2,000 to account for 5 Board Members attending 2 additional meetings.	\$ 14,000
PAYROLL SERVICE FEE		1511117	Payroll for District employees is provided by ADP Corporation based on a monthly average of \$320 per month (Per Michelle-Shima needs to call ADP)	\$ 5,000
PAYROLL TAXES		1511115	FICA - tax is currently 7.65% of Payroll.	\$ 1,071
DISTRICT MANAGEMENT	Kai	1513020	Kai specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bonds and operate & maintain the assets of the community.	\$ 70,000
ASSESSMENT ROLL PREPARATION		1510081	Services for preparing, maintaining and transmitting the annual lien roll with the annual special assessment amounts for the operating, maintenance and capital assessments. This was titled "financial consulting services" in the previous fiscal year.	\$ -
BOND AMORTIZATION SCHEDULE FEE	US Bank	1513029	The bond amortization schedule fee covers the cost of preparing detailed schedules for bond amortization	\$ -
DISSEMINATION SERVICES (DISCLOSURE REPORT)		1513125	The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934.	\$ -
TRUSTEES FEES	US Bank	1513030	Annual fees paid to U.S. Bank for acting as trustee, paying agent and registrar.	\$ 3,558
AUDITING SERVICES	DiBartolomeo	1510220	The District is required to undertake an independent examination of its books, records and accounting procedures each year. The District has engaged Grau and Associates, Inc. to provide this service.	\$ 4,900
ARBITRAGE REBATE CALCULATION		1513028	To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	\$ 2,500
LEGAL SERVICES - GENERAL	Straley, Robin, Vericker	1514010	Straley, Robin, PA., provides on-going general counsel and legal representation. Attorneys attend the noticed Board meetings in order to anticipate and deal with possible legal issues as they may arise and to respond to questions. In this capacity, as local government lawyers, realize that this type of local government is very limited in its scope - providing infrastructure and service to development.	\$ 20,000
DISTRICT ENGINEER	Johnson Engineering	1510140	Stantec, Inc. provides an array of engineering, consulting, and construction services to the District, assisting it in crafting solutions with sustainability for the long-term interests of the community, while recognizing the needs of the government, environment and maintenance of the community's facilities.	\$ 15,000
INSURANCE - GENERAL LIABILITY & PUBLIC OFFICIALS	EGIS	1510260	The District carries public officials and general liability insurance with a limit of liability set at \$1,000,000 for general liability (\$2,000,000 general aggregate) and \$1,000,000 for public officials liability. Takes into account adding the perimeter fence and playgrounds (damage).	\$ 80,000
INSURANCE - WORKERS COMPENSATION	EGIS	1513110	The District's worker's compensation for the District employees.	\$ -
LEGAL ADVERTISING		1513055	The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	\$ 1,500
BANK FEES	Truist Bank	1513035	Bank charges incurred during the year.	\$ 1,500
CREDIT CARD DISCOUNT		1513034		\$ 200
DUES & LICENSES	DEO	1510300	Annual fee paid to the Florida Department of Economic Opportunity.	\$ 175

STATEMENT 3
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL AMOUNT
POSTAGE	Cross Creek Pack & Ship	1510301	For mailing out agenda packages and debt service payments.	\$ 2,500
OFFICE SUPPLIES				\$ -
TAX COLLECTOR			The tax collector's fee is 2% of assessments collected.	\$ -
CONTINGENCIES		1513036	Automated AP routing and miscellaneous items.	\$ 2,000
COI				\$ -
UTILITIES:				
COMMUNICATION	Charter, Spectrum, CIO Tech, & Frontier	1541003	Intended to provide for the cost of communications related provider for phone, cable, internet etc. at the Beach Club and gatehouses. The current vendors include Charter/Spectrum which approximates \$1,290 monthly. CIO Technologies approximately \$725 per month, and Frontier at \$990. Covers the cost of phone, internet, and cable services at the Beach Club and gatehouses. Current vendors include Charter/Spectrum (\$1,290/month), CIO Technologies (\$725/month), and Frontier (~\$990/month).	\$ 38,000
WEBSITE	Strange Zone	1513014	Intended to cover the cost associated with annual registration and maintenance of the District's website.	\$ 1,000
ADA WEBSITE COMPLIANCE	ADA Site Compliance	1520097	ADA website compliance ensures that a website is accessible to people with disabilities, in accordance with the standards set by the Americans with Disabilities Act.	\$ 210
STREETLIGHTS	TECO	1520098	Intended to cover the cost paid to TECO for the District's streetlight maintenance and power. Average monthly bill is \$20,980	\$ 255,000
ELECTRICITY (AMENITIES)	TECO	1531030	Intended to cover the cost for electricity at all the District's facilities. Average monthly bill is \$6,820, totaling \$81,840. Additional \$13,440 included to account for cost increases and additional projects.	\$ 95,280
PROPANE		1531040	Intended to cover the cost of propane for the District's facilities.	\$ -
WATER, SEWER UTILITY SERVICES	City of Tampa Utilities	1533010	Funds allocated to support utility expenditures associated with water and sewer services for District-operated facilities; reflects an average monthly obligation of \$3,005.	\$ 40,000
SOLID WASTE REMOVAL	WM CORP	1534010	Covers the recurring monthly cost of solid waste services, including the Beach Club dumpster and the port-o-let provided for the landscape maintenance contractor; total monthly expenditure averages \$784. Includes additional \$1,192 for cost increase	\$ 12,000
SEWER LIFT STATION	Star Environmental	1534020	Provides funding for the operation and routine maintenance of the District's lift station. Star Environmental currently charges a fixed monthly service fee of \$85. An additional \$3,980 has been budgeted to accommodate anticipated maintenance and repair needs beyond the standard service.	\$ 5,000
SECURITY OPERATIONS				
SECURITY STAFFING CONTRACT SERVICES	JCS INVESTIGATIONS	1521010	The District contracts with JCS to provide guardhouse staffing, roving patrols, and pool monitoring services.	\$ 415,000
SUMMER TIME POOL GUARD			To allow for pool guard services from May 1 thru September 31 7 days per week	\$ 24,480
ROVER SECURITY SERVICES		1521005	Provides funding for contracted security services through Rover Security Services, including community patrols and access control as applicable.	\$ -
CONTRACTUAL VIRTUAL GUARD	Envera	1521029	Covers virtual guard services at guardhouses, beach club and pool; total monthly expense is \$4,900. Includes an additional amount of \$8,148 for additional costs such as barcodes and video pulls.	\$ 66,912

STATEMENT 3
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL AMOUNT
OFF DUTY POLICING		1521030	Covers the costs of engaging off duty Police for periodic traffic law enforcement within the community.	\$ 16,000
SECURITY CONTINGENCY			Intended to cover miscellaneous security expenses incurred throughout the fiscal year.	\$ -
FIELD OFFICE ADMINISTRATION				
FIELD MANAGER	JCS Investigations	1513012	The District directly employs an on-site Field Manager who oversees and directs contract service providers, operates and maintains various District facilities and attends District Board and certain committee meetings providing updates, reports and recommendations. This includes the assistant field manager, office administrator, and payroll taxes. Current contract is \$206,000 less client relationship discount of \$11,500, \$194,500.	\$ 200,000
ASSISTANT FIELD MANAGER		1513013	Assists field manager; Found contract that states. This position is contracted out through JCS and no longer applicable.	\$ -
OFFICE ADMINISTRATOR		1513016	The District directly employs an on-site Office Administrator who, among other things, provides oversight of daily operations and administers the use of the Beach Club facilities, interacts with residents and visitors regarding concerns and inquiries, oversees and coordinates various resident communication venues, receives, reviews and coordinates approval of invoices weekly with Management company and attends District Board and certain committee meetings providing updates, reports and recommendations. This position is contracted out through JCS and no longer applicable.	\$ -
PAYROLL TAXES		1511115	Intended to provide for the cost of payroll taxes associated with the onsite employee payroll. This position is contracted out through JCS and no longer applicable.	\$ -
SEASONAL DECORATIONS	Illuminations Holiday Decorations	1541040	Intended to provide for the supply and install of seasonal decorations at the District Facilities per contract for 3 years beginning in FY 2026	\$ 55,000
BEACH CLUB OFFICE EQUIPMENT		1541041	Intended to provide for the purchase and/or leasing of miscellaneous office equipment.	\$ 4,500
BEACH CLUB OFFICE SUPPLIES		1541092	Intended to provide for miscellaneous office supplies.	\$ 4,500
BEACH CLUB GYM SUPPLIES		1541094	Intended to provide for lease and maintenance of certain equipment as well as miscellaneous supplies.	\$ 19,000
GUARD OFFICE EQUIPMENT		1541020	Intended to provide for the purchase and/or leasing of miscellaneous office equipment.	\$ 1,000
GUARD OFFICE SUPPLIES		1541021	Intended to provide for miscellaneous office supplies.	\$ 1,500
COMMUNITY EVENT SUPPLIES		1541800	Intended to provide for the cost of supplies associated with periodic special events.	\$ 18,000
POOL & BEACH CLUB ATTENDANTS		1513331	Intended to provide for the costs of part time employees to provide various services around the pool. This position is contracted out through JCS and no longer applicable.	\$ -
MISCELLANEOUS FIELD EXPENSE - FURNITURE AND COURT RESURFACE		1541090	Includes improvements made to the roller hockey rink, volleyball court, lighting for tennis courts 3 and 4, and playground covers within Capri Isles	\$ -
FIELD OFFICE ADMINISTRATION-OTHER				
WEIR PROJECT		2800001	Amount to be set aside for Weir Project	\$ -
LANDSCAPE MAINTENANCE				
LANDSCAPE MAINTENANCE	Landscape Maintenance Professionals, Inc.	1546001	The District contracts with a qualified and licensed contractor to provide landscape maintenance services within the District common areas and rights of way. Average \$28,880 per month. Added an additional \$2,388 for incidentals.	\$ 350,000

STATEMENT 3
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL AMOUNT
MULCH	Landscape Maintenance Professionals, Inc.	1546059	Annual mulching	\$ 75,000
BEACH SAND	Landscape Maintenance Professionals, Inc.	1546060	Intended to provide for the periodic replenishment of sand at the Beach Club beach.	\$ 6,000
ANNUALS & SEASONAL PLANT INSTALLATION	Landscape Maintenance Professionals, Inc.	1546005	Intended to provide for the seasonal installation of annual flowers at high focal point locations within the District's common areas and right of ways.	\$ 7,500
PLANT REPLACEMENT	Landscape Maintenance Professionals, Inc.	1546002	Intended to provide for the replacement of dead or deteriorated plants within the District's common areas and right of ways that are not the result of the maintenance contractor's negligence.	\$ 25,000
SOD REPLACEMENT	Landscape Maintenance Professionals, Inc.	1546003	Intended to provide for the replacement of dead or deteriorated sod within the District's common areas and right of ways that is not the result of the maintenance contractor's negligence.	\$ 5,000
WELL MAINTENANCE - IRRIGATION	Landscape Maintenance Professionals, Inc.	1537010	Intended to provide for the costs of repairs, maintenance and periodic replacements of well pumps, motors and controls.	\$ 3,000
IRRIGATION - MAINTENANCE	Landscape Maintenance Professionals, Inc.	1546041	Intended to provide for the costs of repairs and maintenance to the sprinkler systems within the District's common areas and right of ways that are not as a part of the landscape maintenance contract.	\$ 7,500
TREE REMOVAL, REPLACEMENT & MAINTENANCE	Landscape Maintenance Professionals, Inc.	1546006	Intended to provide for the costs of removing and/or replacing tree and maintenance within the District's common areas and right of ways.	\$ 24,000
LAKE & POND MAINTENANCE	Steadfast	1537005	The District contracts with a qualified and licensed contractor for the maintenance of algae, submersed vegetation, and nuisance bank grasses that if not properly maintained could otherwise impede the lake systems ability to properly receive, pre-treat and convey storm water as designed. Includes a COI.	\$ 60,000
FACILITIES MAINTENANCE				
OUTSIDE FACILITIES MAINTENANCE		1541091	Intended to provide for the costs of small equipment and supplies necessary in the day to day maintenance of various District facilities.	\$ 50,000
CAPITAL REINVESTMENT NOTE 2022 REPAYMENT		1546098	Semi annual payments are due 11.01 and 05.01. Debt Service for FY 2025 11.01.25 payment = \$2,683 and 05.01.2026 payment = \$142,640	\$ 145,323
CAR & CART REPAIRS AND MAINTENANCE		1541097	Intended to provide for the routine repairs and maintenance associated with the Patrol vehicle and maintenance cart.	\$ 9,000
RENTALS & LEASES	Navitas Credit Corp	1546099	Intended to cover the cost of a lease/purchase of 1 -half ton pickup and 3-utility carts for a 4 year term and replacement of roving patrol occurred in 2022. Payments are \$902 monthly	\$ 10,824
CLEANING	Sunshine Cleaning	1541093	Intended to provide for the routine cleaning of the gatehouses and Beach Club, based on a monthly rate of \$2,750. The budget contemplates an additional \$2,000 to account for a cost increase.	\$ 35,000
PEST CONTROL	Hughes Pest Control	1541095	Intended to provide for the periodic treatment for pests at the Beach Club and Gatehouses based on a contracted monthly rate of \$195.	\$ 2,340
SECURITY GATE MAINTENANCE & REPAIR		1541061	Intended to provide for the costs of repairs and maintenance to the gatehouses.	\$ 10,000
SECURITY GATE MAINTENANCE & REPAIR - CACHET		1541062	Intended to provide for the costs of repairs and maintenance to the gate and associated equipment specific to the entrance to Catchet Isle. (paid solely by the residents of Catchet Isles).	\$ 2,550

STATEMENT 3
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL AMOUNT
MONUMENTS AND SIGNS		1541015	Intended to provide for the repairs and maintenance of the entry monuments and roadway signage.	\$ 6,000
FOUNTAINS	Architectual Fountains	1541010	Intended to provide for the repairs and maintenance of the District's fountains. Architectual Fountains balances fountains at \$400 per quarter. The budget contemplates an additional funds for miscellaneous repairs.	\$ 8,000
STORM WATER DRAINAGE		1546063	Intended to provide for the periodic inspection and cleaning of the District's roadway drainage inlets and lake interconnecting pipes.	\$ 30,000
RECREATIONAL EQUIPMENT MAINTENANCE & REPAIR	Fitness Services of Florida	1539050	Intended to provide for repair and maintenance of the Districts recreational equipment at the Beach Club and Tennis Courts. Includes preventive maintenance of \$300 monthly.	\$ 15,000
BUILDING EQUIPMENT MAINTENANCE & REPAIR		1539051	Intended to provide for repair and maintenance of the Beach Club building and associated systems. Includes \$30,000 for replacement of 2 air conditioning units plus duct work at the amenities center.	\$ 10,000
PRESSURE WASHING		1546096	Intended to provide for the periodic pressure washing of the District's facilities. Contract is for \$875 when needed	\$ 7,500
FACILITIES MAINTENANCE CONTINGENCY			Line item for all additional projects with but not limited to the amenities, landscaping, and recreational facilities.	\$ 384,860
END OF THE YEAR CONTINGENCY				\$ 40,000
PAVER, STREETS AND SIDEWALKS REPAIRS, CLEANING		1160080	Intended to provide for periodic repair, maintenance and pressure washing of the Districts roadways, sidewalks, gutters and parking lots.	\$ 125,000
FACILITIES MAINTENANCE (POOL)				
POOL MAINTENANCE	Bandu	1541050	Intended to cover the cost associated with routine cleaning, water testing and water chemistry services at the District's pool. Bandu currently charges \$3,250 per month	\$ 39,000
POOL REPAIRS	Bandu	1541052	Intended to provide for repairs and maintenance to the District's pool pumps, motors and controls system. The budget also contemplates repairing all 4 water heaters at \$25,000.	\$ 12,000
POOL HEATER UTILITIES	Tampa Electric	1546094	Intended to provide for the seasonal utility costs associated with operating the heaters at the District's pool.	\$ 5,000
POOL PERMIT		1541054	Intended to cover the cost of renewing the Health Department permit associated with operating the District's pool.	\$ 575
CONTINGENCY FOR EOY		1541057	Contingency	\$ 50,000
RESERVE				
RESERVE STUDY			The FY 2026 budget includes a reserve contribution of \$445,000 in accordance with the Cory Lakes CDD Reserve Study. This amount represents the base funding needed to establish reserve levels after no contributions were made in FY 2025. The study assumes a 2.8% annual inflation rate, and recommends continuing contributions annually through FY 2044 to maintain adequate funding for the repair and replacement of major capital assets. The funding model follows a threshold strategy to ensure the reserve balance does not fall below 11% of projected expenditures in any given year.	\$ -
TOTAL EXPENDITURES				\$ 3,057,258

STATEMENT 4
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE REQUIREMENT

	SERIES 2013 TOTAL
REVENUE	
Special Assmnts - On Roll (Gross)	\$ 106,176.87
Special Assmnts - Discounts 4%	(4,247.07)
TOTAL REVENUE	101,929.80
EXPENDITURES	
ADMINISTRATIVE	
Assessmnt Collection Fee 2%	2,123.54
DEBT SERVICE	
Principal	
11/1/2026	30,000.00
Interest	
5/1/2026	30,743.75
11/1/2026	30,743.75
TOTAL EXPENDITURES	93,611.04
REVENUE OVER / (UNDER) EXPENDITURES	\$ 8,318.76

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

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Par Outstanding
11/01/2024	30,000	5.625%	32,431	62,431	62,431	1,060,000
05/01/2025		5.625%	31,588	31,588		1,060,000
11/01/2025	30,000	5.625%	31,588	61,588	93,175	1,030,000
05/01/2026		5.625%	30,744	30,744		1,030,000
11/01/2026	30,000	5.625%	30,744	60,744	91,488	1,000,000
05/01/2027		5.625%	29,900	29,900		1,000,000
11/01/2027	35,000	5.625%	29,900	64,900	94,800	965,000
05/01/2028		5.625%	28,916	28,916		965,000
11/01/2028	35,000	5.625%	28,916	63,916	92,831	930,000
05/01/2029		5.625%	27,931	27,931		930,000
11/01/2029	40,000	5.625%	27,931	67,931	95,863	890,000
05/01/2030		5.625%	26,806	26,806		890,000
11/01/2030	40,000	5.625%	26,806	66,806	93,613	850,000
05/01/2031		5.625%	25,681	25,681		850,000
11/01/2031	45,000	5.625%	25,681	70,681	96,363	805,000
05/01/2032		5.625%	24,416	24,416		805,000
11/01/2032	45,000	5.625%	24,416	69,416	93,831	760,000
05/01/2033		5.625%	23,150	23,150		760,000
11/01/2033	50,000	5.625%	23,150	73,150	96,300	710,000
05/01/2034		6.125%	21,744	21,744		710,000
11/01/2034	55,000	6.125%	21,744	76,744	98,488	655,000
05/01/2035		6.125%	20,059	20,059		655,000
11/01/2035	55,000	6.125%	20,059	75,059	95,119	600,000
05/01/2036		6.125%	18,375	18,375		600,000
11/01/2036	60,000	6.125%	18,375	78,375	96,750	540,000
05/01/2037		6.125%	16,538	16,538		540,000
11/01/2037	65,000	6.125%	16,538	81,538	98,075	475,000
05/01/2038		6.125%	14,547	14,547		475,000
11/01/2038	70,000	6.125%	14,547	84,547	99,094	405,000
05/01/2039		6.125%	12,403	12,403		405,000
11/01/2039	75,000	6.125%	12,403	87,403	99,806	330,000
05/01/2040		6.125%	10,106	10,106		330,000
11/01/2040	75,000	6.125%	10,106	85,106	95,213	255,000
05/01/2041		6.125%	7,809	7,809		255,000
11/01/2041	80,000	6.125%	7,809	87,809	95,619	175,000
05/01/2042		6.125%	5,359	5,359		175,000
11/01/2042	85,000	6.125%	5,359	90,359	95,719	90,000
05/01/2043		6.125%	2,756	2,756		90,000
11/01/2043	90,000	6.125%	2,756	92,756	95,513	0
Total	1,090,000				1,880,088	

Maximum Annual Debt Service 99,806.26

Footnote:

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

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

CDD Land Use/Phase	Number of Units	Series 2013	O&M	Cachet Isles	SERIES 2013, TOTAL	O&M, TOTAL	
x	67	-	-	-	-	-	-
O&M Cl	1	-	\$ 3,348.36	\$ 48.27	\$ -	\$ 3,348.36	\$ 48.27
O&M 1.2 Cl	1	-	\$ 3,348.36	\$ 57.93	\$ -	\$ 3,348.36	\$ 57.93
O&M	55	-	\$ 3,348.36	\$ -	\$ -	\$ 184,159.81	\$ -
1.1, 1.4 and 1.5	113	-	\$ 3,348.36	\$ -	\$ -	\$ 378,364.70	\$ -
1.1 Cl	5	-	\$ 3,348.36	\$ 48.27	\$ -	\$ 16,741.80	\$ 241.35
1.11 and 1.51	2	-	\$ 6,696.72	\$ -	\$ -	\$ 13,393.44	\$ -
1.2 Cl	35	-	\$ 3,348.36	\$ 57.93	\$ -	\$ 117,192.61	\$ 2,027.55
1.3 Cl	7	-	\$ 3,348.36	\$ 48.27	\$ -	\$ 23,438.52	\$ 337.89
2	121	-	\$ 3,348.36	\$ -	\$ -	\$ 405,151.58	\$ -
2.0 96B	1	-	\$ 3,348.36	\$ -	\$ -	\$ 3,348.36	\$ -
2.0 96AB	10	-	\$ 3,348.36	\$ -	\$ -	\$ 33,483.60	\$ -
2.1 96B	1	-	\$ 6,696.72	\$ -	\$ -	\$ 6,696.72	\$ -
3	91	-	\$ 3,348.36	\$ -	\$ -	\$ 304,700.78	\$ -
4	74	-	\$ 3,348.36	\$ -	\$ -	\$ 247,778.65	\$ -
5	234	-	\$ 3,348.36	\$ -	\$ -	\$ 783,516.29	\$ -
6	92	-	\$ 3,348.36	\$ -	\$ -	\$ 308,049.14	\$ -
7	115	942.11	\$ 3,348.36	\$ -	\$ 108,342.65	\$ 385,061.42	\$ -
	1,025		GRAND TOTAL, GROSS		\$108,342.65	\$3,217,774.15	\$2,712.99
			GRAND TOTAL, NET		101,842.09	3,024,707.70	2,550.21