



Cory Lakes

Community Development District

PROPOSED OPERATING BUDGET
OCTOBER 1, 2023 –
SEPTEMBER 30, 2024

Presented By:
breeze

Cory Lakes Community Development District



BUDGET DEVELOPMENT:

FLORIDA STATUTE 189.418:

The total amount available from taxation and other sources, including balances brought forward for prior fiscal years, must equal the total of appropriations for expenditures and reserves.

(A Balanced Budget)

Cory Lakes Community Development District



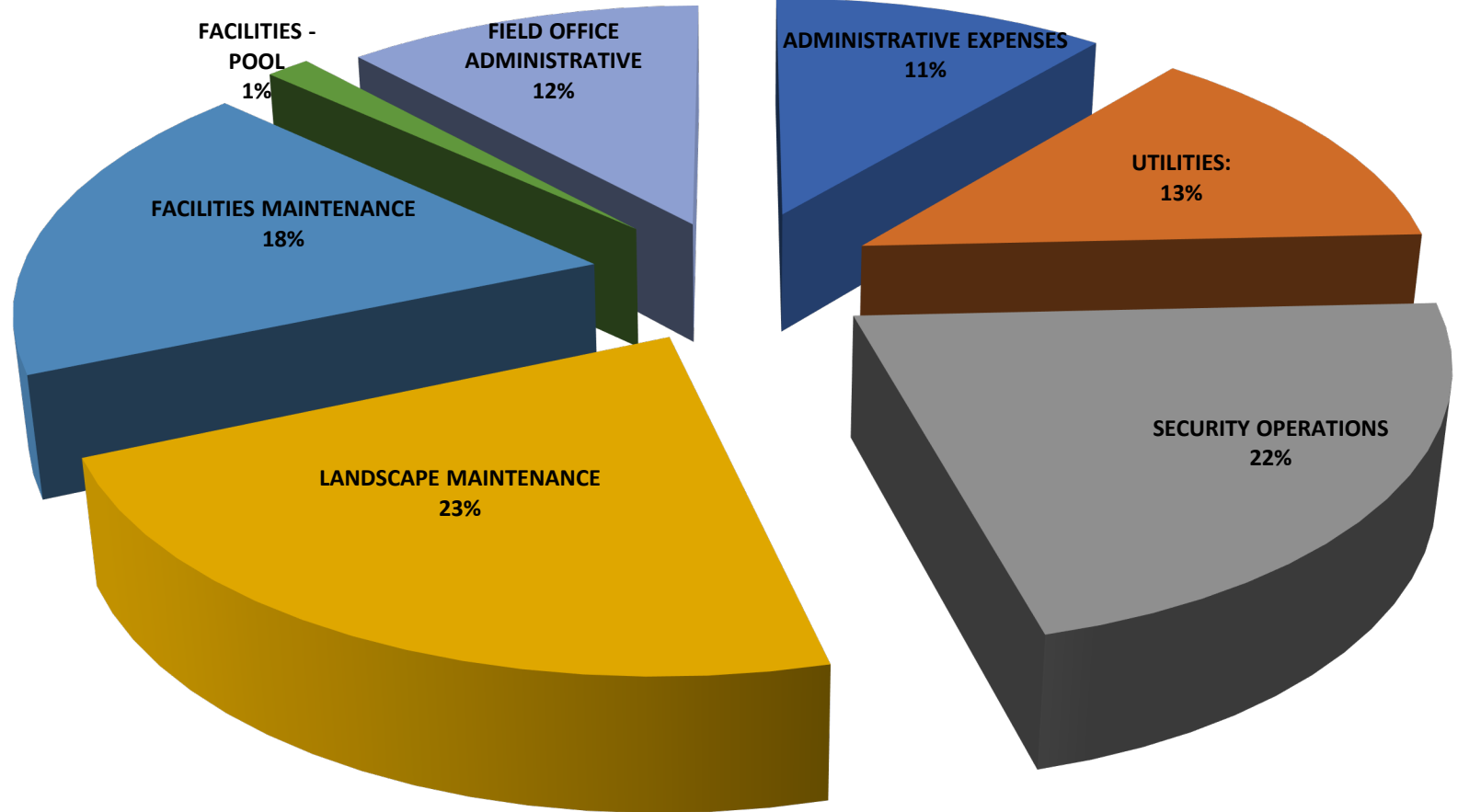
BOARD BUDGET DEVELOPMENT:

- ✓ 1. Review of Actual Expenditures of Prior Fiscal Years
- ✓ 2. Review of Contracts and Service Level Provided
- ✓ 3. Consideration of Future Service Needs

Cory Lakes



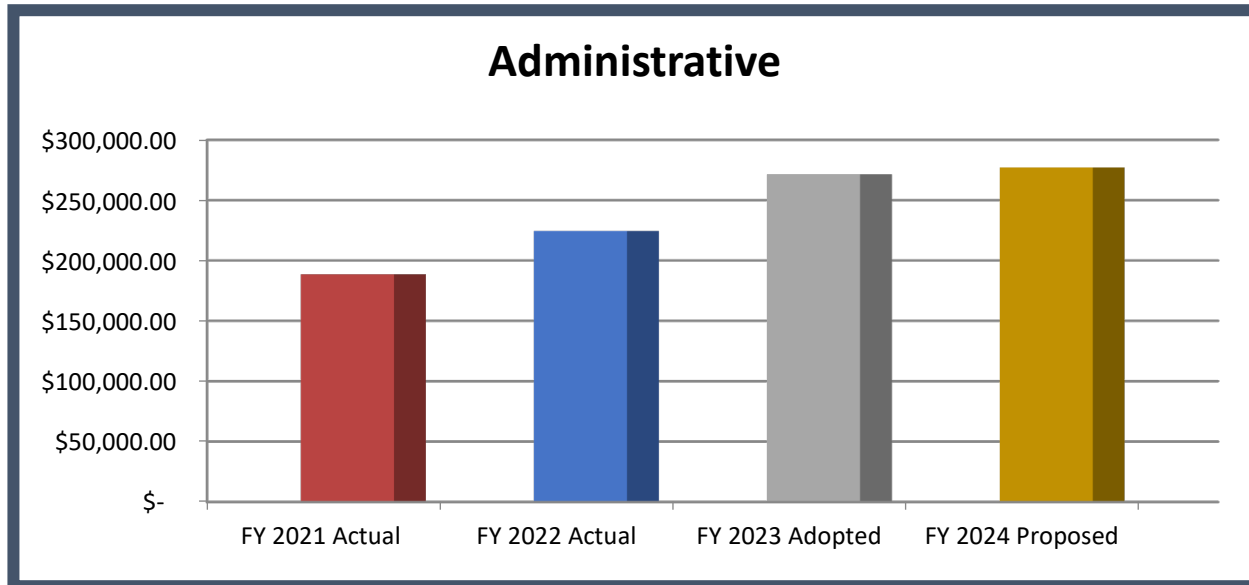
FY 2024 Expenditure Summary Net: \$2,508,591



Cory Lakes



Administrative: \$277,125



Cory Lakes

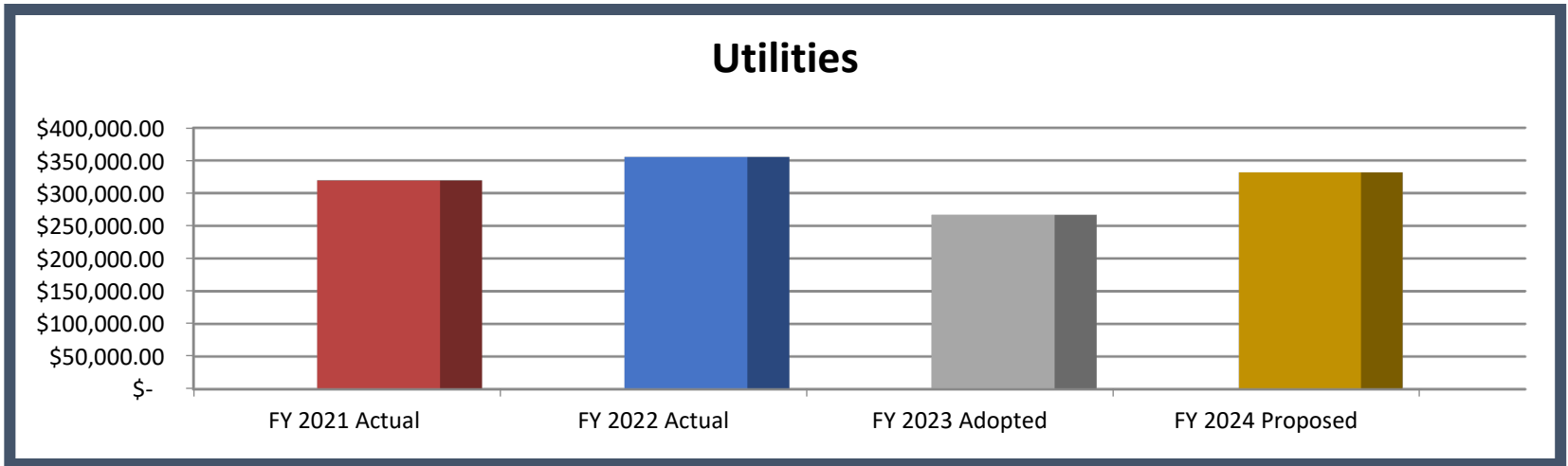
Administrative: 11% , Increase of \$5,644

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ADOPTED	FY 2024 PROPOSED	VARIANCE 2022 TO 2023
ADMINISTRATIVE EXPENSES					
SUPERVISORS FEES	12,200	11,400	12,000	12,000	-
PAYROLL SERVICE FEE	793	751	600	600	-
PAYROLL TAXES	933	872	1,225	1,225	-
DISTRICT MANAGEMENT	55,000	55,000	55,000	70,000	15,000
ASSESSMENT ROLL PREPARATION	5,000	5,000	5,000	-	(5,000)
BOND AMORTIZATION SCHEDULE FEE	-	-	1,500	-	(1,500)
DISSEMINATION SERVICES (DISCLOSURE REPORT)	3,000	3,000	3,000	-	(3,000)
TRUSTEES FEES	7,112	7,112	7,200	7,750	550
AUDITING SERVICES	6,400	6,400	6,400	6,400	-
ARBITRAGE REBATE CALCULATION	-	-	2,500	2,500	-
LEGAL SERVICES - GENERAL	6,643	12,586	10,000	10,000	-
DISTRICT ENGINEER	4,505	41,690	10,000	10,000	-
INSURANCE - GENERAL LIABILITY & PUBLIC OFFICIALS	33,153	34,837	42,000	40,500	(1,500)
INSURANCE - WORKERS COMPENSATION	3,792	4,356	5,500	5,500	-
LEGAL ADVERTISING	6,051	3,908	4,500	1,500	(3,000)
BANK FEES	-	-	1,500	1,500	-
CREDIT CARD DISCOUNT	195	227	200	200	-
DUES & LICENSES	175	175	175	175	-
POSTAGE	1,313	3,604	2,000	2,000	-
OFFICE SUPPLIES	631	345	-	-	-
TAX COLLECTOR	39,852	27,793	99,181	103,275	4,094
CONTINGENCIES	1,844	1,432	2,000	2,000	-
COI	-	4,000	-	-	-
TOTAL ADMINISTRATIVE EXPENDITURES	188,592	224,488	271,481	277,125	5,644

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UTILITIES: \$331,815



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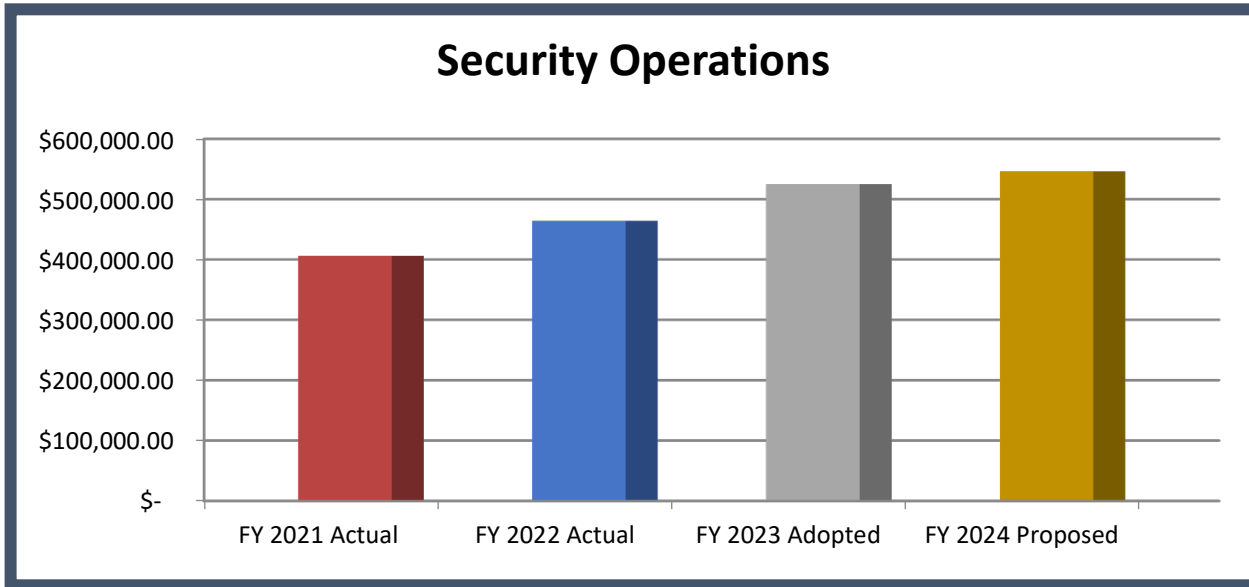
Utilities: 13% Increase : \$65,000

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ADOPTED	FY 2024 PROPOSED	VARIANCE 2022 TO 2023
UTILITIES:					
COMMUNICATION	32,482	34,186	20,000	20,000	-
WEBSITE	1,056	1,056	705	705	-
ADA WEBSITE COMPLIANCE	-	420	210	210	-
STREETLIGHTS	168,061	213,884	155,000	208,000	53,000
ELECTRICITY	63,288	69,624	60,000	75,000	15,000
PROPANE	-	-	400	400	-
WATER, SEWER & IRRIGATION	26,553	26,507	20,000	17,000	(3,000)
SOLID WASTE REMOVAL	7,656	7,345	8,000	8,000	-
SEWER LIFT STATION	20,497	2,390	2,500	2,500	-
TOTAL UTILITIES	319,593	355,412	266,815	331,815	65,000

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SECURITY OPERATIONS \$546,091



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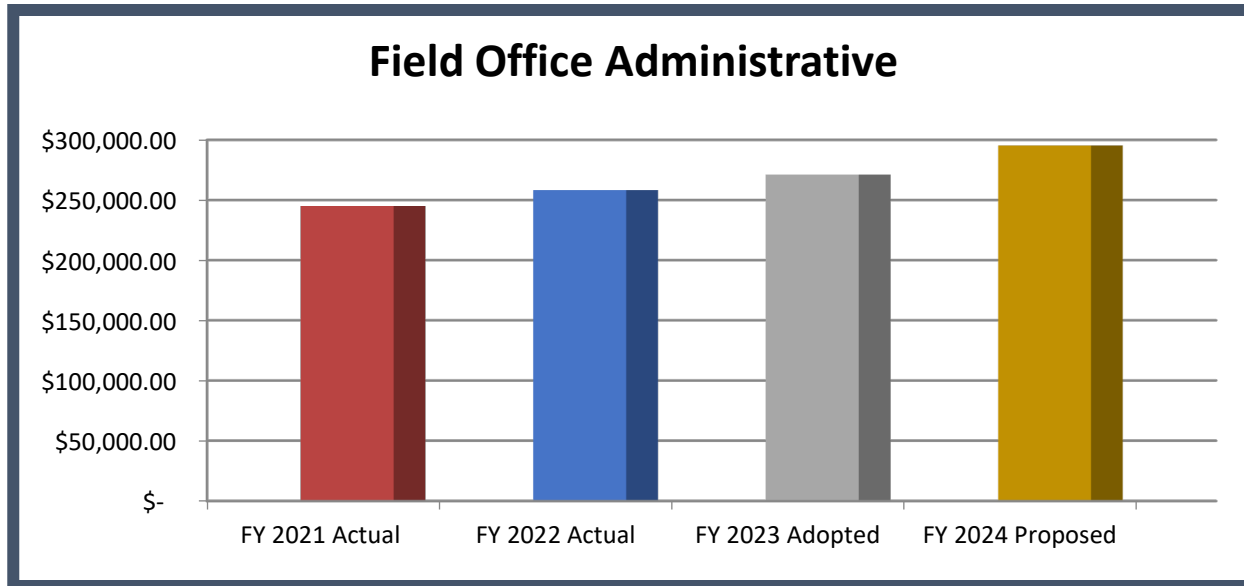
Security: 22%
Increase \$21,091

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ADOPTED	FY 2024 PROPOSED	VARIANCE 2022 TO 2023
SECURITY OPERATIONS					
SECURITY STAFFING CONTRACT SERVICES	302,398	379,450	445,000	466,091	21,091
CONTRACTUAL VIRTUAL GUARD	88,908	71,020	59,000	59,000	-
OFF DUTY POLICING	14,686	13,639	21,000	21,000	-
TOTAL SECURITY OPERATIONS	405,992	464,109	525,000	546,091	21,091

Cory Lakes



Field Office Administration: \$295,345



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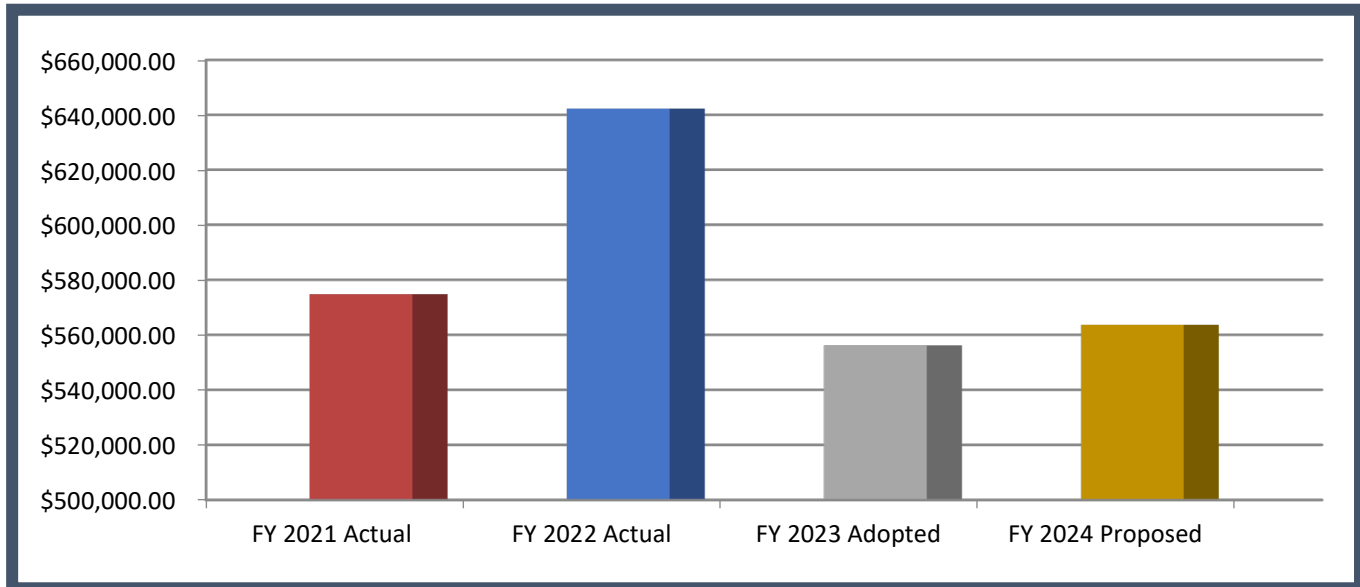
Field Office Administration: 12% Increase: \$24,245

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ADOPTED	FY 2024 PROPOSED	VARIANCE 2022 TO 2023
FIELD OFFICE ADMINISTRATION					
FIELD MANAGER	63,365	63,200	67,100	73,810	6,710
ASSISTANT FIELD MANAGER	6,847	152	-	-	-
OFFICE ADMINISTRATOR	48,044	47,204	53,900	62,595	8,695
PAYROLL TAXES	11,569	11,147	15,000	15,000	-
SEASONAL DECORATIONS	40,500	60,000	60,000	60,000	-
BEACH CLUB OFFICE EQUIPMENT	2,845	4,024	4,500	4,500	-
BEACH CLUB OFFICE SUPPLIES	5,178	3,103	3,000	4,500	1,500
BEACH CLUB GYN SUPPLIES	20,495	18,237	20,600	20,600	-
GUARD OFFICE EQUIPMENT	-	230	1,000	1,000	-
GUARD OFFICE SUPPLIES	467	336	1,500	1,500	-
COMMUNITY EVENT SUPPLIES	10,623	18,152	18,500	18,500	-
POOL & BEACH CLUB ATTENDANTS	35,049	32,475	26,000	26,000	-
MISCELLANEOUS FIELD EXPENSE - RESERVE STUDY	-	-	-	7,340	7,340
TOTAL FIELD OFFICE ADMINISTRATION	244,982	258,260	271,100	295,345	24,245

Cory Lakes



Landscape Maintenance: \$563,640



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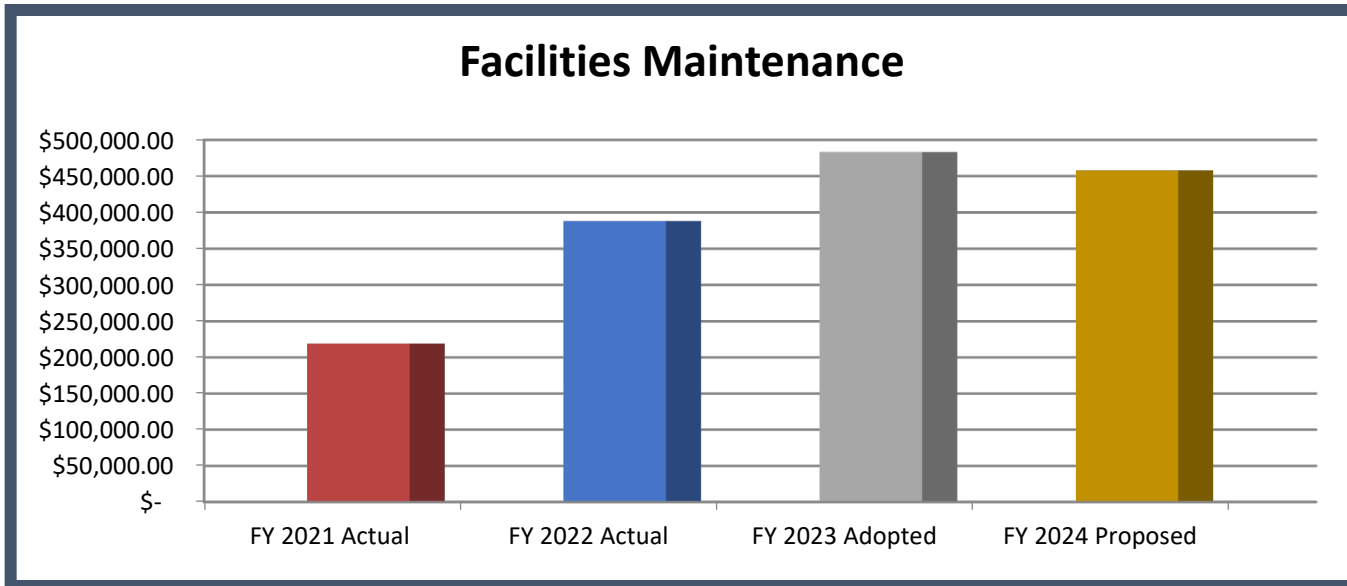
Landscape Maintenance: 23%
Increase: \$7,500

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ADOPTED	FY 2024 PROPOSED	VARIANCE 2022 TO 2023
LANDSCAPE MAINTENANCE					-
LANDSCAPING	462,585	502,887	407,000	419,000	12,000
MULCH	-	3,150	-	-	-
BEACH SAND	-	2,385	3,000	6,000	3,000
ANNUALS & SEASONAL PLANT INSTALLATION	2,416	6,520	5,000	7,500	2,500
PLANT REPLACEMENT	38,313	25,272	30,000	25,000	(5,000)
SOD REPLACEMENT	3,387	480	10,000	5,000	(5,000)
WELL MAINTENANCE - IRRIGATION	614	240	3,000	3,000	-
IRRIGATION - MAINTENANCE	7,074	15,414	7,500	7,500	-
TREE REMOVAL, REPLACEMENT & MAINTENANCE	14,613	38,762	35,000	35,000	-
LAKD & POND MAINTENANCE	45,750	47,165	55,640	55,640	-
TOTAL LANDSCAPE MAINTENANCE	574,752	642,275	556,140	563,640	7,500

Cory Lakes



Facilities Maintenance: \$458,000



Cory Lakes



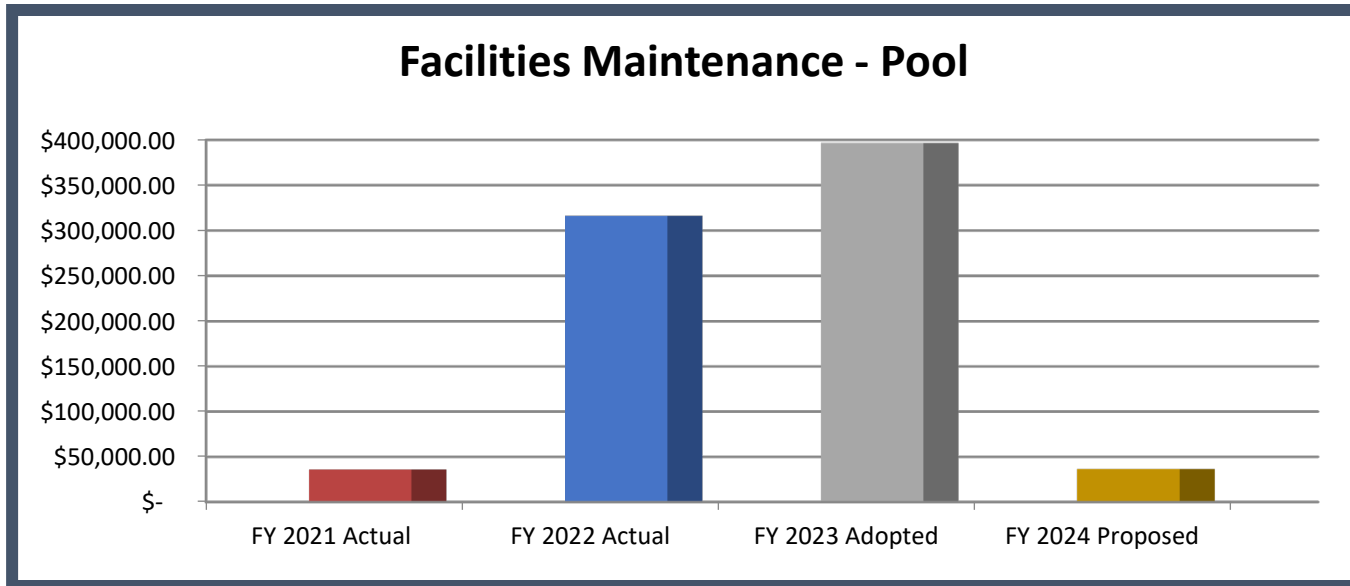
Facilities Maintenance : 18% Decrease\$25,236

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ADOPTED	FY 2024 PROPOSED	VARIANCE 2022 TO 2023
FACILITIES MAINTENANCE					
OUTSIDE FACILITIES MAINTENANCE	20,887	60,722	100,000	65,000	(35,000)
CAPITAL REINVESTMENT NOTE 2022 REPAYMENT	-	145,396	161,292	154,000	(7,292)
CAR & CART REPAIRS AND MAINTENANCE	9,036	10,090	6,000	6,000	-
RENTALS & LEASES	13,411	18,368	31,644	9,200	(22,444)
CLEANING	15,062	18,443	16,000	20,000	4,000
PEST CONTROL	1,529	1,800	1,800	1,800	-
SECURITY GATE MAINTENANCE & REPAIR	11,376	14,077	5,000	5,000	-
SECURITY GATE MAINTENANCE & REPAIR - CACHET	1,621	2,438	2,000	2,500	500
MONUMENTS AND SIGNS	3,016	2,624	5,000	5,000	-
FOUNTAINS	810	11,645	7,000	7,000	-
STORM WATER DRAINAGE	16,391	5,011	35,000	35,000	-
RECREATIONAL EQUIPMENT MAINTENANCE & REPAIR	30,868	16,622	15,000	15,000	-
BUILDING EQUIPMENT MAINTENANCE & REPAIR	8,178	14,937	15,000	15,000	-
PRESSURE WASHING	685	1,250	7,500	7,500	-
PAVER, STREETS AND SIDEWALKS REPAIRS, CLEANING	86,247	64,678	75,000	110,000	35,000
TOTAL FACILITIES MAINTENANCE	219,117	388,101	483,236	458,000	(25,236)

Cory Lakes



Facilities Maintenance Pool: \$36,575



Cory Lakes



Facilities Maintenance-Pool: 1%
Decrease: \$360,000 in Capital Improvement Program

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ADOPTED	FY 2024 PROPOSED	VARIANCE 2022 TO 2023
FACILITIES MAINTENANCE (POOL)					
POOL MAINTENANCE	21,417	25,395	21,000	21,000	-
POOL REPAIRS	2,386	7,204	7,000	7,000	-
POOL HEATER UTILITIES	11,955	7,873	8,000	8,000	-
POOL PERMIT	275	275	575	575	-
CAPITAL IMPROVEMENT PROGRAM	-	275,608	360,000	-	(360,000)
TOTAL FACILITIES MAINTENANCE (POOL)	36,033	316,355	396,575	36,575	(360,000)

Cory Lakes



FY 2024 Proposed Assessments, Average Increase \$105.92

CDD Land Use/Phase	Number of Units	Series 2013			O&M	CPF	Cachet Isles
		Series 2017	REF	Series 2013			
x	67	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
O&M CI	1	\$0.00	\$0.00	\$0.00	\$2,683.82	\$0.00	\$48.27
O&M 1.2 CI	1	\$0.00	\$0.00	\$0.00	\$2,683.82	\$0.00	\$57.93
O&M	55	\$0.00	\$0.00	\$0.00	\$2,683.82	\$0.00	\$0.00
1.1, 1.4 and 1.5	113	\$0.00	\$0.00	\$0.00	\$2,683.82	\$0.00	\$0.00
1.1 CI	5	\$0.00	\$0.00	\$0.00	\$2,683.82	\$0.00	\$48.27
1.11 and 1.51	2	\$0.00	\$0.00	\$0.00	\$5,367.65	\$0.00	\$0.00
1.2 CI	35	\$0.00	\$0.00	\$0.00	\$2,683.82	\$0.00	\$57.93
1.3 CI	7	\$0.00	\$0.00	\$0.00	\$2,683.82	\$0.00	\$48.27
2	121	\$0.00	\$0.00	\$0.00	\$2,683.82	\$0.00	\$0.00
2.0 96B	1	\$0.00	\$0.00	\$0.00	\$2,683.82	\$0.00	\$0.00
2.0 96AB	10	\$0.00	\$0.00	\$0.00	\$2,683.82	\$0.00	\$0.00
2.1 96B	1	\$0.00	\$0.00	\$0.00	\$5,367.65	\$0.00	\$0.00
3	91	\$0.00	\$0.00	\$0.00	\$2,683.82	\$0.00	\$0.00
4	74	\$0.00	\$0.00	\$0.00	\$2,683.82	\$0.00	\$0.00
5	234	\$0.00	\$0.00	\$0.00	\$2,683.82	\$0.00	\$0.00
6	92	\$0.00	\$0.00	\$0.00	\$2,683.82	\$0.00	\$0.00
7	115	\$0.00	\$0.00	\$942.11	\$2,683.82	\$0.00	\$0.00
	1,025						

QUESTIONS?

