

CORY LAKES
COMMUNITY DEVELOPMENT
DISTRICT

REGULAR MEETING
AGENDA

August 17, 2017

CLI Rover Procedures (Excerpt)

XVIII. ROVING SECURITY OFFICERS:

The following procedures generally apply to all security officers engaged in roving patrols within the district. For their own safety and that of those they have been asked to protect, all security officers assigned to the roving patrol must be alert, watchful and ready to respond at all times. Vehicles are to remain on District property at all times except as required within the normal course of assigned duties. Vehicles are to be refueled prior to, or after shifts, or as soon as three-fourths (3/4) of the fuel has been expended.

All roving patrol officers must also operate the patrol vehicle in a responsible and courteous manner, ensuring compliance with all traffic laws and rules of safety. The roving patrol officer and vehicle is to be "based" at the District's Beach Club and amenities area, unless on patrol. Since the rover's function is intended to cover the entire District, the rover will not congregate with other security officers or remain at the gatehouse for no more than 10 minutes at a time unless there is a specific need to do so.

The roving patrol officers are to record and document the following kinds of irregularities on an incident report:

- Damages to common area or private property.
- Threats or violence against any individual within the community.
- All alarms or medical emergencies.
- Street lights broken or otherwise inoperative including TECO number located on pole.
- Sprinkler system malfunctions or other flooding within the District.
- Signs defaced, broken, or missing, including any graffiti.
- Any vehicles parked on streets, vacant lots, or public areas within the District.
- Dead animals or other debris in the roads.
- Loitering or trespassing by individuals in common areas beyond posted usage hours.
- All other situations which could potentially pose a threat to individuals or property within the District.

18. Roving officers should remain professional at all times and be thorough in their documentation of any security incidents within the District. When possible, roving officers are generally expected to prevent, respond to, document and disseminate information regarding any security incidents within the District. The roving officer acts as the "eyes and ears" of the community. In many instances, the rover also acts as the "face of the community" when interacting with residents and guests within the premises. This becomes particularly important when notifying parents of any minors that are causing security incidents within the District.

a. Roving patrol check-in: The primary use for the roving patrol cell phone will be to communicate with the gate officers, contact emergency service, and to email/text CDD and site supervisors of incidents. The roving patrol officer is required to conduct telephonic and radio checks prior to initial departure from the guard house, and hourly with gatehouse officers. During roving foot patrols, the officer is required to contact the gate officer upon exit and re-entry of vehicle. All checks should be noted on the daily log and commence during the hours of roving duties. Use of the mobile radio will be done in a professional and safe manner at all times.

b. Cell phone usage: Roving Patrol Officers are not authorized to talk on phones during the operation of the vehicle except for emergencies. Utilization of personal or company phone during patrol is prohibited. The use of cell phones while on duty, unless for specific duties is prohibited and unprofessional when in uniform assisting visitors and clients. In addition, while in uniform, officers wearing "Bluetooth" or hands free devices in the ear are prohibited, unless operating the vehicle for specific duties. The roving patrol officer should patrol through each sector at a minimum frequency of once per hour on a random basis, and remained posted at the Beach Club and Amenities area when not on patrol. Rovers should drive along each and every street in the designated sectors and accomplish the following during each patrol:

- Inspect all common areas for damages or safety hazards.
- Verify that the Beach Club and Fitness Center are secured and that all doors are locked.
- Ensure no individuals are loitering in common areas after dark.
- Ensure private properties appear normal.
- Notify residents if their garage (or vehicle if noted while on patrol) doors are left open after dark.
- Document and report any maintenance issues in the community, as needed.
- Enter and inspect the Fitness Center, evicting any non-authorized visitors or rules violators.

19. Document and report street light or monument light outages. Overnight parking on District roads and blocking sidewalks is prohibited. The security officer must place a warning sticker on any vehicle (place on driver's side window, not windshield, in the lower right corner) parked on a District road and report the violation via email to the CDD and site supervisors on a daily basis. Officer will use discretion for street parking violations. Roving patrol officers are also required to place warning stickers on vehicles for violations of grass parking, overnight and Beach Club and sports area parking, with the exception of those utilizing the Fitness Center. During parties or events at residence, Beach Club and sports area hours of operations, requirement for violations will be suspended until conclusion of event or sports complex hours. The following are procedures for issuing warning stickers on vehicles:

- Rover will identify vehicle committing the violation and complete appropriate information on reverse side of decal. This includes date, time, location, make/color of vehicle, license plate number (with State) and reason for violation.
- Warning decal will be placed on driver's side window, not windshield, in the lower right corner.
- Information regarding the placement of the sticker and the violation will be annotated in the roving patrol officers parking violation log, along with the reverse side of the warning decal.
- At the end of shift, the patrol officer will email CDD supervision and Site supervisor of all violations that have been recorded. The roving patrol officer is not authorized to tow any vehicles without the approval of the site supervisor, as directed by CDD Supervision.

Addendum:

4. PARKING RESTRICTIONS POLICY:

1. The District's parking restriction policy is:

No cars are to be parked overnight, between the hours of 1 AM until 6 AM, on any street. No cars are to be parked on easements AT ANY TIME.

2. Illegally Parked Vehicles will be subject to:

A total of one (1). No Parking Warning provided by the Security Company. Thereafter, the vehicle is subject to towing.

Grid 254 - July Cory Lake Tampa Police Call Event Report

7/31/2017 23:46	10843 BARBADOS ISLE DR	BUILDING CHECK	254
7/31/2017 23:40	10441 CORY LAKE DR	BUILDING CHECK	254
7/31/2017 16:31	17814 CANARY POINT LN	SUSPICIOUS PERSON	254
7/31/2017 11:48	10847 BARBADOS ISLE DR	RESID/COMMERIAL ALARM	254
7/31/2017 11:48	10847 BARBADOS ISLE DR	DOMESTIC DISPUTE	254
7/30/2017 2:29	10441 CORY LAKE DR	BUILDING CHECK	254
7/30/2017 2:12	18010 JAVA ISLE DR	INFORMATION	254
7/30/2017 1:53	10848 BARBADOS ISLE DR	INFORMATION	254
7/29/2017 18:00	18004 LANAI ISLE DR	AUTO BURGLARY	254
7/29/2017 13:56	17935 BAHAMA ISLE CR	BUILDING CHECK	254
7/29/2017 5:09	10803 BARBADOS ISLE DR	RESID/COMMERIAL ALARM	254
7/28/2017 17:24	15222 ANGUILLA ISLE AV[RESIDENCE	INFORMATION	254
7/26/2017 15:39	10521 CORY LAKE DR	RESID/COMMERIAL ALARM	254
7/25/2017 1:51	10604 CORY LAKE DR	DOMESTIC DISPUTE	254
7/25/2017 0:26	10847 BARBADOS ISLE DR	RESID/COMMERIAL ALARM	254
7/22/2017 0:32	10903 CORY LAKE DR	SUSPICIOUS PERSON	254
7/19/2017 15:45	10503 MARTINIQUE ISLE DR	NATURE UNKNOWN	254
7/18/2017 21:27	10578 CORY LAKE DR	SUSPICIOUS PERSON	254
7/17/2017 20:01	10821 BARBADOS ISLE DR	VEHICLE STOP/TRAFFIC	254
7/17/2017 19:48	10821 BARBADOS ISLE DR	SUSPICIOUS VEHICLE	254
7/16/2017 20:26	17911 SAINT CROIX ISLE DR	RESID/COMMERIAL ALARM	254
7/16/2017 18:38	10862 CORY LAKE DR	INFORMATION	254
7/15/2017 21:10	10847 BARBADOS ISLE DR	RESID/COMMERIAL ALARM	254
7/13/2017 18:59	17809 SAINT LUCIA ISLE DR[RESIDENCE	INFORMATION	254

7/12/2017 13:36	17901 SAINT CROIX ISLE DR	INFORMATION	254
7/11/2017 14:11	10743 CORY LAKE DR	INFORMATION	254
7/11/2017 13:18	10743 CORY LAKE DR	GRAND THEFT	254
7/6/2017 19:44	10537 CORY LAKE DR	RESID/COMMERIAL ALARM	254
7/6/2017 6:13	10441 CORY LAKE DR	GRAND THEFT	254
7/5/2017 9:24	10441 CORY LAKE DR	BUILDING CHECK	254
7/5/2017 6:20	10411 CANARY ISLE DR	INFORMATION	254
7/4/2017 0:32	10410 CANARY ISLE DR	INFORMATION	254
7/3/2017 15:52	10547 MARTINIQUE ISLE DR	HIT AND RUN	254

Total Events: 33

Legent Colors: Sames Addresses/Incidents

	Building Check - Beach Club: 3
	Similar Residential/Commerial Alarm: 7
	Traffic Crash: 0
	Vehicle Stop/Traffic: 2
	Building Check - Residents: 2
	Suspicious Vehicles: 1
	Domestic Dispute/Assault/Battery: 2
	Nature Unknown: 1
	Vandalism/Disturbance/Theft/Suspicious Person: 6
	Misc: 9
	Parking Violations: 0
	Role Call: 0
	Fire: 0

**SUMMARY OF MOTIONS MINUTES OF MEETING
CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT**

A Regular Meeting of the Cory Lakes Community Development District’s Board of Supervisors was held on **Thursday, July 20, 2017 at 6:00 p.m.**, at the **Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647.**

Present at the meeting were:

Jorge Castillo	Chair
Sudhir (Sid) Shah	Vice Chair
Sheila Haque	Assistant Secretary
David Burman	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Phil Chang	District Engineer
John Hall	Facilities Manager
Wendy Darby	Office Administrator
Tim Gay	Illuminations Holiday Lighting
Steve Small	Landscape Maintenance Professionals
Roger Phillips	LMP
A.J. Forbes	Resident, Security Committee Member
A. Cyril Spiro	Resident, Finance Committee Member
Vinnie Kudva	Resident
Steven Hancz	Resident
Harry Ramphal	Resident
Rory Harding	Resident

On MOTION by Mr. Burman and seconded by Mr. Shah, with all in favor, the June 15, 2017 Summary of Motions, Board of Supervisors Staff Directives and Board of Supervisors Meeting, July 10, 2017 Security Committee Meeting and the June 5, 2017 – July 15, 2017 Sunshine Board Meeting Minutes, as amended, were approved.

On MOTION by Mr. Burman and seconded by Mr. Castillo, with all in favor, authorization to formalize a Life Style Committee in Cory Lakes, was approved.

On MOTION by Mr. Shah and seconded by Mr. Burman, with all in favor, the installation of library book collection boxes at the pocket parks on Capri Isle and Cory Lake Drive with a parking area, and at the Beach Club, for one year, in approved Design Review Committee (DRC) colors, was approved.

On MOTION by Mr. Burman and seconded by Mr. Castillo, with all in favor, the Unaudited Financial Statements as of May 31, 2017, were approved.

On MOTION by Mr. Castillo and seconded by Ms. Haque, with all in favor, authorizing the POA to send a cease and desist letter to a common home, in foreclosure, regarding use of CDD amenities, was approved.

On MOTION by Mr. Castillo and seconded by Ms. Haque, with all in favor, authorizing Staff to obtain estimates to transplant a reclinata tree, in a not-to-exceed cost of \$3,500, was approved.

On MOTION by Mr. Burman and seconded by Mr. Castillo, with all in favor, authorizing Staff to activate the fingerprint reader at the Beach Club, at 6:00 p.m., nightly, was approved.

On MOTION by Mr. Burman and seconded by Ms. Haque, with all in favor, authorizing Staff to affix letterhead and mail a letter of support to the new Tampa Council, was approved.

CORY LAKES CDD
July 20, 2017
Board of Supervisors Staff Directives

Facilities Manager

- Acquire a proposal for \$50,000 to steam clean and seal paver spill areas.
- Obtain estimates to transplant reclinata tree, in a not-to-exceed cost of \$3,500.
- Add maintenance items from the survey results to facilities to-do list.
- Poll security personnel to determine if any of them wish to work as pool attendants in their off hours.

Office Manager

- Coordinate with Mr. Kudva regarding advertising the Life Style Committee.
- Email a sample of the speed violation warning letter to Board Members.
- Post on informational signs notification to residents that the second phase survey questions would be sent.
- Email the second phase survey to the community once received.
- Revise/shorten day passes and add the following language: DAY PASS; Please Display on Dashboards and include community speed limit 25 mph and potentially a map of the community on the back.
- Affix CDD letterhead and mail Board-approved letter of support of new Tampa area to the City Council.

District Engineer

District Counsel

District Manager

- Contact Mr. Tom Swain, of Envera Systems, and request that a representative provide quarterly statistical reports.
- Update the proposed Fiscal Year 2018, as necessary, for the next meeting.
- Include “Life Style Committee” to Committee Reports on future agendas.

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2018
UPDATED JULY 10, 2017**

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
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**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2016**

	Fiscal Year 2017			Total Revenue and Expenditures	Proposed Budget FY 2018
	Adopted Budget FY 2017	Actual through 3/31/2017	Projected through 9/30/2017		
REVENUES					
Assessment levy: all residents	\$ 1,847,990				\$ 1,741,151
Assessment levy: Cachet	2,713				2,170
Allowable discounts (4%)	(74,028)				(69,733)
Assessment levy - net	1,776,675	\$ 1,682,814	\$ 93,861	\$ 1,776,675	1,673,588
Interest and miscellaneous	25,000	23,929	7,500	31,429	30,000
Total revenues	1,801,675	1,706,743	101,361	1,808,104	1,703,588
EXPENDITURES					
Professional & admin					
Supervisors	12,000	4,000	6,000	10,000	12,000
Payroll services	600	345	414	759	600
Payroll taxes - FICA	900	306	459	765	900
Payroll taxes - unemployment	325	-	325	325	325
District management	55,000	27,500	27,500	55,000	55,000
Assessment roll preparation	5,000	2,500	2,500	5,000	5,000
Bond amortization schedule fee	1,500	-	1,500	1,500	1,500
Disclosure report	3,000	-	3,000	3,000	3,000
Trustee	10,182	10,182	-	10,182	10,182
Notes payable - Soave Group - DS	21,733	-	21,733	21,733	21,733
Audit	6,400	3,000	3,400	6,400	6,400
Arbitrage rebate calculation	2,500	-	2,500	2,500	2,500
Legal - general counsel	5,000	5,343	3,500	8,843	5,000
Engineering	10,000	6,760	3,240	10,000	10,000
Insurance: general liability & public officials	26,700	28,229	-	28,229	26,700
Insurance: worker's compensation	6,291	6,041	-	6,041	6,291
Legal advertising and Sunshine Board	3,000	-	750	750	4,500
Bank fees	200	668	700	1,368	1,500
Dues & licenses	175	175	-	175	175
Postage	1,690	742	750	1,492	1,500
Office supplies	-	26	-	26	-
Tax collector	74,028	33,653	40,375	74,028	69,733
Contingencies	500	-	500	500	500
Total professional & admin	246,724	129,470	119,146	248,616	245,039

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2016**

	Fiscal Year 2017				Proposed Budget FY 2018
	Adopted Budget FY 2017	Actual through 3/31/2017	Projected through 9/30/2017	Total Revenue and Expenditures	
EXPENDITURES (continued)					
Field Operations					
Utilities					
Communication	13,000	10,009	5,000	15,009	17,500
Website	1,020	210	300	510	600
Streetlights	120,000	57,289	35,000	92,289	90,000
Electricity	63,000	21,348	27,000	48,348	50,000
Propane	400	403	-	403	400
Water, sewer & irrigation	12,500	9,424	7,500	16,924	15,000
Solid waste removal	6,200	3,686	2,500	6,186	6,200
Sewer lift stations	2,500	750	1,000	1,750	2,500
Security operations					
Security staffing contract services	256,500	110,281	146,219	256,500	256,500
Contractual Virtual Guard	77,000	32,926	44,074	77,000	77,000
Off-duty policing	-	-	-	-	10,000
Field office administration					
Field Manager	47,500	24,785	25,000	49,785	52,000
Assistant field manager	-	-	-	-	13,000
Office Administrator	42,500	27,012	15,488	42,500	44,500
Assistant office administrator	-	-	-	-	14,300
Payroll taxes	9,000	4,522	4,478	9,000	10,200
Seasonal decorations	26,000	24,000	2,000	26,000	33,000
Beach club office equipment	4,075	1,630	1,700	3,330	3,400
Beach club office supplies	2,000	806	850	1,656	1,700
Beach club gym supplies	12,300	6,809	6,800	13,609	14,000
Guard office equipment	1,000	1,124	750	1,874	2,000
Guard office supplies	2,000	665	750	1,415	2,000
Community events coordinator	15,000	15,000	-	15,000	15,000
Community events supplies	15,000	1,241	13,759	15,000	15,000
Special residential mailing	3,000	-	-	-	-
Pool & beach club attendants	44,000	7,321	36,679	44,000	36,000

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2016**

	Fiscal Year 2017				Proposed Budget FY 2018
	Adopted Budget FY 2017	Actual through 3/31/2017	Projected through 9/30/2017	Total Revenue and Expenditures	
EXPENDITURES (continued)					
Property maintenance					
Landscape Maintenance					
Landscaping	265,000	127,800	137,200	265,000	360,000
Street Tree Maintenance	67,000	28,880	38,120	67,000	-
Mulch	56,000	49,574	6,426	56,000	-
Beach sand	4,500	4,992	-	4,992	5,500
Annuals & seasonal plant installation	9,000	3,250	4,000	7,250	8,000
Plant replacement	40,000	9,531	30,469	40,000	40,000
Sod replacement	10,000	-	5,000	5,000	7,500
Well maintenance - irrigation	6,000	1,593	3,000	4,593	5,000
Irrigation - maintenance	12,500	3,798	5,000	8,798	10,000
Tree removal and replacement	25,000	10,748	14,252	25,000	25,000
Lake & pond maintenance	45,000	27,634	23,000	50,634	52,000
Facilities maintenance					
Outside facilities maintenance	35,000	16,547	18,453	35,000	35,000
Car and Cart Repairs and maintenance	4,500	1,466	3,034	4,500	4,500
Cleaning	14,000	7,774	7,775	15,549	16,000
Pest control	2,000	900	1,100	2,000	2,000
Security gate maintenance & repair	5,000	5,517	2,500	8,017	5,000
Security gate maintenance & repair - Cachet	2,500	-	1,500	1,500	2,000
Monuments & signs	5,000	3,695	1,305	5,000	5,000
Fountains	7,000	-	5,000	5,000	7,000
Storm water drainage	10,000	-	10,000	10,000	20,000
Storage	1,500	-	-	-	-
Recreation equipment maintenance & repair	15,000	8,890	9,000	17,890	15,000
Building equipment maintenance & repair	20,000	14,143	5,857	20,000	20,000
Pressure washing	15,000	2,200	2,500	4,700	5,000
Paver, streets and sidewalk repairs, cleaning	125,000	33,192	91,808	125,000	125,000
Clean & repair monument lanterns	2,500	606	750	1,356	1,500
Commercial window cleaning and Janitorial	2,500	-	2,500	2,500	2,500
Facilities maintenance (pool)					
Pool maintenance	22,900	8,100	14,800	22,900	22,900
Pool repairs	15,000	525	10,000	10,525	12,000
Pool heater utilities	15,000	11,905	2,000	13,905	15,000
Pool janitorial services	2,500	-	-	-	-
Pool permit	575	-	575	575	575
Capital improvement program	25,000	111,445	125,000	236,445	-
Total field expenses	<u>1,662,970</u>	<u>855,946</u>	<u>958,771</u>	<u>1,814,717</u>	<u>1,610,775</u>
Total expenditures	<u>1,909,694</u>	<u>985,416</u>	<u>1,077,917</u>	<u>2,063,333</u>	<u>1,855,814</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2016**

	Fiscal Year 2017			Total Revenue and Expenditures	Proposed Budget FY 2018
	Adopted Budget FY 2017	Actual through 3/31/2017	Projected through 9/30/2017		
EXPENDITURES (continued)					
Excess/(deficiency) of revenues over/(under) expenditures	(108,019)	721,327	(976,556)	(255,229)	(152,226)
OTHER FINANCING SOURCES/(USES)					
Transfer in	-	-	98,296	98,296	-
Total other financing sources/(uses)	-	-	98,296	98,296	-
Net change in fund balances	(108,019)	721,327	(878,260)	(156,933)	(152,226)
Fund balance - beginning (unaudited)	1,323,241	1,350,081	2,071,408	1,350,081	1,193,148
Fund balance - ending (projected)					
Assigned					
3 months working capital	477,424	477,424	477,424	477,424	463,954
Unassigned	737,798	1,593,984	715,724	715,724	576,968
Fund balance - ending	<u>\$ 1,215,222</u>	<u>\$ 2,071,408</u>	<u>\$ 1,193,148</u>	<u>\$ 1,193,148</u>	<u>\$ 1,040,922</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional and Administrative Services

Supervisors	\$ 12,000
Statutorily set at \$200 per Supervisor for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Payroll services	600
Payroll for District employees is provided by ADP Corporation	
Payroll taxes - FICA	900
FICA tax is currently 7.65%.	
Payroll taxes - unemployment	325
District management	55,000
Wrathell, Hunt and Associates, LLC 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.	
Assessment roll preparation	5,000
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	1,500
Disclosure report	3,000
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.	
Trustee	10,182
Annual fees paid to U.S. Bank for acting as trustee, paying agent and registrar.	
Notes payable - Soave Group - DS	21,733
This is annual repayment of a \$150K note to acquire certain recreational facilities and which will mature July 1, 2020.	
Audit	6,400
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.	
Arbitrage rebate calculation	2,500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Legal - general counsel	5,000
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.	
Engineering	10,000
Stantec, Inc. provides an array of engineering, consulting, and construction services to the Districts, assisting them in crafting solutions with sustainability for the long-term interests of the communities, while recognizing the needs of the government, environment and maintenance of the communities' facilities.	

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)	
Insurance: general liability & public officials	26,700
The Districts carry 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.	
Insurance: worker's compensation	6,291
The Districts worker's compensation for the District employees.	
Legal advertising and Sunshine Board	4,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Bank fees	1,500
Bank charges incurred during the year.	
Dues & licenses	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Postage	1,500
For mailing out agenda packages and debt service payments.	
Tax collector	69,733
The tax collector's fee is 2% of assessments collected.	
Contingencies	500
Field Operations	
Utilities	
Communication	17,500
Intended to provide for the cost of communications related provider for phone, cable, internet etc at the Beach Club and gatehouses.	
Website	600
Intended to cover the cost associated with annual registration and maintenance of the District's website.	
Streetlights	90,000
Intended to cover the cost paid to TECO for the District's streetlight maintenance and power.	
Electricity	50,000
Intended to cover the cost for electricity at all the District's facilities.	
Propane	400
Intended to cover the cost of propane for the District's facilities.	
Water, sewer & irrigation	15,000
Intended to cover the cost of water and sewer services provided to the District's facilities.	
Solid waste removal	6,200
Intended to cover the cost of the dumpster at the Beach Club and the port o let provided for the landscape maintenance contractor.	
Sewer lift stations	2,500
Intended to cover the cost of operating and maintaining the District's lift station.	
Security operations	
Security staffing contract services	256,500
The District contracts with US Security Associates for the personnel services required for guardhouse and roving patrol services.	
Contractual Virtual Guard	77,000
Covers cost of 5 year financing of new virtual guard equipment at Morris Bridge entry, Pool and Beach Club and new software as well as providing certain virtual guard services.	

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Off Duty Policing	10,000
Covers the costs of engaging off duty Police for periodic traffic law enforcement within the community.	
Field office administration	
Field Manager	52,000
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.	
Assistant field manager	13,000
Part time position to assist Field Manager in day to day duties.	
Office Administrator	44,500
The District directly employs an on site Office Administrator who, among other things, provides over site of daily operations and administers the use of the Beach Club facilities, interacts with residents and visitors regarding concerns and inquiries, over sees 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.	
Assistant Office Administrator	14,300
Part time position to assist Office Manager in day to day duties.	
Payroll taxes	10,200
Intended to provide for the cost of payroll taxes associated with the onsite employee payroll.	
Seasonal decorations	33,000
Intended to provide for the supply and install of seasonal decorations at the District Facilities.	
Beach club office equipment	3,400
Intended to provide for the purchase and/or leasing of miscellaneous office equipment.	
Beach club office supplies	1,700
Intended to provide for miscellaneous office supplies.	
Beach club gym supplies	14,000
Intended to provide for lease and maintenance of certain equipment as well as miscellaneous supplies.	
Guard office equipment	2,000
Intended to provide for the purchase and/or leasing of miscellaneous office equipment.	
Guard office supplies	2,000
Intended to provide for miscellaneous office supplies.	
Community events coordinator	15,000
The District contracts with a third party provider to schedule, coordinate and administer periodic special events.	
Community events supplies	15,000
Intended to provide for the cost of supplies associated with periodic special events.	
Pool & beach club attendants	36,000
Intended to provide for the costs of part time employees to provide various services around the pool.	

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Landscape Maintenance	360,000
Landscaping	360,000
The District contracts with a qualified and licensed contractor to provided landscape maintenance services within the District common areas and right of ways.	
Beach sand	5,500
Intended to provide for the periodic replenishment of sand at the Beach Club beach.	
Annuals & seasonal plant installation	8,000
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.	
Plant replacement	40,000
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.	
Sod replacement	7,500
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.	
Well maintenance - irrigation	5,000
Intended to provide for the costs of repairs, maintenance and periodic replacements of well pumps, motors and controls.	
Irrigation - maintenance	10,000
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.	
Tree removal and replacement	25,000
Intended to provide for the costs of removing and/or replacing tree within the District's common areas and right of ways.	
Lake & pond maintenance	52,000
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.	
Facilities maintenance	
Outside facilities maintenance	35,000
Intended to provide for the costs of small equipment and supplies necessary in the day to day maintenance of various District facilities.	
Car and Cart Repairs and maintenance	4,500
Intended to provide for the routine repairs and maintenance associated with the Patrol vehicle and maintenance cart.	
Cleaning	16,000
Intended to provide for the routine cleaning of the gatehouses and Beach Club.	

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Pest control	2,000
Intended to provide for the periodic treatment for pests at the Beach Club and Gatehouses.	
Security gate maintenance & repair	5,000
Intended to provide for the costs of repairs and maintenance to the gatehouses.	
Security gate maintenance & repair - Cachet	2,000
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)	
Monuments & signs	5,000
Intended to provide for the repairs and maintenance of the entry monuments and roadway signage.	
Fountains	7,000
Intended to provide for the repairs and maintenance of the District's fountains.	
Storm water drainage	20,000
Intended to provide for the periodic inspection and cleaning of the District's roadway drainage inlets and lake interconnecting pipes.	
Recreation equipment maintenance & repair	15,000
Intended to provide for repair and maintenance of the Districts recreational equipment at the Beach Club and Tennis Courts.	
Building equipment maintenance & repair	20,000
Intended to provide for repair and maintenance of the Beach Club building and associated systems.	
Pressure washing	5,000
Intended to provide for the periodic pressure washing of the District's facilities.	
Paver, streets and sidewalk repairs, cleaning	125,000
Intended to provide for periodic repair, maintenance and pressure washing of the Districts roadways, sidewalks, gutters and parking lots.	
Clean & repair monument lanterns	1,500
Intended to provide for cleaning and repair of the Districts monument lights.	
Commercial window cleaning and Janitorial	2,500
Intended to provide for periodic window washing at the Beach Club and Gatehouse.	
Facilities maintenance (pool)	
Pool maintenance	22,900
Intended to cover the cost associated with routine cleaning, water testing and water chemistry services at the District's pool.	
Pool repairs	12,000
Intended to provide for repairs and maintenance to the District's pool pumps, motors and controls system.	

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Pool heater utilities	15,000
Intended to provide for the seasonal utility costs associated with operating the heaters at the District's pool.	
Pool permit	575
Intended to cover the cost of renewing the Health Department permit associated with operating the District's pool.	
Total Expenditures	<u><u>\$ 1,855,814</u></u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 1996A/B BONDS
FISCAL YEAR 2018**

	Fiscal Year 2017			Total Revenue & Expenditures	Proposed Budget FY 2018
	Adopted Budget FY 2017	Actual through 3/31/2017	Projected through 9/30/2017		
REVENUE					
Assessment levy - gross	\$ -				\$ -
Allowable discounts (4%)	-				-
Assessment levy - net	-	\$ 15,286	\$ -	\$ 15,286	-
Interest	-	117	173	290	-
Total revenue	-	15,403	173	15,576	-
EXPENDITURES					
Debt service					
Principal prepayment	-	35,000	-	35,000	-
Principal 1996A	110,000	-	100,000	100,000	-
Principal 1996B	335,000	-	300,000	300,000	-
Interest 1996A	4,606	4,187	4,187	8,374	-
Interest 1996B	14,028	14,028	12,562	26,590	-
Total expenditures	463,634	53,215	416,749	469,964	-
Excess/(deficiency) of revenues over/(under) expenditures	(463,634)	(37,812)	(416,576)	(454,388)	-
OTHER FINANCING SOURCES/(USES)					
Transfer in	240,000	-	208,825	208,825	-
Transfer out	-	-	(103,137)	(103,137)	-
Total other financing sources/(uses)	240,000	-	105,688	105,688	-
Net change in fund balances	(223,634)	(37,812)	(310,888)	(348,700)	-
Beginning fund balance (unaudited)	329,641	348,700	310,888	348,700	-
Ending fund balance (projected)	<u>\$106,007</u>	<u>\$310,888</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2013 BONDS
FISCAL YEAR 2018**

	Fiscal Year 2017			Total Revenue & Expenditures	Proposed Budget FY 2018
	Adopted Budget FY 2017	Actual through 3/31/2017	Projected through 9/30/2017		
REVENUE					
Assessment levy - gross	\$ 108,499				\$ 112,710
Allowable discounts (4%)	(4,340)				(4,508)
Assessment levy - net	104,159	\$ 98,563	\$ 5,596	\$ 104,159	108,202
Interest	-	39	39	78	-
Total revenue	104,159	98,602	5,635	104,237	108,202
EXPENDITURES					
Debt service					
Principal	20,000	20,000	-	20,000	25,000
Interest	79,819	40,159	40,159	80,318	78,694
Total debt service	99,819	60,159	40,159	100,318	103,694
Other fees & charges					
Tax collector	4,340	1,971	2,369	4,340	4,508
Total other fees & charges	4,340	1,971	2,369	4,340	4,508
Total expenditures	104,159	62,130	42,528	104,658	108,202
Net change in fund balances	-	36,472	(36,893)	(421)	-
Beginning fund balance (unaudited)	143,196	147,188	183,660	147,188	146,767
Ending fund balance (projected)	<u>\$143,196</u>	<u>\$183,660</u>	<u>\$146,767</u>	<u>\$ 146,767</u>	<u>146,767</u>
Use of fund balance:					
Debt service reserve account balance (required)					(51,024)
Principal expense - November 1, 2018					(25,000)
Interest expense - November 1, 2018					(39,034)
Projected fund balance surplus/(deficit) as of September 30, 2018					<u>\$ 56,709</u>

CORY LAKES

Community Development District

Series 2013 Bonds

\$1,425,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+i
11/01/2016	20,000.00	5.000%	40,159.38	60,159.38
05/01/2017	-		39,659.38	39,659.38
11/01/2017	25,000.00	5.000%	39,659.38	64,659.38
05/01/2018	-		39,034.38	39,034.38
11/01/2018	25,000.00	5.000%	39,034.38	64,034.38
05/01/2019			38,409.38	38,409.38
11/01/2019	25,000.00	5.000%	38,409.38	63,409.38
05/01/2020			37,784.38	37,784.38
11/01/2020	25,000.00	5.000%	37,784.38	62,784.38
05/01/2021			37,159.38	37,159.38
11/01/2021	30,000.00	5.000%	37,159.38	67,159.38
05/01/2022			36,409.38	36,409.38
11/01/2022	30,000.00	5.000%	36,409.38	66,409.38
05/01/2023			35,659.38	35,659.38
11/01/2023	30,000.00	5.000%	35,659.38	65,659.38
05/01/2024			34,909.38	34,909.38
11/01/2024	35,000.00	5.625%	34,909.38	69,909.38
05/01/2025			33,925.00	33,925.00
11/01/2025	35,000.00	5.625%	33,925.00	68,925.00
05/01/2026			32,940.63	32,940.63
11/01/2026	35,000.00	5.625%	32,940.63	67,940.63
05/01/2027			31,956.25	31,956.25
11/01/2027	40,000.00	5.625%	31,956.25	71,956.25
05/01/2028			30,831.25	30,831.25
11/01/2028	40,000.00	5.625%	30,831.25	70,831.25
05/01/2029			29,706.25	29,706.25
11/01/2029	45,000.00	5.625%	29,706.25	74,706.25
05/01/2030			28,440.63	28,440.63
11/01/2030	45,000.00	5.625%	28,440.63	73,440.63
05/01/2031			27,175.00	27,175.00
11/01/2031	50,000.00	5.625%	27,175.00	77,175.00
05/01/2032			25,768.75	25,768.75
11/01/2032	50,000.00	5.625%	25,768.75	75,768.75
05/01/2033			24,362.50	24,362.50
11/01/2033	55,000.00	5.625%	24,362.50	79,362.50
05/01/2034			22,815.63	22,815.63
11/01/2034	55,000.00	6.125%	22,815.63	77,815.63
05/01/2035			21,131.25	21,131.25
11/01/2035	60,000.00	6.125%	21,131.25	81,131.25
05/01/2036			19,293.75	19,293.75
11/01/2036	65,000.00	6.125%	19,293.75	84,293.75
05/01/2037			17,303.13	17,303.13
11/01/2037	70,000.00	6.125%	17,303.13	87,303.13
05/01/2038			15,159.38	15,159.38
11/01/2038	70,000.00	6.125%	15,159.38	85,159.38
05/01/2039			13,015.63	13,015.63
11/01/2039	75,000.00	6.125%	13,015.63	88,015.63
05/01/2040			10,718.75	10,718.75
11/01/2040	80,000.00	6.125%	10,718.75	90,718.75
05/01/2041			8,268.75	8,268.75
11/01/2041	85,000.00	6.125%	8,268.75	93,268.75
05/01/2042			5,665.63	5,665.63
11/01/2042	90,000.00	6.125%	5,665.63	95,665.63
05/01/2043			2,909.38	2,909.38
11/01/2043	95,000.00	6.125%	2,909.38	97,909.38
Total	\$1,385,000.00	-	\$1,440,984.38	\$2,825,984.38

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2013 REFUNDING BONDS
FISCAL YEAR 2018**

	Fiscal Year 2017			Total Revenue & Expenditures	Proposed Budget FY 2018
	Adopted Budget FY 2017	Actual through 3/31/2017	Projected through 9/30/2017		
REVENUE					
Assessment levy - gross	\$ 550,489				\$ 548,840
Allowable discounts (4%)	(22,020)				(21,954)
Assessment levy - net	528,469	\$ 498,655	\$ 29,814	\$ 528,469	526,886
Interest	-	148	148	296	-
Total revenue	528,469	498,803	29,962	528,765	526,886
EXPENDITURES					
Debt service					
Principal	420,000	-	420,000	420,000	430,000
Principal prepayment	-	-	-	-	10,000
Interest	86,449	43,224	48,916	92,140	74,932
Total debt service	506,449	43,224	468,916	512,140	514,932
Other fees & charges					
Tax collector	22,020	9,973	12,047	22,020	21,954
Total other fees & charges	22,020	9,973	12,047	22,020	21,954
Total expenditures	528,469	53,197	480,963	534,160	536,886
Net change in fund balances	-	445,606	(451,001)	(5,395)	(10,000)
Beginning fund balance (unaudited)	329,077	352,738	798,344	352,738	347,343
Ending fund balance (projected)	\$329,077	\$798,344	\$347,343	\$ 347,343	337,343
Use of fund balance:					
Debt service reserve account balance (required)					(250,852)
Interest expense - November 1, 2018					(31,572)
Projected fund balance surplus/(deficit) as of September 30, 2018					<u>\$ 54,919</u>

CORY LAKES

Community Development District
Series 2013 Refunding Bonds
\$4,245,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2016			43,224.50	43,224.50
05/01/2017	420,000.00	2.710%	43,224.50	463,224.50
11/01/2017			37,533.50	37,533.50
05/01/2018	430,000.00	2.710%	37,398.00	467,398.00
11/01/2018			31,571.50	31,571.50
05/01/2019	440,000.00	2.710%	31,571.50	471,571.50
11/01/2019			25,609.50	25,609.50
05/01/2020	455,000.00	2.710%	25,609.50	480,609.50
11/01/2020			19,444.25	19,444.25
05/01/2021	465,000.00	2.710%	19,444.25	484,444.25
11/01/2021			13,143.50	13,143.50
05/01/2022	480,000.00	2.710%	13,143.50	493,143.50
11/01/2022			6,639.50	6,639.50
05/01/2023	490,000.00	2.710%	6,639.50	496,639.50
Total	\$3,180,000.00	-	\$354,197.00	\$3,534,197.00

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2017 NOTE
FISCAL YEAR 2018**

	Fiscal Year 2017			Total Revenue & Expenditures	Proposed Budget FY 2018
	Adopted Budget FY 2017	Actual through 3/31/2017	Projected through 9/30/2017		
REVENUE					
Assessment levy - gross	\$ 61,304				\$ 57,217
Allowable discounts (4%)	(2,452)				(2,289)
Assessment levy - net	<u>58,852</u>	<u>\$ 55,587</u>	<u>\$ 3,265</u>	<u>\$ 58,852</u>	<u>54,928</u>
Total revenue	<u>58,852</u>	<u>55,587</u>	<u>3,265</u>	<u>58,852</u>	<u>54,928</u>
EXPENDITURES					
Debt service					
Note Principal	45,470	-	-	-	44,000
Note Interest	5,938	-	-	-	8,651
Total debt service	<u>51,408</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>52,651</u>
Other fees & charges					
Tax collector	2,452	1,111	1,341	2,452	2,289
Total other fees & charges	<u>2,452</u>	<u>1,111</u>	<u>1,341</u>	<u>2,452</u>	<u>2,289</u>
Total expenditures	<u>53,860</u>	<u>1,111</u>	<u>1,341</u>	<u>2,452</u>	<u>54,940</u>
Excess/(deficiency) of revenues over/(under) expenditures	4,992	54,476	1,924	56,400	(12)
OTHER FINANCING SOURCES/(USES)					
Note proceeds	250,000	-	235,000	235,000	-
Legal fees	-	-	(15,000)	(15,000)	-
Commitment fee	-	-	(1,175)	(1,175)	-
Transfer in	-	-	4,841	4,841	-
Transfer out	(240,000)	-	(208,825)	(208,825)	-
Total other financing sources/(uses)	<u>10,000</u>	<u>-</u>	<u>14,841</u>	<u>14,841</u>	<u>-</u>
Net change in fund balances	14,992	54,476	16,765	71,241	(12)
Beginning fund balance (unaudited)	-	-	54,476	-	71,241
Ending fund balance (projected)	<u>\$ 14,992</u>	<u>\$ 54,476</u>	<u>\$ 71,241</u>	<u>\$ 71,241</u>	<u>71,230</u>
Use of fund balance:					
Debt service reserve account balance (required)					(10,000)
Principal payment expense - November 1, 2018					(45,000)
Interest expense - November 1, 2018					(3,820)
Projected fund balance surplus/(deficit) as of September 30, 2018					<u>\$ 12,410</u>

CORY LAKES

Community Development District
Series 2017 Note
\$235,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2017	44,000.00	4.000%	4,830.56	48,830.56
05/01/2018			3,820.00	3,820.00
11/01/2018	45,000.00	4.000%	3,820.00	48,820.00
05/01/2019			2,920.00	2,920.00
11/01/2019	47,000.00	4.000%	2,920.00	49,920.00
05/01/2020			1,980.00	1,980.00
11/01/2020	49,000.00	4.000%	1,980.00	50,980.00
05/01/2021			1,000.00	1,000.00
11/01/2021	50,000.00	4.000%	1,000.00	51,000.00
Total	\$235,000.00	-	\$24,270.56	\$259,270.56

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT SUMMARY
FISCAL YEAR 2018**

FY 2017 Assessments

CDD Land Use/Phase	Number of Units	Series 2013				
		Series 2017	REF	Series 2013	O&M	Cachet Isles
x	67	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
O&M CI	1	\$0.00	\$0.00	\$0.00	\$1,924.99	\$48.27
O&M 1.2 CI	1	\$0.00	\$0.00	\$0.00	\$1,924.99	\$57.93
O&M	29	\$0.00	\$0.00	\$0.00	\$1,924.99	\$0.00
1.1, 1.4 and 1.5	113	\$0.00	\$0.00	\$0.00	\$1,924.99	\$0.00
1.1 CI	5	\$0.00	\$0.00	\$0.00	\$1,924.99	\$48.27
1.11 and 1.51	2	\$0.00	\$0.00	\$0.00	\$3,849.98	\$0.00
1.2 CI	35	\$0.00	\$0.00	\$0.00	\$1,924.99	\$57.93
1.3 CI	7	\$0.00	\$0.00	\$0.00	\$1,924.99	\$48.27
2	121	\$0.00	\$0.00	\$0.00	\$1,924.99	\$0.00
2.0 96B	1	\$0.00	\$0.00	\$0.00	\$1,924.99	\$0.00
2.0 96AB	13	\$4,086.96	\$0.00	\$0.00	\$1,924.99	\$0.00
2.1 96B	1	\$8,173.92	\$0.00	\$0.00	\$3,849.98	\$0.00
3	92	\$0.00	\$1,142.91	\$0.00	\$1,924.99	\$0.00
4	77	\$0.00	\$478.21	\$0.00	\$1,924.99	\$0.00
5	252	\$0.00	\$1,621.11	\$0.00	\$1,924.99	\$0.00
6	92	\$0.00	\$0.00	\$0.00	\$1,924.99	\$0.00
7	115	\$0.00	\$0.00	\$943.47	\$1,924.99	\$0.00
	1024					

FY 2018 Proposed Assessments

CDD Land Use/Phase	Number of Units	Series 2013				
		Series 2017	REF	Series 2013	O&M	Cachet Isles
x	67	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
O&M CI	1	\$0.00	\$0.00	\$0.00	\$1,924.99	\$38.61
O&M 1.2 CI	1	\$0.00	\$0.00	\$0.00	\$1,589.66	\$46.33
O&M	31	\$0.00	\$0.00	\$0.00	\$1,924.99	\$0.00
1.1, 1.4 and 1.5	113	\$0.00	\$0.00	\$0.00	\$1,589.66	\$0.00
1.1 CI	5	\$0.00	\$0.00	\$0.00	\$1,589.66	\$38.61
1.11 and 1.51	2	\$0.00	\$0.00	\$0.00	\$3,179.39	\$0.00
1.2 CI	35	\$0.00	\$0.00	\$0.00	\$1,589.66	\$46.33
1.3 CI	7	\$0.00	\$0.00	\$0.00	\$1,589.66	\$38.61
2	121	\$0.00	\$0.00	\$0.00	\$1,633.52	\$0.00
2.0 96B	1	\$0.00	\$0.00	\$0.00	\$1,924.99	\$0.00
2.0 96AB	12	\$4,086.96	\$0.00	\$0.00	\$1,633.52	\$0.00
2.1 96B	1	\$8,173.92	\$0.00	\$0.00	\$3,267.03	\$0.00
3	92	\$0.00	\$1,142.85	\$0.00	\$1,924.99	\$0.00
4	77	\$0.00	\$478.18	\$0.00	\$1,924.99	\$0.00
5	251	\$0.00	\$1,621.03	\$0.00	\$1,924.99	\$0.00
6	92	\$0.00	\$0.00	\$0.00	\$1,792.78	\$0.00
7	115	\$0.00	\$0.00	\$980.09	\$1,924.99	\$0.00
	1024					

Estimate

Submitted To:
Cory Lake Isles CDD Attn.: John Hall 10441 Cory Lake Dr. Tampa, FL 33647

Date	5/30/2017
Estimate #	39186
LMP REPRESENTATIVE	
RP	
PO #	
Work Order #	

Cory Lakes

ITEM	DESCRIPTION	QTY	COST	TOTAL
	Corey Lakes Dr Enhancement			
Enhancements	Ligustrum sinense 3g	720	10.25	7,380.00
Enhancements	Podocarpus 7g	180	39.00	7,020.00
Enhancements	Bird of Paradise 3g	348	15.00	5,220.00
Enhancements	Variegated Confederate Jasmine 1g	736	5.00	3,680.00
Enhancements	Cassia 15g	8	146.50	1,172.00
Enhancements	Blue Agave 3g	92	31.00	2,852.00
Enhancements	Texas Sage 3g	360	10.25	3,690.00
Enhancements	Podocarpus 7g	90	39.00	3,510.00
Enhancements	Flax 1g	746	6.00	4,476.00
Enhancements	Little John Bottlebrush 3g	110	17.50	1,925.00
Enhancements	Red Dynamite Crape Myrtle 15g	4	146.75	587.00
Enhancements	Bougainvillea 3g	46	12.00	552.00
Enhancements	Loropetalum 3g	360	11.00	3,960.00
Enhancements	Ligustrum 7g	90	27.50	2,475.00
Enhancements	Podocarpus 3g	174	12.00	2,088.00
Enhancements	Blue Cedar 15g	4	146.75	587.00
Enhancements	Society Garlic 1g	368	5.50	2,024.00
Enhancements	Silver Palmetto 3g	46	22.00	1,012.00
Enhancements	Bald Cypress 30g	8	268.00	2,144.00
Enhancements	Spartan Juniper 30g	16	329.00	5,264.00
Enhancements	Leyland Cypress 15g	8	125.00	1,000.00
Enhancements	Italian Cypress 15g	8	260.00	2,080.00

TOTAL	
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TERMS AND CONDITIONS:

LMP reserves the right to withdraw this proposal if not accepted within 30 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. Any work performed requiring more than 5 days to complete is subject to progressive payments as portions of the work are completed. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material.

OWNER / AGENT

Estimate

Submitted To:
Cory Lake Isles CDD Attn.: John Hall 10441 Cory Lake Dr. Tampa, FL 33647

Date	5/30/2017
Estimate #	39186
LMP REPRESENTATIVE	
RP	
PO #	
Work Order #	

Cory Lakes

ITEM	DESCRIPTION	QTY	COST	TOTAL
Enhancements	Arizona Cypress 25g	8	200.00	1,600.00
Enhancements	Ligustrum sinense 3g	292	10.25	2,993.00
Enhancements	Purple Fountain Grass 3g	274	10.25	2,808.50
Enhancements	Society Garlic 1g	462	5.50	2,541.00
Enhancements	Texas Sage 3g	292	10.25	2,993.00
Enhancements	Bougainvillea 3g	274	12.00	3,288.00
Enhancements	Var. Conf. jasmine 1g	462	5.00	2,310.00
Enhancements	Loropetalum 3g	584	11.00	6,424.00
Enhancements	Flax 3g	548	12.50	6,850.00
Enhancements	Emerald Godness liriopae 1g	924	5.50	5,082.00
Enhancements	River Birch 30g	16	268.00	4,288.00
Enhancements	Ligustrum 25g	32	200.00	6,400.00
Enhancements	Bottle Brush 45g	19	328.00	6,232.00
Mulch	Mulch yd	150	37.50	5,625.00
Sod	Sod, St. Augustine sf	4,000	0.65	2,600.00
Irrigation Labor	Irrigation Modification	1	8,850.00	8,850.00
Cleanup	Demo/Disposal	1	14,500.00	14,500.00

TOTAL	\$150,082.50
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TERMS AND CONDITIONS:

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ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material.

OWNER / AGENT

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2017**

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2017**

	Major Funds							Total Governmental Funds
	General	Debt Service Series 1996	Debt Service Series 2013	Debt Service Series 2013A-1	Debt Service Series 2017 Note	Capital Projects Series 2013	Capital Projects Series 2015	
ASSETS								
Operating account								
Iberia - operating acct	\$ 685,487	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 685,487
Iberia - debit card	2,856	-	-	-	-	-	-	2,856
SunTrust - operating acct	353,701	-	-	-	-	-	-	353,701
SunTrust - debit card	3,475	-	-	-	-	-	-	3,475
MMK account	512,828	-	-	-	-	-	-	512,828
Investments								
Revenue	-	-	95,802	87,525	54,476	-	-	237,803
Reserve	-	-	51,024	250,854	10,000	-	-	311,878
Prepayment	-	-	-	10,843	-	-	-	10,843
Construction	-	-	-	-	-	3,405	-	3,405
Due from other	1,991	-	-	-	-	-	-	1,991
Due from other funds								
General	-	-	2,967	15,012	8,029	-	-	26,008
Capital projects: 2015	327,746	-	-	-	-	-	-	327,746
Deposits	23,183	-	-	-	-	-	-	23,183
Total assets	<u>\$ 1,911,267</u>	<u>\$ -</u>	<u>\$ 149,793</u>	<u>\$ 364,234</u>	<u>\$ 72,505</u>	<u>\$ 3,405</u>	<u>\$ -</u>	<u>\$ 2,501,204</u>
LIABILITIES								
Accounts payable	\$ 37,635	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,635
Due to other funds								
General	-	-	-	-	-	-	327,746	327,746
Debt service fund - series 2013	2,967	-	-	-	-	-	-	2,967
Debt service fund - series 2013A-1	15,012	-	-	-	-	-	-	15,012
Debt service fund - 2017 note	8,029	-	-	-	-	-	-	8,029
Accrued payroll taxes	323	-	-	-	-	-	-	323
Total liabilities	<u>63,966</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>327,746</u>	<u>391,712</u>
FUND BALANCES								
Nonspendable								
Deposits	23,183	-	-	-	-	-	-	23,183
Restricted for:								
Debt service	-	-	149,793	364,234	72,505	-	-	586,532
Capital projects	-	-	-	-	-	3,405	(327,746)	(324,341)
Assigned								
3 months working capital	477,424	-	-	-	-	-	-	477,424
Unassigned	1,346,694	-	-	-	-	-	-	1,346,694
Total fund balances	<u>1,847,301</u>	<u>-</u>	<u>149,793</u>	<u>364,234</u>	<u>72,505</u>	<u>3,405</u>	<u>(327,746)</u>	<u>2,109,492</u>
Total liabilities and fund balances	<u>\$ 1,911,267</u>	<u>\$ -</u>	<u>\$ 149,793</u>	<u>\$ 364,234</u>	<u>\$ 72,505</u>	<u>\$ 3,405</u>	<u>\$ -</u>	<u>\$ 2,501,204</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JUNE 30, 2017**

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
REVENUES					
Assessment levy: net of discounts	\$ 33,144	\$ 1,781,283	\$ 1,776,675	100%	\$ 1,332,506
Interest and miscellaneous	3,219	30,167	25,000	121%	18,750
Total revenues	<u>36,363</u>	<u>1,811,450</u>	<u>1,801,675</u>	101%	<u>1,351,256</u>
EXPENDITURES					
Administrative					
Supervisors	1,000	7,000	12,000	58%	9,000
Payroll services	91	482	600	80%	450
Payroll taxes - FICA	77	535	900	59%	675
Payroll taxes - unemployment	-	-	325	0%	244
District management	4,583	41,250	55,000	75%	41,250
Assessment roll preparation	417	3,750	5,000	75%	3,750
Bond amortization schedule fee	-	-	1,500	0%	1,125
Disclosure report	-	-	3,000	0%	2,250
Trustee	-	10,182	10,182	100%	7,637
Audit	-	6,400	6,400	100%	4,800
Arbitrage rebate calculation	-	-	2,500	0%	1,875
Legal - general counsel	941	7,850	5,000	157%	3,750
Engineering	1,742	17,170	10,000	172%	7,500
Insurance: general liability & public officials	-	28,229	26,700	106%	20,025
Insurance: worker's compensation	-	6,041	6,291	96%	4,718
Legal advertising	250	600	3,000	20%	2,250
Bank fees	95	950	200	475%	150
Dues & licenses	-	175	175	100%	131
Postage	149	1,158	1,690	69%	1,268
Office supplies	-	158	-	N/A	-
Tax collector	663	35,623	74,028	48%	55,521
Contingencies	-	80	500	16%	375
Total Administrative	<u>10,008</u>	<u>167,633</u>	<u>224,991</u>	75%	<u>168,743</u>
Debt service					
Notes payable - Soave Group - DS	-	-	21,733	0%	16,300
Total Debt service	<u>-</u>	<u>-</u>	<u>21,733</u>	0%	<u>16,300</u>
Field operations					
Utilities					
Communication	1,863	15,589	13,000	120%	9,750
Website	105	315	1,020	31%	765
Streetlights	10,842	87,994	120,000	73%	90,000
Electricity	8,450	43,569	63,000	69%	47,250
Propane	-	403	400	101%	300
Water, sewer & irrigation	3,487	18,412	12,500	147%	9,375
Solid waste removal	575	5,412	6,200	87%	4,650
Sewer lift stations	-	1,561	2,500	62%	1,875
Total Utilities	<u>25,322</u>	<u>173,255</u>	<u>218,620</u>	79%	<u>163,965</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JUNE 30, 2017**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Adopted Budget</u>	<u>% of Budget</u>	<u>Prorated Budget</u>
Security operations					
Security staffing contract services	22,223	184,981	256,500	72%	192,375
Contractual virtual guard	8,690	62,929	77,000	82%	57,750
Total Security operations	<u>30,913</u>	<u>247,910</u>	<u>333,500</u>	74%	<u>250,125</u>
Field office administration					
Field manager	5,645	37,957	47,500	80%	35,625
Office administrator	7,149	43,427	42,500	102%	31,875
Payroll taxes	1,288	7,277	9,000	81%	6,750
Seasonal decorations	-	24,000	26,000	92%	19,500
Beach club office equipment	130	1,818	4,075	45%	3,056
Beach club office supplies	381	2,914	2,000	146%	1,500
Beach club gym supplies	1,253	10,541	12,300	86%	9,225
Guard office equipment	-	1,230	1,000	123%	750
Guard office supplies	75	912	2,000	46%	1,500
Community events coordinator	5,000	20,000	15,000	133%	11,250
Community events supplies	-	1,241	15,000	8%	11,250
Special residential mailing	33	33	3,000	1%	2,250
Pool & beach club attendants	4,048	13,744	44,000	31%	33,000
Total Field office administration	<u>25,002</u>	<u>165,094</u>	<u>223,375</u>	74%	<u>167,531</u>
Landscape maintenance					
Landscaping	550	172,093	265,000	65%	198,750
Street tree maintenance	100	28,980	67,000	43%	50,250
Mulch	-	49,574	56,000	89%	42,000
Beach sand	-	4,992	4,500	111%	3,375
Annuals & seasonal plant installation	-	3,250	9,000	36%	6,750
Plant replacement	5,276	24,321	40,000	61%	30,000
Sod replacement	-	-	10,000	0%	7,500
Well maintenance - irrigation	758	7,311	6,000	122%	4,500
Irrigation - maintenance	1,771	6,836	12,500	55%	9,375
Tree removal	2,885	23,796	25,000	95%	18,750
Lake & pond maintenance	7,286	42,171	45,000	94%	33,750
Total Landscape maintenance	<u>18,626</u>	<u>363,324</u>	<u>540,000</u>	67%	<u>405,000</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JUNE 30, 2017**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Adopted Budget</u>	<u>% of Budget</u>	<u>Prorated Budget</u>
Facilities maintenance					
Outside facilities maintenance	3,280	22,686	35,000	65%	26,250
Car and cart repairs and maintenance	212	2,722	4,500	60%	3,375
Cleaning	1,306	11,476	14,000	82%	10,500
Pest control	300	1,500	2,000	75%	1,500
Security gate maintenance & repair	1,135	7,162	5,000	143%	3,750
Security gate maintenance & repair - other	785	785	2,500	31%	1,875
Monuments & signs	-	4,288	5,000	86%	3,750
Fountains	-	901	7,000	13%	5,250
Storm water drainage	-	-	10,000	0%	7,500
Storage	-	-	1,500	0%	1,125
Recreation equipment maintenance & repair	3,225	15,700	15,000	105%	11,250
Building equipment maintenance & repair	1,218	18,145	20,000	91%	15,000
Pressure washing	-	7,350	15,000	49%	11,250
Paver, streets and sidewalk repairs, cleaning	45,846	79,038	125,000	63%	93,750
Clear & repair monument lanterns	-	606	2,500	24%	1,875
Commercial window cleaning	-	-	2,500	0%	1,875
Total Facilities maintenance	<u>57,307</u>	<u>172,359</u>	<u>266,500</u>	65%	<u>199,875</u>
Facilities maintenance (pool)					
Pool maintenance	4,000	15,595	22,900	68%	17,175
Pool repairs	-	525	15,000	4%	11,250
Pool heater utilities	195	14,712	15,000	98%	11,250
Pool janitorial services	-	-	2,500	0%	1,875
Pool permit	-	275	575	48%	431
Total Facilities maintenance (pool)	<u>4,195</u>	<u>31,107</u>	<u>55,975</u>	56%	<u>41,981</u>
Total Field operations	<u>161,365</u>	<u>1,153,049</u>	<u>1,637,970</u>	70%	<u>1,228,478</u>
Infrastructure reinvestment					
Capital improvement program	(37,966)	91,855	25,000	367%	18,750
Total Infrastructure reinvestment	<u>(37,966)</u>	<u>91,855</u>	<u>25,000</u>	367%	<u>18,750</u>
Total Expenditures	<u>133,407</u>	<u>1,412,537</u>	<u>1,909,694</u>	74%	<u>1,432,271</u>
Excess/(deficiency) of revenues over/(under) expenditures	(97,044)	398,913	(108,019)		
OTHER FINANCING SOURCES/(USES)					
Transfer in	11	98,307	-	N/A	
Total other financing sources/(uses)	<u>11</u>	<u>98,307</u>	<u>-</u>	N/A	
Net change in fund balances	<u>(97,033)</u>	<u>497,220</u>	<u>(108,019)</u>	-460%	
Fund balance - beginning (unaudited)	1,944,334	1,350,081	1,323,241		
Fund balance - ending (projected)					
Assigned					
3 months working capital	477,424	477,424	477,424		
Unassigned	1,369,866	1,271,570	737,798		
Fund balance - ending	<u>\$ 1,847,301</u>	<u>\$ 1,847,301</u>	<u>\$ 1,215,222</u>		

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 1996
FOR THE PERIOD ENDED JUNE 30, 2017**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment prepayments	\$ -	\$ 15,286	\$ -	N/A
Interest	11	302	-	N/A
Total revenues	<u>11</u>	<u>15,588</u>	<u>-</u>	N/A
EXPENDITURES				
Debt service				
Principal prepayment	-	35,000	-	N/A
Principal 1996A	-	100,000	110,000	91%
Principal 1996B	-	300,000	335,000	90%
Interest 1996A	-	8,374	4,606	182%
Interest 1996B	-	26,590	14,028	190%
Total debt service	<u>-</u>	<u>469,964</u>	<u>463,634</u>	101%
Excess/(deficiency) of revenues over/(under) expenditures	11	(454,376)	(463,634)	
OTHER FINANCING SOURCES				
Transfer in	-	208,825	240,000	87%
Transfer out	(11)	(103,149)	-	N/A
Total other financing sources	<u>(11)</u>	<u>105,676</u>	<u>240,000</u>	44%
Net change in fund balances	-	(348,700)	(223,634)	
Fund balances - beginning	-	348,700	329,641	
Fund balances - ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 106,007</u>	

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2013
FOR THE PERIOD ENDED JUNE 30, 2017**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: net of discounts	\$ 1,941	\$ 104,330	\$ 104,159	100%
Interest	46	180	-	N/A
Total revenues	<u>1,987</u>	<u>104,510</u>	<u>104,159</u>	100%
EXPENDITURES				
Debt service				
Principal	-	20,000	20,000	100%
Interest	-	79,819	79,819	100%
Total debt service	<u>-</u>	<u>99,819</u>	<u>99,819</u>	100%
Other fees & charges				
Tax collector	39	2,086	4,340	48%
Total other fees & charges	<u>39</u>	<u>2,086</u>	<u>4,340</u>	48%
Total expenditures	<u>39</u>	<u>101,905</u>	<u>104,159</u>	98%
Excess/(deficiency) of revenues over/(under) expenditures	1,948	2,605	-	
Fund balances - beginning	<u>147,845</u>	<u>147,188</u>	<u>143,196</u>	
Fund balances - ending	<u><u>\$ 149,793</u></u>	<u><u>\$ 149,793</u></u>	<u><u>\$ 143,196</u></u>	

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2013A-1
FOR THE PERIOD ENDED JUNE 30, 2017**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: net of discounts	\$ 9,821	\$ 527,833	\$ 528,469	100%
Interest	110	667	-	N/A
Total revenues	<u>9,931</u>	<u>528,500</u>	<u>528,469</u>	100%
EXPENDITURES				
Debt service				
Principal	-	420,000	420,000	100%
Interest	-	86,449	86,449	100%
Total debt service	<u>-</u>	<u>506,449</u>	<u>506,449</u>	100%
Other fees & charges				
Tax collector	196	10,555	22,020	48%
Total other fees & charges	<u>196</u>	<u>10,555</u>	<u>22,020</u>	48%
Total expenditures	<u>196</u>	<u>517,004</u>	<u>528,469</u>	98%
Excess/(deficiency) of revenues over/(under) expenditures	9,735	11,496	-	
Fund balances - beginning	<u>354,499</u>	<u>352,738</u>	<u>329,077</u>	
Fund balances - ending	<u>\$ 364,234</u>	<u>\$ 364,234</u>	<u>\$ 329,077</u>	

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2017 NOTE
FOR THE PERIOD ENDED JUNE 30, 2017**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: net of discounts	\$ 1,094	\$ 58,840	\$ 58,852	100%
Total revenues	<u>1,094</u>	<u>58,840</u>	<u>58,852</u>	100%
EXPENDITURES				
Debt service				
Note principal	-	-	45,470	0%
Note interest	-	-	5,938	0%
Cost of issuance	-	16,175	-	N/A
Total debt service	<u>-</u>	<u>16,175</u>	<u>51,408</u>	31%
Other fees & charges				
Tax collector	21	1,176	2,452	48%
Total other fees & charges	<u>21</u>	<u>1,176</u>	<u>2,452</u>	48%
Total expenditures	<u>21</u>	<u>17,351</u>	<u>53,860</u>	32%
Excess/(deficiency) of revenues over/(under) expenditures	1,073	41,489	4,992	
OTHER FINANCING SOURCES/(USES)				
Note proceeds	-	235,000	250,000	
Transfer in	-	4,841	-	
Transfer out	-	(208,825)	(240,000)	
Total other financing sources	<u>-</u>	<u>31,016</u>	<u>10,000</u>	
Net change in fund balances	1,073	72,505	14,992	
Fund balances - beginning	71,432	-	-	
Fund balances - ending	<u>\$ 72,505</u>	<u>\$ 72,505</u>	<u>\$ 14,992</u>	

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2013
FOR THE PERIOD ENDED JUNE 30, 2017**

	Current Month	Year to Date
REVENUES		
Interest & miscellaneous	\$ 1	\$ 4
Total revenues	1	4
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	1	4
Fund balance - beginning	3,404	3,401
Fund balance - ending	\$ 3,405	\$ 3,405

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND 2015
FOR THE PERIOD ENDED JUNE 30, 2017**

	<u>Current Month</u>	<u>Year to Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Capital outlay	<u>16,988</u>	<u>270,934</u>
Total expenditures	<u>16,988</u>	<u>270,934</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (16,988)	 (270,934)
 Fund balance - beginning	 <u>(310,758)</u>	 <u>(56,812)</u>
Fund balance - ending	<u><u>\$(327,746)</u></u>	<u><u>\$(327,746)</u></u>

CORY LAKES
Community Development District
Series 1996A (CUSIP: 221034AC5)

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2016	-	-	4,606.25	4,606.25
05/01/2017	110,000.00	8.375%	4,606.25	114,606.25
Total	\$110,000.00	-	\$9,212.50	\$119,212.50

CORY LAKES
Community Development District
Series 1996B (CUSIP: 221034AH4)

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2016	-	-	15,912.50	15,912.50
05/01/2017	380,000.00	8.375%	15,912.50	395,912.50
Total	\$380,000.00	-	\$31,825.00	\$411,825.00

CORY LAKES
Community Development District
Series 2013 Bonds
\$1,425,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2016	20,000.00	5.000%	40,159.38	60,159.38
05/01/2017	-		39,659.38	39,659.38
11/01/2017	25,000.00	5.000%	39,659.38	64,659.38
05/01/2018	-		39,034.38	39,034.38
11/01/2018	25,000.00	5.000%	39,034.38	64,034.38
05/01/2019			38,409.38	38,409.38
11/01/2019	25,000.00	5.000%	38,409.38	63,409.38
05/01/2020			37,784.38	37,784.38
11/01/2020	25,000.00	5.000%	37,784.38	62,784.38
05/01/2021			37,159.38	37,159.38
11/01/2021	30,000.00	5.000%	37,159.38	67,159.38
05/01/2022			36,409.38	36,409.38
11/01/2022	30,000.00	5.000%	36,409.38	66,409.38
05/01/2023			35,659.38	35,659.38
11/01/2023	30,000.00	5.000%	35,659.38	65,659.38
05/01/2024			34,909.38	34,909.38
11/01/2024	35,000.00	5.625%	34,909.38	69,909.38
05/01/2025			33,925.00	33,925.00
11/01/2025	35,000.00	5.625%	33,925.00	68,925.00
05/01/2026			32,940.63	32,940.63
11/01/2026	35,000.00	5.625%	32,940.63	67,940.63
05/01/2027			31,956.25	31,956.25
11/01/2027	40,000.00	5.625%	31,956.25	71,956.25
05/01/2028			30,831.25	30,831.25
11/01/2028	40,000.00	5.625%	30,831.25	70,831.25
05/01/2029			29,706.25	29,706.25
11/01/2029	45,000.00	5.625%	29,706.25	74,706.25
05/01/2030			28,440.63	28,440.63
11/01/2030	45,000.00	5.625%	28,440.63	73,440.63
05/01/2031			27,175.00	27,175.00
11/01/2031	50,000.00	5.625%	27,175.00	77,175.00
05/01/2032			25,768.75	25,768.75
11/01/2032	50,000.00	5.625%	25,768.75	75,768.75
05/01/2033			24,362.50	24,362.50
11/01/2033	55,000.00	5.625%	24,362.50	79,362.50
05/01/2034			22,815.63	22,815.63
11/01/2034	55,000.00	6.125%	22,815.63	77,815.63
05/01/2035			21,131.25	21,131.25
11/01/2035	60,000.00	6.125%	21,131.25	81,131.25
05/01/2036			19,293.75	19,293.75
11/01/2036	65,000.00	6.125%	19,293.75	84,293.75
05/01/2037			17,303.13	17,303.13
11/01/2037	70,000.00	6.125%	17,303.13	87,303.13
05/01/2038			15,159.38	15,159.38
11/01/2038	70,000.00	6.125%	15,159.38	85,159.38
05/01/2039			13,015.63	13,015.63

CORY LAKES

Community Development District

Series 2013 Bonds

\$1,425,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2039	75,000.00	6.125%	13,015.63	88,015.63
05/01/2040			10,718.75	10,718.75
11/01/2040	80,000.00	6.125%	10,718.75	90,718.75
05/01/2041			8,268.75	8,268.75
11/01/2041	85,000.00	6.125%	8,268.75	93,268.75
05/01/2042			5,665.63	5,665.63
11/01/2042	90,000.00	6.125%	5,665.63	95,665.63
05/01/2043			2,909.38	2,909.38
11/01/2043	95,000.00	6.125%	2,909.38	97,909.38
Total	\$1,385,000.00	-	\$1,440,984.38	\$2,825,984.38

Beach club gym supplies

CORY LAKES
 Community Development District
 Series 2013 Refunding Bonds
 \$4,245,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2016			43,495.50	43,495.50
05/01/2017	425,000.00	2.710%	43,495.50	468,495.50
11/01/2017			37,736.75	37,736.75
05/01/2018	435,000.00	2.710%	37,736.75	472,736.75
11/01/2018			31,842.50	31,842.50
05/01/2019	445,000.00	2.710%	31,842.50	476,842.50
11/01/2019			25,812.75	25,812.75
05/01/2020	460,000.00	2.710%	25,812.75	485,812.75
11/01/2020			19,579.75	19,579.75
05/01/2021	470,000.00	2.710%	19,579.75	489,579.75
11/01/2021			13,211.25	13,211.25
05/01/2022	485,000.00	2.710%	13,211.25	498,211.25
11/01/2022			6,639.50	6,639.50
05/01/2023	490,000.00	2.710%	6,639.50	496,639.50
Total	\$3,210,000.00	-	\$356,636.00	\$3,566,636.00

Office Administrator Monthly Report
Meeting date: August 17, 2017

Office/Beach Club

1. On-going:
 - Office Administrator manual
 - Update flyers as needed

Welcome Wagon –15 Welcome Baskets have been distributed since June 1 – July 31! I think it's been a great way to make ALL newcomers feel welcomed and am thankful for the volunteers that do this!

PROtential Sports – In the past, there were several events that PROtential partnered with CLI such as providing child care for 'Date Nights'. I would like to explore this service with PROtential again as this service, based on what I was told, is very cost effective.

Community Events

Back to School Bash – great turn out and everyone had a fantastic time, weather was great!

Upcoming: Luau, September 9th. This is always a sell out event and have no doubts this year will be the same.

Pool

Starting from ground level. I've completed an 'application' process with USF Handshake (website for students to look for job postings within the Tampa Bay region) and am waiting on approval at this time (August 8th) before a job can be posted on the site. Another alternative is to ask PROtential Sports if any of their coaches are looking for extra hours.

The end goal is to have 2 permanent employees to rotate weekends and use for private rentals and community events.

Proactive Plans for September

Hire and train employees during slower season to develop the work ethic needed to meet the expectations.

Cory Lakes Community Development District

Facilities Manager

July 2017, Activity Report

BEACH CLUB

1. Changed air filters and flushed drain lines.
2. Repaired cracks in sidewalk behind the Beach Club.
3. Added more drains around sidewalk.
4. RB Concrete added curbing around sidewalk to direct water to drains.
5. Replaced light bulb in women's bath
6. Replaced light bulb outside administration office.
7. Repainted wall in kids play area.

Pool

1. Replaced soap dispensers in both bathrooms
2. Cleaned air filters.
3. Replaced batteries in thermostats.
4. Kassel's A/C pumped drain lines and checked pressures in condensing unit. Had to reset circuit board to restore operation.
5. Replaced recirculating pump motor after rain flooded and shorted motor.

PLAYGROUND

1. Envera replaced the tot lot camera.

GYM

1. Replaced soap dispensers in restrooms.
2. Changed air filters and flushed drain lines.
3. Repaired weight bar, put Loctite on bolts to help keep secure.
4. Fitness Serviced performed routine maintenance.
5. Fitness Services replaced belt and tensioner on one treadmill.

LANDSCAPING

1. Replaced bad planting at Cachet monument.
2. LMP replaced missing plants on Morris Bridge entrance.
3. Working with LMP upper management on a better system to keep CLI looking beautiful and kept up. Lot's of staffing and operational changes coming to better meet our needs.
4. Working on testing and removing dead trees around community.

LAKE MANAGEMENT

1. 7/17/17- Treated algae and grasses in lake from johnboat
2. 7/21/17- Cleaned and treated ponds from mule.

SECURITY

1. Pulled radar reports for security committee weekly.
2. Replaced radar batteries weekly.

OTHER ACTIONS

1. Cleaned monuments of rust stains
2. Hired and trained a maintenance assistant
3. Replaced breaker and contactor for fountain in main lake.
4. Reset timers for fountains after water restrictions lifted.
5. Replaced photocells on both Bermuda monuments.
6. Removed TECO conduit near Capri Isle playground.
7. Electric Today is working on installing power for light on Capri monument.
8. TECO has started the changeover of the streetlights to LED heads.

Cross-Creek Security Gatehouse

1. Replaced fill valve in toilet.
2. Replaced air filter and flushed drain lines
3. Reset breakers for coach lights.
4. Reset lift station breaker for guardhouse.
5. Repaired LED lights on entrance arm.

Morris Bridge Security Gatehouse

1. Changed gate arm after it got snapped off.
2. Replaced bulb in canopy light.

3. Replaced air filter and flushed drain lines.
4. Installed new gate arm on exit.
5. Repaired articulating assembly on resident entry arm.
6. Gate Tech replaced gearbox on exit gate motor
7. Envera installed the tag cam on the exit gate.

Action Plan for Sept.

1. Continue working with LMP to improve service routine.
2. Work with LMP on palm tree program.
3. Obtain pricing for projects on survey results.
4. Continue to work on easy items from survey results.
5. Continue to work with Glass-On on Republic Services clean up project.
6. Work with maintenance assistant on rust staining from irrigation.
7. Continue to work with RB concrete on ongoing projects.