

CORY LAKES

**COMMUNITY DEVELOPMENT
DISTRICT**

REGULAR MEETING AGENDA

May 16, 2019

Cory Lakes Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone (561) 571-0010•Fax (561) 571-0013•Toll-free: (877) 276-0889

May 9, 2019

Board of Supervisors
Cory Lakes Community Development District

<p><u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>

Dear Board Members:

The Board of Supervisors of the Cory Lakes Community Development District will hold a Regular Meeting on May 16, 2019 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647. The agenda is as follows:

1. Call to Order/Roll Call
2. Chairman's Opening Comments
3. Other Supervisors' Opening Comments
4. Public Comments (*agenda items*) [3 minutes per speaker]
5. Update: Communication with Republic Services Regarding Recent Leaks
6. Continued Discussion: Long Term Strategic Planning
7. Discussion: Community Development District Towing Policy Memo from Counsel
8. Committee Reports
 - A. Security
 - B. Landscape Aquascape Facilities
 - C. Spirit Committee
9. Approval of Minutes
 - A. Board of Supervisors: April 18, 2019
 - i. Summary of Motions
 - ii. Staff Directives
 - iii. Regular Meeting
 - B. LAF Committee: May 2, 2019

- C. Security Committee/Neighborhood Watch: May 6, 2019
 - D. Sunshine Board Online Workshop: April 29, 2019 to May 14, 2019 *(to be provided under separate cover)*
 - E. Other
10. Consideration of Resolution 2019-03 Approving a Proposed Budget for Fiscal Year 2019/2020 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
11. Acceptance of Unaudited Financial Statements as of March 31, 2019
12. Staff Reports
- A. District Engineer: *Johnson Engineering, Inc.*
 - B. Office Administrator: *Wendy Darby*
 - C. Facilities Manager: *John Hall*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - i. 1,822 Registered Voters in District as of April 15, 2019
 - ii. NEXT MEETING DATE: June 20, 2019 at 6:00 P.M.
13. Other Business
14. Public Comments *(non-agenda items)*
15. Supervisors' Requests
16. Adjournment

Should you have any questions and/or concerns, please contact me directly at 239-464-7114.

Sincerely,



Chesley E. Adams, Jr.
District Manager

<p>FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE CALL IN NUMBER: 1-888-354-0094 CONFERENCE ID: 8593810</p>
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CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

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STRALEY ROBIN VERICKER

1510 W. Cleveland Street

Tampa, FL 33606

Phone: 813-223-9400

Website: www.srvlegal.com

MEMORANDUM

TO: Board of Supervisors of the Cory Lakes Community Development District
FROM: Vivek K. Babbar, District Counsel
DATE: May 7, 2019
RE: Towing on Property Owned by the Cory Lakes Community Development

The Cory Lakes Community Development District (the “**District**”) owns and maintains the roadways within the community, which also includes certain designated on-street parking spaces such as those located in Capri Isle. The District also owns and maintains the parking lots located adjacent to its recreational facilities. We have been informed that on occasion the District encounters situations where vehicles or vessels are parked on District property without its permission. This memo outlines the District’s powers with respect to towing such vehicles or vessels.

The District, or any person authorized by the District, may cause any vehicle or vessel parked on District property without its permission to be removed by a person regularly engaged in the business of towing vehicles or vessels, without liability for the costs of removal, transportation, or storage or damages caused by such removal, transportation, or storage.

This authorization was codified by the Florida Legislature in 2016 pursuant to House Bill 971 which was signed into law and became effective on July 1, 2016. This bill amended Section 190.012(2)(d), Florida Statutes to clarify that a community development district may authorize the towing of vehicles or vessels parked on property owned by it as long as it follows applicable laws and regulations.

The District must follow any applicable regulations by the City of Tampa or Hillsborough County (including inspection of any towing signage) and follow the same authorization, notice, and procedural requirements for an owner of private property as described in Section 715.07, Florida Statutes. At a minimum, signage must be posted that meets the following requirements:

1. The notice must clearly indicate, in not less than 2-inch high, light-reflective letters on a contrasting background, that unauthorized vehicles or vessels will be towed away at the owner’s expense. The words “tow-away zone” must be included on the sign in not less than 4-inch high letters.
2. The notice must also provide the name and current telephone number of the person or firm towing or removing the vehicles or vessels.
3. The sign structure containing the required notices must be permanently installed with the words “tow-away zone” not less than 3 feet and not more than 6 feet above ground level

and must be continuously maintained on the property for not less than 24 hours prior to the towing or removal of any vehicles or vessels.

Other parts of Section 715.07, Florida Statutes describe the minimum requirements that apply to a towing operator (which are strictly enforced), for example, the towing operator must store the vehicles or vessels within a certain radius of the point of removal, the storage location must be open during set times, and there must be signage prominently posted of how the operator can be reached.

If the City of Tampa or Hillsborough County publishes a list of approved towing operators authorized to tow within their boundaries, then the District can select a towing operator from that list without conducting a public bidding. Otherwise the District must select a towing operator pursuant to a public bidding. If the District desires to authorize towing on its property, it should enter into an agreement with a towing operator with the standard provisions including at a minimum:

1. That the towing operator either provides the signage required by applicable laws and regulations or inspects and certifies to the District that any existing signage complies with the applicable laws and regulations.
2. Name the District as an additional insured on their insurance policy.
3. Indemnify the District from any damages or claims resulting from their services or compliance with applicable laws and regulations.

If the District is contemplating creating or revising any towing policies or entering into any towing authorization agreements related to District property, then such policies and agreements should be carefully drafted (with input from the District Manager, District Counsel, and potential towing operators) to clearly explain their purpose, listed as an Agenda item (with an opportunity for public input), and then formally adopted by the Board of Supervisors of the District.

Please contact my office if you have any questions. Thank you.

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

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Grid 254 - April Corys Lake Tampa Police, State Trooper Call Event Report & POA Infractions

4/30/2019 11:47	10951 CORY LAKE DR	DOMESTIC DISPUTE	254
4/30/2019 10:34	15201 FIJI ISLE PL	INFORMATION	254
4/28/2019 21:48	GRID ONLY	AIDED CASE	254
4/28/2019 8:54	10446 CANARY ISLE DR	INFORMATION	254
4/27/2019 20:28	17901 SAINT CROIX ISLE DR	NATURE UNKNOWN	254
4/26/2019 18:56	10951 CORY LAKE DR	DOMESTIC DISPUTE	254
4/25/2019 14:15	GRID ONLY	AIDED CASE	254
4/24/2019 17:32	18019 MALAKAI ISLE DR	INFORMATION	254
4/24/2019 14:35	10527 BERMUDA ISLE DR	PARKING VIOLATION	254
4/24/2019 13:32	CORY LAKE BL / CORY LAKE DR	VEHICLE STOP/TRAFFIC	254
4/24/2019 8:47	CORY LAKE BL / CORY LAKE DR	VEHICLE STOP/TRAFFIC	254
4/24/2019 7:44	CORY LAKE BL / CORY LAKE DR	VEHICLE STOP/TRAFFIC	254
4/24/2019 7:31	CORY LAKE BL / CORY LAKE DR	VEHICLE STOP/TRAFFIC	254
4/24/2019 7:23	CORY LAKE BL / CORY LAKE DR	VEHICLE STOP/TRAFFIC	254
4/24/2019 7:02	10546 CORY LAKE DR	VEHICLE STOP/TRAFFIC	254
4/23/2019 13:26	18054 COZUMEL ISLE DR	INFORMATION	254
4/22/2019 17:31	GRID ONLY	OFFENSES AGST FAMILY	254
4/19/2019 19:25	18023 COZUMEL ISLE DR	FIRE	254
4/19/2019 10:29	10533 CORY LAKE DR	NATURE UNKNOWN	254
4/19/2019 7:21	CORY LAKE DR / BERMUDA ISLE DR	NATURE UNKNOWN	254
4/18/2019 23:56	CORY LAKE DR / BARBADOS ISLE DR	NARCOTIC LAW (DRUGS)	254
4/15/2019 10:05	18039 JAVA ISLE DR	INFORMATION	254
4/13/2019 20:36	17908 BAHAMA ISLE CR	RESID/COMMERIAL ALARM	254
4/13/2019 2:48	10816 BARBADOS ISLE DR	RESID/COMMERIAL ALARM	254
4/12/2019 2:32	18002 MALAKAI ISLE DR	INFORMATION	254
4/5/2019 17:42	18010 MALAKAI ISLE DR	SUSPICIOUS PERSON	254
4/3/2019 16:36	10531 CORY LAKE DR	DOMESTIC DISPUTE	254
/1/2019 5:58:44 PM	18001 JAVA ISLE DR	SUSPICIOUS PERSON	254

Legent Colors: Sames Addresses/Incidents

	Total
Building Check - Beach Club:	0
Similar Residential/Commerial Alarm:	2
Traffic Crash:	0
Vehicle Stop/Traffic:	6
Building Check- Residents/Non-Beachclub:	0
Suspicious Vehicles/Person/Prowler:	2
Nacotics Law (Drugs):	1
Domestic Dispute:	3
Assauly & Battery	0
Nature Unknown:	3
Offenses Against Family	1
Vandalism/Disturbance/Theft/Criminal Mischief:	0
Misc:	8
Parking Violations:	1
Role Call:	0
Fire:	1
Misdemenor/Felony:	0
TOTAL	28

April Cory Lakes FL State Trooper Report

Traffic Citations	Traffic Warnings	Faulty Equipments	Total
24	16	4	44

April Cory Lakes POA & CDD Radar Report

Number of POA Soeeding Events vs Residents	Number of CDD Speeding Events vs Residents
20 / No data	10 / No Data

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

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**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, April 18, 2019 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
Bob Woodards	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Wendy Darby	Office Administrator
Amanda Schewe	Office Administrator's Assistant
John Hall	Facilities Manager
A. J. Forbes	Resident, Security Committee Member
J. C. Nowotney	Down to Earth Landscaping
Justin Martinjack	Down to Earth
Scott Carlson	LMP Landscaping
Steve Small	LMP
Bill Evans	LMP
Carlos Guzman	Resident
Harry Ramphal	Resident
Rich Carpenter	Resident
Steven Hancz	Resident
Paragh Shah	Resident
Rene Vousher	Resident
Kapir Gupta	Visitor
Rene Fontcha	Resident

On MOTION by Mr. Castillo and seconded by Mr. Woodards, with all in favor, the March 21, 2019 Board of Supervisors Summary of Motions, Staff Directives, as presented, and Regular Meeting Minutes, as amended and with edits noted, the April 4, 2019 LAF Committee Meeting Minutes, the April 1, 2019 Security Committee/Neighborhood Watch Minutes and the April 2, 2019 to April 16, 2019 Sunshine Board Online Workshop, as presented, were approved.

On MOTION by Mr. Burman and seconded by Mr. Castillo, with all in favor, awarding the Landscape contract to Down to Earth Landscaping (DTE) with a May 1 start date, contingent upon reference review by Board Members and assuming there is no significant negative feedback, was approved.

On MOTION by Mr. Woodards and seconded by Mr. Berman, with Mr. Woodards, Mr. Burman and Ms. Haque in favor and Mr. Shah and Mr. Castillo opposing, no reimbursement to Mr. Gupta for gate damage to his vehicle that occurred on March 24, 2019, was approved. (Motion passed 3-2)

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

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CORY LAKES CDD
April 18, 2019
Board of Supervisors Staff Directives

Facilities Manager

- Per Mr. Castillo, Mr. Hall to have Security Management inform its guards to record all boats/trailers that enter the community.
- Mr. Hall to secure a third proposal to repair the pavers.
- Per Mr. Castillo, Staff to follow up with Cody regarding dead palm tree notifications to homeowners.
- Per Mr. Shah, Mr. Hall to email the County Engineer regarding the turn lane on Morris Bridge.

Office Manager

- Per Mr. Burman, Ms. Darby to generate a list of the locations of the major manholes in the community.

District Engineer

District Counsel

District Manager

- Per Mr. Castillo, Mr. Adams to arrange a joint POA/CDD Board meeting one hour prior to the next Board Meeting.
- Per Mr. Castillo, Mr. Adams to contact District Counsel and POA's counsel regarding the parking lot containing vehicles with flat tires and expired registrations.
- Mr. Adams to forward all three proposals to the Special Litigator, direct him draft a follow-up demand letter to RS' attorney and distribute copies of the letter to the Board.
- Mr. Adams to forward copies of a previous reserve study along with copies of a report generated by a CDD that hired an outside firm to handle its vertical infrastructure.
- Mr. Adams to ask the District Engineer to secure a proposal from an architect for the gym expansion.
- Mr. Adams to include a discussion on the CDD's roads on the next agenda.
- Mr. Adams to compile DTE's reference checks results and distribute them to the Board.

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

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DRAFT

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

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Present at the meeting were:

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

Also present were:

Chuck Adams	District Manager
John Hall	Facilities Manager
Wendy Darby	Office Administrator
Amanda Schewe	Office Administrator's Assistant
A. J. Forbes	Resident, Security Committee Member
J. C. Nowotney	Down to Earth
Justin Martinjack	Down to Earth
Scott Carlson	LMP Landscaping
Steve Small	LMP
Bill Evans	LMP
Carlos Guzman	Resident
Harry Ramphal	Resident
Rich Carpenter	Resident
Steven Hancz	Resident
Paragh Shah	Resident
Rene Vousher	Resident
Kapir Gupta	Visitor
Rene Fontcha	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Castillo called the meeting to order at 6:00 p.m. All Supervisors were present, in person.

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

42 **SECOND ORDER OF BUSINESS**

Chairman’s Opening Comments

43

44 Mr. Adams asked the Board to consider adding consideration and discussion of the
45 landscape bid results to the agenda, following the Fourth Order of Business. Mr. Castillo stated
46 that, although the item was not part of the original agenda, members of the public would be
47 allowed to ask questions of the landscape representatives that would be presenting.

48

49 **THIRD ORDER OF BUSINESS**

Other Supervisors’ Opening Comments

50

51 Mr. Burman stated the Tax Collector was supposed to be in attendance tonight but
52 requested a postponement until the summer. Mr. Burman would keep the Board posted.

53

54 **FOURTH ORDER OF BUSINESS**

**Public Comments (*agenda items*) [3
minutes per speaker]**

55

56

57 Mr. Harry Ramphal, a resident, asked the Board not to resume the Strategic Planning
58 Committee, as approximately \$50,000 was previously expended to no avail. He voiced his
59 opinion that the gym looks very nice, albeit it is small and residents must wait to utilize the
60 equipment. He disagreed with expanding the gym because he felt that the building was not
61 ADA-compliant, it had no sprinkler system and the exits are shabby. He noted that the roller
62 rink is underutilized and suggested that it could be transformed into a gym instead.

63 Mr. Rich Carpenter, a resident, stated that a boat trailer entered through the Morris
64 Bridge entrance and he thought the Board ought to consider placing wheel locks on trespassers’
65 vehicles. He was frustrated about people entering the community and using the lake for free
66 and commented that the trailers are oversized and belong in a trailer lot. Mr. Castillo agreed
67 that boats that do not belong should not be accessing the community. Discussion ensued
68 regarding the security gate, security post orders, installing wheel locks on trailers, alerting
69 police, vehicle registrations, the POA, issuing fines, circulating a flyer, etc. Staff was directed to
70 have security management make guards record all boats coming in.

71 Mr. Kapir Gupta, a visitor, stated that, on March 24, 2019, the gate closed on his vehicle
72 as he was entering the community and damaged it. Mr. Hall stated that the gates are timed
73 and did not malfunction and the drivers in question were at fault for hesitating. Mr. Castillo
74 stated if the District paid for all damages to vehicles and similar complaints, it would be

75 bankrupt. Discussion ensued regarding the cost, video footage of the occurrence and installing
76 signs. Mr. Shah assured Mr. Gupta that the matter would be discussed later in the meeting.

77 Mr. Steven Hancz, a resident, noted abandoned vehicles with flat tires in a parking lot,
78 which he felt was an eyesore. Mr. Hall stated, although signs were posted, people were still
79 parking commercial vehicles in the lot. Mr. Castillo thought that when the Tow Away signs
80 were posted the issue would have been resolved/settled. Discussion ensued regarding the
81 parking area, vehicles with flat tires, vehicle registration, the Tampa Police Department (TPD)
82 and the towing company. Mr. Hall confirmed that it was a POA issue. In response to Mr.
83 Ramphal's question, Mr. Castillo stated that the Board would welcome a joint meeting with the
84 POA at the next meeting. He asked Mr. Adams to contact District Counsel and the POA's
85 counsel regarding the parking lot. Mr. Adams reminded everyone that the issue was discussed
86 and was related to public property and public right-of-way (ROW). Although the CDD owns the
87 parking lot, it does not have towing rights, as that is a policing function contained in the
88 Declarations and Covenants of the POA, which was typical of all CDDs, whether it owns the
89 roads or parking areas, that task is always housed with the POA.

90 ▪ **Consideration/Discussion: Landscape Maintenance Services Contract**

91 **This item was an addition to the agenda.**

92 Referencing slides, Mr. Nowotney and Mr. Martinjack, of Down to Earth Landscaping
93 (DTE), discussed the following:

- 94 ➤ DTE has been in business for 30 years and is licensed and certified to do everything in-
95 house such as lawn care and irrigation.
- 96 ➤ DTE currently has 1,400 employees, has 10 branches in Florida and has grown steadily.
- 97 ➤ DTE has landscape, lawn care and maintenance and irrigation and pest control divisions.
- 98 ➤ DTE offers a 24-hour emergency hotline for weekends.
- 99 ➤ DTE repairs pump stations and offers central control monitoring; everything is geared
100 towards water conservation.
- 101 ➤ Mr. Nowotney has a State Irrigation license, which makes obtaining permits easier.
- 102 ➤ Clients receive monthly lawn, irrigation and pest control reports with their invoices.
- 103 ➤ DTE keeps detailed records of the chemicals used for pest control for the State and
104 conducts weekly on-site insect and disease inspections.

105 Mr. Martinjack distributed and presented a list including communities that have
106 maintenance-free home sites, DTE has over 200 managers overseeing installations on a daily
107 basis. He reviewed DTEs corporate structure and discussed the following:

108 ➤ DTE provides a 52-week calendar schedule that would be detailed with specifications
109 tailored for Cory Lakes.

110 ➤ All crewmen are uniformed, the equipment is new, DTE provides a high level of service
111 and everything is top of the line.

112 ➤ When storms occur, resources are pulled, properties are evaluated and cleanup efforts
113 are focused on the communities with the most damage, at no extra charge, unless heavy
114 equipment must be used to remove large debris or if large debris must be hauled out.

115 ➤ DTE offers a work order system; sample work orders were shown.

116 ➤ A property assessment report would be conducted at the start of the contract and soil
117 samples would be taken. Environmentally safe chemicals are used and a specific plan would be
118 created of how DTE would improve the property.

119 Mr. Nowotney stated that DTE has a quality management team in place. Mr. Martinjack
120 is a top-notch project manager for the Tampa area and is supported by ample staff; employees
121 are trained and retained and are better-compensated than DTE's competitors. DTE strives to
122 do the best possible work and management does its utmost to resolve all errors. In response to
123 Mr. Castillo's question, Mr. Nowotney stated that, if awarded the contract, DTE would need
124 one week to prepare its crews to service the community. As to whether the price included
125 pruning the palm trees, Mr. Nowotney replied affirmatively. Mr. Nowotney, the Board, Staff
126 and residents discussed irrigation, the number of crewmen assigned, special projects, tree and
127 plant replacement and areas in need of improvement.

128 Mr. Scott Carlson of LMP Landscaping (LMP) presented the following:

129 ➤ He is the Vice President and General Manager of LMP, has worked for LMP for 12 years
130 and was the on-site Account Manager when LMP previously serviced the CDD.

131 ➤ LMP has been in business for 29 years, services 27 CDDs in the Tampa Bay area and all
132 of its services are in-house.

133 ➤ LMP provides six-man crews and two irrigation and two pest experts to its properties.

134 ➤ LMP is familiar with Cory Lakes, would appreciate the opportunity to reclaim the
135 contract and could commence work right away.

136 Mr. Shah stated that LMP lost the contract because it had trouble keeping up with the
137 community. Mr. Carlson stated LMP is in the personal relationship business and, for some
138 reason, ceased attending meetings in 2017; when Mr. Hall reported issues, he made sure that
139 crews immediately resolved them. Mr. Shah stated the feedback received from the LAF
140 Committee and Staff was not positive and asked what LMP would do differently if awarded the
141 contract. Mr. Carlson stated, this time, very close attention would be paid to the details and
142 Mr. Small Steve would be intimately involved with the account. Mr. Carlson, the Board, Staff
143 and residents discussed the bid price, previous issues with LMP, palm tree trimming, tree and
144 grass replacement, fertilization, inoculation, equipment, the number of assigned crewmen and
145 accountability. Mr. Castillo asked how many customers LMP lost in the past 24 months and
146 why. Mr. Carlson replied, Lakeside CDD in Hudson, which had financial issues so it went out to
147 bid and awarded the contract to the lowest bidder.

148 **The meeting recessed at 7:48 p.m.**

149 **The meeting reconvened at 7:57 p.m.**

150 **▪ Continuation of Public Comments**

151 Mr. Rene Fontcha, a resident, commented that the TV in the gym is not working
152 properly; it is difficult to change channels, etc. Mr. Shah stated that the remote control could
153 be found at the bottom of the equipment. Mr. Hall stated that the remote is universal, is slow
154 to respond and has only two settings. Mr. Castillo asked if it was a Spectrum issue and if the
155 CDD paid extra for the service. Mr. Hall stated that Spectrum changed the digital signal.
156 Discussion ensued regarding TVs in bigger gyms, past gym survey results and the gym size.

157

158 **FIFTH ORDER OF BUSINESS**

**Update: Communication with Republic
Services Regarding Recent Leaks**

159

160

161 Mr. Adams stated that he, the Chair and District Counsel had a conference call with the
162 Special Litigator who thought the CDD had a good position overall but suggested securing two
163 more proposals. A \$397,000 proposal was previously secured. As soon as Mr. Hall secures a
164 third, Staff would submit all three to the Special Litigator who would send a follow-up demand
165 letter to Republic Services (RS). Another approach would be to hire an expert to evaluate the
166 situation and present the expert's opinion, the options and what a reasonable proposal to
167 restore the District to wholeness would be. The Board and Staff discussed the Special Litigator,

168 future leaks, a paver brick expert, a performance bond, avoiding litigation and the next steps.
169 Mr. Adams stated, as soon as Mr. Hall secures the third proposal, the Special Litigator would be
170 asked to draft and send a letter to counsel for RS; each Board Member would receive a copy.

171

172 **SIXTH ORDER OF BUSINESS**

**Discussion: Develop Strategic Planning
Committee**

173

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175 Mr. Adams recalled that a Strategic Planning Committee was brought up by an audience
176 member at the previous meeting and, since there were discussions about it, he added it to the
177 agenda. If there was no interest in starting one, the item could be skipped.

178 Ms. Haque stated that there was very little detail about this item in the minutes.

179 “Strategic Planning” is a generic name for when committee members examine the long-term

180 goals of the community and plan for its future; she felt that it would be a valuable tool for the

181 community and should not be dismissed. Mr. Shah voiced concern, as he could foresee

182 conflicts between the Board and a Strategic Planning Committee. Mr. Adams would forward

183 copies of a previous reserve study and a report generated by a CDD that hired an outside firm

184 to handle its vertical infrastructure. Discussion ensued regarding the advantages and

185 disadvantages of resuming a Strategic Planning Committee, financial planning, the annual

186 budget and hiring an outside firm to evaluate the life expectancy of the infrastructure and

187 amenities, the Clubhouse roof, roadways etc. This item would be discussed at the next meeting.

188

189 **SEVENTH ORDER OF BUSINESS**

Committee Reports

190

191 **A. Security**

192 Mr. Forbes stated that the Committee recommended changing the rover hours of 6:00

193 p.m. to 6:00 a.m., to 8:00 p.m. to 8:00 a.m. Mr. Hall disagreed with the change because the bus

194 stops would not be policed in the mornings. Mr. Castillo suggested keeping the current morning

195 rover hours during the school year. Mr. Adams stated the cost would be an extra \$150 per

196 week for the rover for two additional two hours in the morning. This item would be revisited.

197 **B. Landscape Aquascape Facilities**

198 Ms. Haque stated that the Committee suggested putting boat docks to the south of the
199 community so residents who do not live on the lake could store their boats. Mr. Castillo felt
200 that the boat dock idea would set the District up for liability.

201 **C. Spirit Committee**

202 There being no report, the next item followed.

203

204 **EIGHTH ORDER OF BUSINESS**

Approval of Minutes

205 **A. Board of Supervisors: March 21, 2019**

206 **i. Summary of Motions**

207 **ii. Staff Directives**

208 **iii. Regular Meeting**

209 The following changes were made:

210 Line 162: Change “secure a” to “increase the”

211 Line 169: Change “Mr. Cory Hart” to “Mr. Hart”

212 Lines 199 and 200: Move Mr. Burman’s question to line 196

213 Lines 209 and 214: Change “Busiyant Purosit” to “Dusiyant Purohit”

214 Line 226: “holiday” to “decorative”

215 **B. LAF Committee: April 4, 2019**

216 **C. Security Committee/Neighborhood Watch: April 1, 2019**

217 **D. Sunshine Board Online Workshop: April 2, 2019 to April 16, 2019 (to be provided under
218 separate cover)**

219 **E. Other**

220

221 **On MOTION by Mr. Castillo and seconded by Mr. Woodards, with all in favor,**
222 **the March 21, 2019 Board of Supervisors Summary of Motions and Staff**
223 **Directives, as presented, and Regular Meeting Minutes, as amended, the April**
224 **4, 2019 LAF Committee Meeting Minutes, the April 1, 2019 Security**
225 **Committee/Neighborhood Watch Minutes and the April 2, 2019 to April 16,**
226 **2019 Sunshine Board Online Workshop, as presented, were approved.**

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229 **NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of February 28, 2019**

230

231

232 Mr. Adams presented the Unaudited Financial Statements as of February 28, 2019. The
233 financials were accepted.

234

235 **TENTH ORDER OF BUSINESS**

Staff Reports

236

237 **A. District Engineer: *Johnson Engineering, Inc.***

238 There being no report, the next item followed.

239 **B. Office Administrator: *Wendy Darby***

240 Ms. Darby presented the Office Administrator & Events, Graphics & Community
241 Relations Monthly Report. She highlighted the following items:

242 ➤ There were 14 new residents in March, which was the highest number to date.

243 ➤ The rummage sale and Spring Festival events were very successful.

244 In response to Mr. Woodards' question, Ms. Darby stated, of the new residents, renters
245 outnumbered owners.

246 **C. Facilities Manager: *John Hall***

247 Mr. Hall presented the Facilities Manager Activity Report and highlighted the following:

248 ➤ The flooring in the gym was scheduled for April 22nd.

249 ➤ The playground would be upgraded next week.

250 Discussion ensued regarding manholes, dead palm trees, landscape lighting, light poles,
251 Morris Bridge turn lane and the gym expansion. Mr. Burman asked Staff to provide a list of the
252 locations of the major manholes in the community. Mr. Castillo asked Staff to follow up with
253 Cody regarding the palm tree notifications to homeowners. Mr. Shah asked Mr. Hall to email
254 the County Engineers regarding the turn lane on Morris Bridge.

255 **▪ Gym Sizing Guidelines**

256 **This item was an addition to the agenda.**

257 Referencing photographs, Mr. Adams discussed the standard for sizing a fitness center
258 in a neighborhood community. He gave an example of a 400 unit, 1,000 tenant apartment
259 complex that assumed 20% of the tenant population, or 200, would use the gym. For the 200,
260 10 to 12 square feet of the workout area was dedicated for each user, which, in this example,
261 equated to a 2,000 to 2,500 square foot facility. He suggested considering those guidelines and
262 stated that, since the CDD has 3,000 residents, the gym should be 6,000 square feet. In

263 response to Mr. Shah's question, Mr. Adams stated that the square footage did not allow for
264 restroom expansions and, if the square footage was expanded, parking would be affected.
265 Discussion ensued regarding the Heritage Isles fitness facility, building additional parking
266 spaces, reconfiguring the boat ramps, expansion costs and the next steps. Mr. Adams would ask
267 the District Engineer to obtain a proposal from an architect for the gym expansion.

268 Regarding the roadways, Mr. Shah stated that the pavers must be replaced, new roads
269 are needed and a plan of action should be considered. Mr. Castillo suggested putting this item
270 on the next agenda.

271 The Board and Staff discussed their first impressions of the DTE presenters, past issues
272 with LMP, Yellowstone's termination notice, equipment storage and prices. Mr. Burman
273 motioned to award the contract to DTE. Mr. Castillo stated that a caveat should be that the
274 CDD checks DTE's references. Ms. Haque suggested that Board Members contact the
275 communities that DTE services. Mr. Adams would compile the results and distribute them to
276 the Board.

277

278 **On MOTION by Mr. Burman and seconded by Mr. Castillo, with all in favor,**
279 **awarding the Landscape contract to Down to Earth Landscaping (DTE), with a**
280 **May 1st start date, contingent upon reference reviews by Board Members and**
281 **assuming there is no significant negative feedback, was approved.**

282

283

284 **D. District Manager: *Wrathell, Hunt and Associates, LLC***

285 • **NEXT MEETING DATE: May 16, 2019 at 6:00 P.M.**

286 The next meeting will be held on May 16, 2019 at 6:00 p.m.

287

288 **ELEVENTH ORDER OF BUSINESS**

Other Business

289

290 Ms. Haque suggested sending a letter, signed by each Board Member, to the Boy Scout
291 who built and installed four new benches in the community Mr. Castillo suggested a certificate.

292 Regarding Mr. Gupta's car damage, Mr. Castillo stated, although it was an unfortunate
293 situation, the District could not monetarily settle all accidents that happen in the community.
294 Discussion ensued regarding timing the gates to stay open longer than 15 seconds, gate
295 sensors, liability and Mr. Gupta filing a small claims complaint against the CDD.

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On MOTION by Mr. Woodards and seconded by Mr. Berman, with Mr. Woodards, Mr. Burman and Ms. Haque in favor and Mr. Shah and Mr. Castillo dissenting, not reimbursing Mr. Gupta for the damage to his vehicle on March 24, 2019, was approved. (Motion passed 3-2)

Mr. Burman reminded the Board to forward the damaged manhole locations to Mr. Hall and Ms. Darby so that he can collect them and forward them to Commissioner Hagen’s office.

TWELFTH ORDER OF BUSINESS **Public Comments (*non-agenda items*)**

There being no public comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS **Supervisors’ Requests**

There being no Supervisors’ Requests, the next item followed.

FOURTEENTH ORDER OF BUSINESS **Adjournment**

There being no further business to discuss, the meeting adjourned at 10:32 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

9B

**MINUTES OF LANDSCAPE/AQUASCAPE/FACILITIES COMMITTEE MEETING
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**

The Landscape/Aquascape/Facilities Committee meeting was held on May, 2nd, 2019, at 4:45 p.m. at the Beach Club, 10441 Cory Lake Drive, Tampa, Florida.

Present were: Stephanie Squires (chair), John Hall (Facilities Manager), Richard Carpenter, Norma Walker, and Scott Hall

First Order of Business: Call to Order: Attendance

The meeting was convened at 4:49 p.m.

Second Order of Business:

Landscape:

- Obtain price for fountain on Cory Lake Drive and Cory Lake Blvd.
- Obtain price for landscape lighting at the Beach club
- Cory Lake Drive palm trees will be trimmed in May
- Down to Earth has been hired to care for Cory Lake Isles landscape
- The replacement plants will be planted when the rain comes frequently

Entrances:

Morris Bridge Entrance: the rust stains around the Morris Bridge entrance - John will check the area he sealed to see whether the sealant products worked to keep the rust off the concrete area. If it did, John will look into the cost to seal the entire area. The area can be cleaned if not. Another possibility would be to drill the wells deeper for water with less iron.

Facilities:

Update on the gym TV's - they are up and running

Common ground area: the new benches around the lake need to be completed with stain.

Budget Items for 2020:

Scott Hall made a motion, seconded by Stephanie Squires to request the below changes/additions to the budget. Motion passed unanimously.

- Adjust sod replacement from \$7,500 to \$10,000
- Adjust outside facilities maintenance from \$20,000 to \$40,000
- Adjust building equipment maintenance and repair from \$15,000 to \$35,000
- Adjust paver, street and sidewalk repairs, cleaning from \$75,000 to \$125,000
- Adjust annuals & seasonal plant installation from \$5,000 to \$5,500
- Add to capital improvements cost for landscape lighting at the Beach club
- Add to capital improvements cost for fountain at Cory Lake Drive and Cory Lake Boulevard

Third Order of Business: Adjournment 5:54 pm

ACCEPTED BY THE BOARD OF SUPERVISORS AT THEIR MEETING HELD ON _____ DAY OF _____, 2019.

Jorge Castillo, Chairman
Cory Lakes Community Development District

ATTEST:

Chuck Adams, Secretary

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

9C

MINUTES OF THE SECURITY COMMITTEE/NEIGHBORHOOD WATCH MEETING

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT (CDD)

The Security Committee meeting was held on **Monday, 6th May 2019 at 7:03 p.m.** at the Beach Club, 10441 Cory Lake Drive, Tampa Florida 33647.

Committee Members Presents: AJ Forbes (Chair), Sheryl Springer (Coordinator, Neighborhood Watch/Keep Tampa Bay Beautiful (KTBB) Team Leader) and Harry Ramphal (Chair, POA Board and Security Liaison). **Absent:** Jorge Castillo (Chair, CDD Board and Security Liaison), Victoria Orr (Data Analysis), Erin Uhler (Event Coordinator), Brian Little (Traffic Coordinator) and Michele Echols.

First Order of Business: Call to Order: Attendance

There were one guest in attendance:

John Hall – Facility Manager (FM), Cory Lake Isles CDD

Second Order of Business: Neighborhood Watch

- Discussed state of the community and upcoming events.
 - **Negative tensions between groups** within the community that were heightened during the recent political election and ongoing over for years, may have once again resurfaced,
 - Over a week long period, April 17-21st, residents walking along CLD were repeatedly harassed by unknown motorists. A Diversity walk attended by over 60 residents was scheduled within the community on April 23rd. Although TPD was informed and they spoke to the residents, no official police report was filed.
 - **Neighborhood Watch Coordinators Meet & Mingle Potluck:**
 - Date: Tuesday, May 14th
 - Time: 2:00 p.m. – 4:00 p.m.
 - Location: D.G. Yuengling & Son, Inc., 11111 North 30th Street Tampa, FL 33612
 - **Tentative TPD Roll Call** will be scheduled over the summer period. More to come.
 - **Morris Bridge Clean-Up** event will be help in May or June. Date to come soon.

Third Order of Business: Security Guard's Report

- **Recommendation:** To acquire agreement with Towing Service Company, to remove unauthorized vehicles from CDD properties.
 - On May 2nd at 7:39 p.m. Rover noted in the Silvertracker Report pf ongoing events where there were vehicles parked on the grassy field across from the Club House and next to the new

tennis courts. Rover recommended owners to move vehicles to paved parking spaces. Drivers refused to move vehicles.

Forth Order of Business: Social Media/Welcome Packages

- Our community wide Newcomers Social Mixer was well attended with over 26 new residents.
- Our new on-line community's Neighborhood Security Newsletter is always available for viewing at: <https://tinyurl.com/yakhtz>

Fifth Order of Business: Monthly Tampa Police/State Trooper Report

The committee continues to monitor the City of Tampa online TPD Call for criminal/crime activities. (Attachment #1 – Grid 254 TPD/FL State Trooper, POA & CDD Call/Speeding Events Report).

	TPD Call Event Report	Number of TPD Traffic Warning/Tickets
April 2019	28	6
March 2019	20	4
February 2019	12	2
January 2019	32	0
December 2018	31	6
November 2018	23	9
October 2018	25	8
September 2018	35	20
August 2018	36	19
July 2018	39	2
June 2018	23	4
May 2108	41	18
April 2018	32	16

The State Troopers also documented Four (4) faulty equipment notices within April's report. (Attachment #1 – Grid 254 TPD/FL State Trooper, POA & CDD Call/Speeding Events Report).

	State Trooper Traffic Call Event Report	Number of Trooper Traffic Warning/Tickets	
April 2019	44	24	16
March 2019	45	24	16
February 2019	44	23	18
January 2019	44	18	22
December 2018	37	15	22
November 2018	37	15	22
October 2018	42	15	19
September 2018	38	12	22
August 2018	49	17	23
July 2018	50	21	24
June 2018	38	19	14
May 2018	36	11	22
April 2018	36	14	16

Sixth Order of Business: Automobile Speeders within the Community

- **The POA** continues to manage the Covenant speeding using staff to collect the speeding data. The data is sent to ENVERA via the CDD, Facility Manager. **All events recorded are speeding over 30 MPH.**
- **Recommendation:** To purchase in FY 2019, the new speed camera/radar system for Beach Club area. This item was unanimously approved by both the CDD and POA Board.
 - **The CDD** is also continuing to manage the speeding throughout the community using our present camera/radar on the South Shore area. **All events recorded are over 40 MPH.**

(Attachment #1 – Grid 254 TPD/FL State Trooper, POA & CDD Call/Speeding Events Report).

	Number of POA Speeding Events/Residents		Number of CDD Speeding Events/Residents	
April 2019	20	No data	10	No data
March 2019	59	9	No data	No data
February 2019	49	No data	No data	No data

Seventh Order of Business: Open Forum/Final Thoughts

- **Recommendation:** To start engaging the community through some sort meetings/letters/emails to address the future of our underground sewage system and how it relates to the possibility of replacing our paved streets with an asphalt surface.

Last Order of Business: Adjournment 8:00 p.m.

Next meeting is scheduled for Monday, 1st July 2019 at 7:00 p.m.

The Security Committee will forgo having meetings on the 3rd month of each quarter (**March, June, September and December**). Instead, the Neighborhood Watch Team will meet instead and host an unrecorded gathering. This gathering will be used to build community relations.

MINUTES ACCEPTED BY THE BOARD OF SUPERVISORS AT THEIR MEETING HELD ON _____ DAY OF _____, 2019.

Jorge Castillo, Chairman

Cory Lakes Community Development District

ATTEST:

Chuck Adams, Secretary

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

10

RESOLUTION 2019-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORY LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2019/2020 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Cory Lakes Community Development District (“**District**”) prior to June 15, 2019, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2019 and ending September 30, 2020 (“**Fiscal Year 2019/2020**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORY LAKES COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2019/2020 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____, 2019

HOUR: 6:00 P.M.

LOCATION: Cory Lake Beach Club
10441 Cory Lake Drive
Tampa, Florida 33647

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Tampa and Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2019.

ATTEST:

**CORY LAKES COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

Exhibit A

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2020
UPDATED MAY 9, 2019**

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
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**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2020**

	Fiscal Year 2019				Proposed Budget FY 2020
	Adopted Budget FY 2019	Actual through 3/31/2019	Projected through 9/30/2019	Total Actual & Projected Revenue & Expenditures	
REVENUES					
Assessment levy: all residents	\$ 1,848,002				\$ 1,825,403
Assessment levy: Cachet	2,170				2,170
Allowable discounts (4%)	(74,007)				(73,103)
Assessment levy - net	1,776,165	\$ 1,682,754	\$ 93,411	\$ 1,776,165	1,754,470
Interest and miscellaneous	30,000	15,623	14,377	30,000	30,000
Total revenues	1,806,165	1,698,377	107,788	1,806,165	1,784,470
EXPENDITURES					
Professional & admin					
Supervisors	12,000	5,400	6,600	12,000	12,000
Payroll services	600	330	270	600	600
Payroll taxes - FICA	900	413	487	900	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	1,500	1,500	3,000	3,000
Trustee	6,600	7,112	-	7,112	7,200
Notes payable - Soave Group - DS	21,733	-	21,733	21,733	21,733
Audit	6,400	3,500	2,900	6,400	6,400
Arbitrage rebate calculation	2,500	-	2,500	2,500	2,500
Legal - general counsel	5,000	621	4,379	5,000	5,000
Engineering	10,000	1,874	8,126	10,000	10,000
Insurance: general liability & public officials	29,000	29,545	-	29,545	31,000
Insurance: worker's compensation	6,291	6,279	-	6,279	7,000
Legal advertising and Sunshine Board	4,500	1,582	2,918	4,500	4,500
Bank fees	1,500	693	807	1,500	1,500
Credit card discount	200	71	129	200	200
Dues & licenses	175	175	-	175	175
Postage	1,500	1,039	1,000	2,039	2,000
Office supplies	-	239	-	239	-
Tax collector	74,007	33,648	40,359	74,007	73,103
Contingencies	500	-	500	500	500
Total professional & admin	248,231	124,021	126,033	250,054	251,136

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2020**

	Fiscal Year 2019			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2020
	Adopted Budget FY 2019	Actual through 3/31/2019	Projected through 9/30/2019		
EXPENDITURES (continued)					
Field Operations					
Utilities					
Communication	17,500	15,127	5,000	20,127	20,000
Website	600	-	600	600	705
ADA website compliance	-	277	-	277	200
Streetlights	90,000	75,829	60,000	135,829	90,000
Electricity	45,000	26,505	35,000	61,505	68,000
Propane	400	-	400	400	400
Water, sewer & irrigation	15,000	12,920	4,000	16,920	15,000
Solid waste removal	6,200	4,285	3,000	7,285	6,200
Sewer lift stations	2,500	1,730	1,000	2,730	2,500
Security operations					
Security staffing contract services	256,500	123,519	145,000	268,519	291,000
Contractual Virtual Guard	77,500	42,519	39,000	81,519	80,000
Off-duty policing	10,000	6,565	6,500	13,065	13,000
Field office administration					
Field Manager	54,000	26,938	27,062	54,000	55,500
Assistant field manager	13,000	2,340	5,000	7,340	13,000
Office Administrator	46,000	28,066	28,000	56,066	57,500
Assistant office administrator	30,000	15,415	15,500	30,915	31,775
Payroll taxes	13,500	5,936	7,564	13,500	13,500
Seasonal decorations	43,700	43,700	-	43,700	43,700
Beach club office equipment	3,400	1,404	1,996	3,400	3,400
Beach club office supplies	3,000	2,073	2,000	4,073	4,000
Beach club gym supplies	14,000	6,706	7,294	14,000	20,600
Beach club gym equipment lease	-	6,382	-	6,382	-
Guard office equipment	2,000	263	500	763	1,000
Guard office supplies	2,000	642	750	1,392	1,500
Community events supplies	16,100	13,110	5,000	18,110	18,500
Pool & beach club attendants	36,000	4,835	20,000	24,835	26,000

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2020**

	Fiscal Year 2019			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2020
	Adopted Budget FY 2019	Actual through 3/31/2019	Projected through 9/30/2019		
EXPENDITURES (continued)					
Property maintenance					
Landscape Maintenance					
Landscaping	424,000	224,096	199,904	424,000	370,000
Street Tree Maintenance	40,000	-	-	-	-
Beach sand	5,500	-	2,500	2,500	3,000
Annuals & seasonal plant installation	5,000	3,437	1,563	5,000	5,500
Plant replacement	40,000	7,265	20,000	27,265	40,000
Sod replacement	7,500	-	3,000	3,000	7,500
Well maintenance - irrigation	5,000	-	2,000	2,000	5,000
Irrigation - maintenance	10,000	4,260	5,740	10,000	10,000
Tree removal and replacement	25,000	3,877	15,000	18,877	25,000
Lake & pond maintenance	52,000	24,300	27,700	52,000	52,000
Facilities maintenance					
Outside facilities maintenance	20,000	11,048	8,952	20,000	20,000
Car and cart repairs and maintenance	6,000	3,696	2,304	6,000	6,000
Rentals and leases	12,000	8,288	6,360	14,648	12,720
Cleaning	16,000	7,724	8,276	16,000	16,000
Pest control	2,300	900	900	1,800	1,800
Security gate maintenance & repair	5,000	5,082	2,000	7,082	5,000
Security gate maintenance & repair - Cachet	2,000	125	500	625	2,000
Monuments & signs	5,000	7,200	-	7,200	5,000
Fountains	7,000	5,120	1,880	7,000	7,000
Storm water drainage	20,000	-	10,000	10,000	20,000
Recreation equipment maintenance & repair	15,000	11,995	3,005	15,000	15,000
Building equipment maintenance & repair	15,000	13,461	5,000	18,461	15,000
Pressure washing	5,000	4,430	570	5,000	5,000
Paver, streets and sidewalk repairs, cleaning	75,000	74,804	15,000	89,804	75,000
Clean & repair monument lanterns	1,500	-	-	-	-
Commercial window cleaning and Janitorial	2,500	-	-	-	-
Facilities maintenance (pool)					
Pool maintenance	22,900	8,970	10,000	18,970	21,000
Pool repairs	12,000	3,300	3,000	6,300	10,000
Pool heater utilities	9,000	5,483	3,517	9,000	9,000
Pool permit	575	-	575	575	575
Capital improvement program	-	8,254	-	8,254	-
Total field expenses	1,665,675	914,201	779,412	1,693,613	1,641,075
Total expenditures	1,913,906	1,038,222	905,445	1,943,667	1,892,211

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2020**

	Fiscal Year 2019				Proposed Budget FY 2020
	Adopted Budget FY 2019	Actual through 3/31/2019	Projected through 9/30/2019	Total Actual & Projected Revenue & Expenditures	
Excess/(deficiency) of revenues over/(under) expenditures	(107,741)	660,155	(797,657)	(137,502)	(107,741)
Fund balance - beginning (unaudited)	1,021,531	963,656	1,623,811	963,656	826,154
Fund balance - ending (projected)					
Assigned					
3 months working capital	478,477	478,477	478,477	478,477	473,053
Unassigned	435,313	1,145,334	347,677	347,677	245,360
Fund balance - ending	<u>\$ 913,790</u>	<u>\$ 1,623,811</u>	<u>\$ 826,154</u>	<u>\$ 826,154</u>	<u>\$ 718,413</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	7,200
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	31,000
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	7,000
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	2,000
For mailing out agenda packages and debt service payments.	
Tax collector	73,103
The tax collector's fee is 2% of assessments collected.	
Contingencies	500
Field Operations	
Utilities	
Communication	20,000
Intended to provide for the cost of communications related provider for phone, cable, internet etc at the Beach Club and gatehouses.	
Website	705
Intended to cover the cost associated with annual registration and maintenance of the District's website.	
ADA website compliance	200
Streetlights	90,000
Intended to cover the cost paid to TECO for the District's streetlight maintenance and power.	
Electricity	68,000
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	291,000
The District contracts with US Security Associates for the personnel services required for guardhouse and roving patrol services.	
Contractual Virtual Guard	80,000
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	13,000
Covers the costs of engaging off duty Police for periodic traffic law enforcement within the community.	
Field office administration	
Field Manager	55,500
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	57,500
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	31,775
Part time position to assist Office Manager in day to day duties.	
Payroll taxes	13,500
Intended to provide for the cost of payroll taxes associated with the onsite employee payroll.	
Seasonal decorations	43,700
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	4,000
Intended to provide for miscellaneous office supplies.	
Beach club gym supplies	20,600
Intended to provide for lease and maintenance of certain equipment as well as miscellaneous supplies.	
Guard office equipment	1,000
Intended to provide for the purchase and/or leasing of miscellaneous office equipment.	
Guard office supplies	1,500
Intended to provide for miscellaneous office supplies.	
Community events supplies	18,500
Intended to provide for the cost of supplies associated with periodic special events.	
Pool & beach club attendants	26,000
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	
Landscaping	370,000
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	3,000
Intended to provide for the periodic replenishment of sand at the Beach Club beach.	
Annuals & seasonal plant installation	5,500
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	20,000
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	6,000
Intended to provide for the routine repairs and maintenance associated with the Patrol vehicle and maintenance cart.	
Rentals and leases	12,720
Intended to cover the cost of a lease/purchase of 1 -half ton pickup and 2-utility carts for a 4 year term.	
Cleaning	16,000
Intended to provide for the routine cleaning of the gatehouses and Beach Club.	
Pest control	1,800
Intended to provide for the periodic treatment for pests at the Beach Club and Gatehouses.	

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

EXPENDITURES (continued)

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 District's recreational equipment at the Beach Club and Tennis Courts.	
Building equipment maintenance & repair	15,000
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	75,000
Intended to provide for periodic repair, maintenance and pressure washing of the District's roadways, sidewalks, gutters and parking lots.	
Facilities maintenance (pool)	
Pool maintenance	21,000
Intended to cover the cost associated with routine cleaning, water testing and water chemistry services at the District's pool.	
Pool repairs	10,000
Intended to provide for repairs and maintenance to the District's pool pumps, motors and controls system.	
Pool heater utilities	9,000
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>\$ 1,892,211</u></u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2013 BONDS
FISCAL YEAR 2020**

	Fiscal Year 2019				Proposed Budget FY 2020
	Adopted Budget FY 2019	Actual through 3/31/2019	Projected through 9/30/2019	Total Actual & Projected Revenue & Expenditures	
REVENUE					
Assessment levy - gross	\$ 111,352				\$ 109,994
Allowable discounts (4%)	(4,454)				(4,400)
Assessment levy - net	106,898	\$ 101,128	\$ 5,770	\$ 106,898	105,594
Interest	-	1,237	1,237	2,474	-
Total revenue	106,898	102,365	7,007	109,372	105,594
EXPENDITURES					
Debt service					
Principal	25,000	25,000	-	25,000	25,000
Interest	77,444	39,034	38,409	77,443	76,194
Total debt service	102,444	64,034	38,409	102,443	101,194
Other fees & charges					
Tax collector	4,454	2,023	2,431	4,454	4,400
Total other fees & charges	4,454	2,023	2,431	4,454	4,400
Total expenditures	106,898	66,057	40,840	106,897	105,594
Net change in fund balances	-	36,308	(33,833)	2,475	-
Beginning fund balance (unaudited)	151,665	155,351	191,659	155,351	157,826
Ending fund balance (projected)	<u>\$151,665</u>	<u>\$191,659</u>	<u>\$157,826</u>	<u>\$ 157,826</u>	<u>157,826</u>
Use of fund balance:					
Debt service reserve account balance (required)					(51,024)
Principal expense - November 1, 2020					(25,000)
Interest expense - November 1, 2020					(37,784)
Projected fund balance surplus/(deficit) as of September 30, 2020					<u>\$ 69,018</u>

CORY LAKES

Community Development District

Series 2013 Bonds

\$1,425,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+i
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	\$1,315,000.00		\$1,205,028.13	\$2,520,028.13

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2013 REFUNDING BONDS
FISCAL YEAR 2020**

	Fiscal Year 2019				Proposed Budget FY 2020
	Adopted Budget FY 2019	Actual through 3/31/2019	Projected through 9/30/2019	Total Actual & Projected Revenue & Expenditures	
REVENUE					
Assessment levy - gross	\$ 540,871				\$ 538,339
Allowable discounts (4%)	(21,635)				(21,534)
Assessment levy - net	519,236	\$ 488,661	\$ 30,575	\$ 519,236	516,805
Prepaid assessments - off roll	-	5,554	-	5,554	-
Interest	-	4,348	4,348	8,696	-
Total revenue	519,236	498,563	34,923	533,486	516,805
EXPENDITURES					
Debt service					
Principal	435,000	-	435,000	435,000	445,000
Principal prepayment	-	-	20,000	20,000	-
Interest	62,601	31,300	31,301	62,601	50,271
Total debt service	497,601	31,300	486,301	517,601	495,271
Other fees & charges					
Tax collector	21,635	9,771	11,864	21,635	21,534
Total other fees & charges	21,635	9,771	11,864	21,635	21,534
Total expenditures	519,236	41,071	498,165	539,236	516,805
Net change in fund balances	-	457,492	(463,242)	(5,750)	-
Beginning fund balance (unaudited)	356,771	379,229	836,721	379,229	373,479
Ending fund balance (projected)	\$356,771	\$836,721	\$373,479	\$ 373,479	373,479
Use of fund balance:					
Debt service reserve account balance (required)					(250,854)
Interest expense - November 1, 2020					(19,106)
Projected fund balance surplus/(deficit) as of September 30, 2020					<u>\$ 103,519</u>

CORY LAKES

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

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2019			25,135.25	25,135.25
05/01/2020	445,000.00	2.710%	25,135.25	470,135.25
11/01/2020			19,105.50	19,105.50
05/01/2021	455,000.00	2.710%	19,105.50	474,105.50
11/01/2021			12,940.25	12,940.25
05/01/2022	470,000.00	2.710%	12,940.25	482,940.25
11/01/2022			6,571.75	6,571.75
05/01/2023	485,000.00	2.710%	6,571.75	491,571.75
Total	\$1,855,000.00		\$127,505.50	\$1,982,505.50

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2017 NOTE
FISCAL YEAR 2020**

	Fiscal Year 2019			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2020
	Adopted Budget FY 2019	Actual through 3/31/2019	Projected through 9/30/2019		
REVENUE					
Assessment levy - gross	\$ 49,044				\$ 49,044
Allowable discounts (4%)	(1,962)				(1,962)
Assessment levy - net	47,082	\$ 44,536	\$ 2,546	\$ 47,082	47,082
Total revenue	47,082	44,536	2,546	47,082	47,082
EXPENDITURES					
Debt service					
Note principal	39,131	39,131	-	39,131	41,131
Note interest	7,225	4,088	3,137	7,225	5,275
Total debt service	46,356	43,219	3,137	46,356	46,406
Other fees & charges					
Tax collector	1,962	891	1,071	1,962	1,962
Total other fees & charges	1,962	891	1,071	1,962	1,962
Total expenditures	48,318	44,110	4,208	48,318	48,368
Excess/(deficiency) of revenues over/(under) expenditures	(1,236)	426	(1,662)	(1,236)	(1,286)
Beginning fund balance (unaudited)	69,469	73,477	73,903	73,477	72,241
Ending fund balance (projected)	<u>\$ 68,233</u>	<u>\$ 73,903</u>	<u>\$ 72,241</u>	<u>\$ 72,241</u>	<u>70,955</u>
Use of fund balance:					
Debt service reserve account balance (required)					(10,000)
Principal payment expense - November 1, 2020					(43,131)
Interest expense - November 1, 2020					(2,138)
Projected fund balance surplus/(deficit) as of September 30, 2020					<u>\$ 15,686</u>

CORY LAKES
 Community Development District
 Series 2017 Note
 \$235,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2019	41,130.95	4.860%	3,137.30	44,268.25
05/01/2020	-		2,137.82	2,137.82
11/01/2020	43,130.95	4.860%	2,137.82	45,268.77
05/01/2021	-		1,089.74	1,089.74
11/01/2021	44,845.25	4.860%	1,089.74	45,934.99
Total	\$129,107.15		\$9,592.43	\$138,699.58

* The rate on the Series 2017 Note changed as of 01/01/2018 to 4.86% from 4.00% due to tax law changes

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND BUDGET - ENTRANCE ENHANCEMENT
FISCAL YEAR 2020**

	Fiscal Year 2019				Proposed Budget FY 2020
	Adopted Budget FY 2019	Actual through 3/31/2019	Projected through 9/30/2019	Total Actual & Projected Revenue & Expenditures	
REVENUES					
Assessment levy: all residents	\$ 157,608				\$ 157,608
Allowable discounts (4%)	(6,304)				(6,304)
Assessment levy - net	151,304	\$ 143,449	\$ 7,855	\$ 151,304	151,304
Total revenues	151,304	143,449	7,855	151,304	151,304
EXPENDITURES					
Capital outlay	145,000	27,125	117,875	145,000	145,000
Tax collector	6,304	2,869	3,435	6,304	6,304
Total expenditures	151,304	29,994	121,310	151,304	151,304
EXPENDITURES (continued)					
Excess/(deficiency) of revenues over/(under) expenditures	-	113,455	(113,455)	-	-
Fund balance - beginning (unaudited)	-	3,447	116,902	3,447	3,447
Fund balance - ending (projected)	-	3,447	116,902	3,447	3,447
Unassigned	-	3,447	116,902	3,447	3,447
Fund balance - ending	\$ -	\$ 116,902	\$ 3,447	\$ 3,447	\$ 3,447

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT SUMMARY
FISCAL YEAR 2020**

FY 2019 Assessments

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	\$1,925.00	\$164.18	\$38.61
O&M 1.2 CI	1	\$0.00	\$0.00	\$0.00	\$1,925.00	\$164.18	\$46.33
O&M	35	\$0.00	\$0.00	\$0.00	\$1,925.00	\$164.18	\$0.00
1.1, 1.4 and 1.5	113	\$0.00	\$0.00	\$0.00	\$1,925.00	\$164.18	\$0.00
1.1 CI	5	\$0.00	\$0.00	\$0.00	\$1,925.00	\$164.18	\$38.61
1.11 and 1.51	2	\$0.00	\$0.00	\$0.00	\$3,850.00	\$328.35	\$0.00
1.2 CI	35	\$0.00	\$0.00	\$0.00	\$1,925.00	\$164.18	\$46.33
1.3 CI	7	\$0.00	\$0.00	\$0.00	\$1,925.00	\$164.18	\$38.61
2	121	\$0.00	\$0.00	\$0.00	\$1,925.00	\$164.18	\$0.00
2.0 96B	1	\$0.00	\$0.00	\$0.00	\$1,925.00	\$164.18	\$0.00
2.0 96AB	12	\$4,086.96	\$0.00	\$0.00	\$1,925.00	\$164.18	\$0.00
2.1 96B	1	\$8,173.92	\$0.00	\$0.00	\$3,850.00	\$328.35	\$0.00
3	91	\$0.00	\$1,129.60	\$0.00	\$1,925.00	\$164.18	\$0.00
4	76	\$0.00	\$472.64	\$0.00	\$1,925.00	\$164.18	\$0.00
5	249	\$0.00	\$1,602.22	\$0.00	\$1,925.00	\$164.18	\$0.00
6	92	\$0.00	\$0.00	\$0.00	\$1,925.00	\$164.18	\$0.00
7	115	\$0.00	\$0.00	\$968.28	\$1,925.00	\$164.18	\$0.00
	1,024						

FY 2020 Proposed Assessments

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	\$1,901.46	\$164.18	\$38.61
O&M 1.2 CI	1	\$0.00	\$0.00	\$0.00	\$1,901.46	\$164.18	\$46.33
O&M	41	\$0.00	\$0.00	\$0.00	\$1,901.46	\$164.18	\$0.00
1.1, 1.4 and 1.5	113	\$0.00	\$0.00	\$0.00	\$1,901.46	\$164.18	\$0.00
1.1 CI	5	\$0.00	\$0.00	\$0.00	\$1,901.46	\$164.18	\$38.61
1.11 and 1.51	2	\$0.00	\$0.00	\$0.00	\$3,802.92	\$328.35	\$0.00
1.2 CI	35	\$0.00	\$0.00	\$0.00	\$1,901.46	\$164.18	\$46.33
1.3 CI	7	\$0.00	\$0.00	\$0.00	\$1,901.46	\$164.18	\$38.61
2	121	\$0.00	\$0.00	\$0.00	\$1,901.46	\$164.18	\$0.00
2.0 96B	1	\$0.00	\$0.00	\$0.00	\$1,901.46	\$164.18	\$0.00
2.0 96AB	10	\$4,086.96	\$0.00	\$0.00	\$1,901.46	\$164.18	\$0.00
2.1 96B	1	\$8,173.92	\$0.00	\$0.00	\$3,802.92	\$328.35	\$0.00
3	90	\$0.00	\$1,141.21	\$0.00	\$1,901.46	\$164.18	\$0.00
4	75	\$0.00	\$477.50	\$0.00	\$1,901.46	\$164.18	\$0.00
5	247	\$0.00	\$1,618.69	\$0.00	\$1,901.46	\$164.18	\$0.00
6	92	\$0.00	\$0.00	\$0.00	\$1,901.46	\$164.18	\$0.00
7	115	\$0.00	\$0.00	\$956.47	\$1,901.46	\$164.18	\$0.00
	1,024						

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

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**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2019**

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2019**

	Major Funds							Total Governmental Funds
	General	Debt Service Series 2013	Debt Service Series 2013A-1	Debt Service Series 2017 Note	Capital Projects Series 2013	Capital Projects Series 2015	Capital Projects Series 2019	
ASSETS								
Operating account								
Iberia - operating acct	\$ 9,532	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,532
Iberia - debit card	2,856	-	-	-	-	-	-	2,856
SunTrust - operating acct	258,052	-	-	-	-	-	-	258,052
SunTrust - debit card	4,939	-	-	-	-	-	-	4,939
MMK account	1,009,891	-	-	-	-	113,455	-	1,123,346
Investments								
Revenue	-	138,225	564,379	63,452	-	-	-	766,056
Reserve	-	52,409	247,358	10,000	-	-	-	309,767
Prepayment	-	-	20,032	-	-	-	-	20,032
Construction	-	-	-	-	3,478	-	-	3,478
Due from other	1,991	-	-	-	-	-	-	1,991
Due from other funds								
General	-	1,025	4,952	451	-	-	-	6,428
Capital projects: 2015	327,746	-	-	-	-	-	-	327,746
Deposits	23,156	-	-	-	-	-	-	23,156
Total assets	<u>\$ 1,638,163</u>	<u>\$ 191,659</u>	<u>\$ 836,721</u>	<u>\$ 73,903</u>	<u>\$ 3,478</u>	<u>\$ -</u>	<u>\$ 113,455</u>	<u>\$ 2,857,379</u>
LIABILITIES								
Liabilities:								
Accounts payable	\$ 7,601	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,601
Due to other funds								
General	-	-	-	-	-	327,746	-	327,746
Debt service fund - series 2013	1,025	-	-	-	-	-	-	1,025
Debt service fund - series 2013A-1	4,952	-	-	-	-	-	-	4,952
Debt service fund - 2017 note	451	-	-	-	-	-	-	451
Accrued payroll taxes	323	-	-	-	-	-	-	323
Total liabilities	<u>14,352</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>327,746</u>	<u>-</u>	<u>342,098</u>
FUND BALANCES								
Nonspendable								
Deposits	23,156	-	-	-	-	-	-	23,156
Restricted for:								
Debt service	-	191,659	836,721	73,903	-	-	-	1,102,283
Capital projects	-	-	-	-	3,478	(327,746)	113,455	(210,813)
Assigned								
3 months working capital	478,477	-	-	-	-	-	-	478,477
Unassigned	1,122,178	-	-	-	-	-	-	1,122,178
Total fund balances	<u>1,623,811</u>	<u>191,659</u>	<u>836,721</u>	<u>73,903</u>	<u>3,478</u>	<u>(327,746)</u>	<u>113,455</u>	<u>2,515,281</u>
Total liabilities and fund balances	<u>\$ 1,638,163</u>	<u>\$ 191,659</u>	<u>\$ 836,721</u>	<u>\$ 73,903</u>	<u>\$ 3,478</u>	<u>\$ -</u>	<u>\$ 113,455</u>	<u>\$ 2,857,379</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2019**

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
REVENUES					
Assessment levy: net of discounts	\$ 17,402	\$ 1,682,754	\$ 1,776,165	95%	\$ 888,083
Interest and miscellaneous	2,471	15,623	30,000	52%	15,000
Total revenues	<u>19,873</u>	<u>1,698,377</u>	<u>1,806,165</u>	94%	<u>903,083</u>
EXPENDITURES					
Administrative					
Supervisors	1,800	5,400	12,000	45%	6,000
Payroll services	49	330	600	55%	300
Payroll taxes - FICA	138	413	900	46%	450
Payroll taxes - unemployment	-	-	325	0%	163
District management	4,583	27,500	55,000	50%	27,500
Assessment roll preparation	417	2,500	5,000	50%	2,500
Bond amortization schedule fee	-	-	1,500	0%	750
Disclosure report	250	1,500	3,000	50%	1,500
Trustee	-	7,112	6,600	108%	3,300
Notes payable - Soave Group - DS	-	-	21,733	0%	10,867
Audit	2,000	3,500	6,400	55%	3,200
Arbitrage rebate calculation	-	-	2,500	0%	1,250
Legal - general counsel	155	621	5,000	12%	2,500
Engineering	1,874	1,874	10,000	19%	5,000
Insurance: general liability & public officials	227	29,545	29,000	102%	14,500
Insurance: worker's compensation	-	6,279	6,291	100%	3,146
Legal advertising and Sunshine Board	-	1,582	4,500	35%	2,250
Bank fees	108	693	1,500	46%	750
Credit card discount	13	71	200	36%	-
Dues & licenses	-	175	175	100%	88
Postage	221	1,039	1,500	69%	750
Office supplies	180	239	-	N/A	-
Tax collector	348	33,648	74,007	45%	37,004
Contingencies	-	-	500	0%	250
Total administrative	<u>12,363</u>	<u>124,021</u>	<u>248,231</u>	50%	<u>124,116</u>
Field operations					
Utilities					
Communication	3,252	15,127	17,500	86%	8,750
Website	-	-	600	0%	300
ADA website compliance	-	277	-	N/A	-
Streetlights	15,177	75,829	90,000	84%	45,000
Electricity	5,787	26,505	45,000	59%	22,500
Propane	-	-	400	0%	200
Water, sewer & irrigation	4,181	12,920	15,000	86%	7,500
Solid waste removal	1,608	4,285	6,200	69%	3,100
Sewer lift stations	600	1,730	2,500	69%	1,250
Total utilities	<u>30,605</u>	<u>136,673</u>	<u>177,200</u>	77%	<u>88,600</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2019**

	<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	21,353	123,519	256,500	48%	128,250
Contractual virtual guard	5,218	42,519	77,500	55%	38,750
Off-duty policing	1,310	6,565	10,000	66%	5,000
Total security operations	<u>27,881</u>	<u>172,603</u>	<u>344,000</u>	50%	<u>172,000</u>
Field office administration					
Field manager	4,070	26,938	54,000	50%	27,000
Assistant field manager	186	2,340	13,000	18%	6,500
Office administrator	4,303	28,066	46,000	61%	23,000
Assistant office administrator	2,377	15,415	30,000	51%	15,000
Payroll taxes	891	5,936	13,500	44%	6,750
Seasonal decorations	-	43,700	43,700	100%	21,850
Beach club office equipment	158	1,404	3,400	41%	1,700
Beach club office supplies	619	2,073	3,000	69%	1,500
Beach club gym supplies	664	6,706	14,000	48%	7,000
Beach club gym equipment lease	3,829	6,382	-	N/A	-
Guard office equipment	-	263	2,000	13%	1,000
Guard office supplies	-	642	2,000	32%	1,000
Community events supplies	4,874	13,110	16,100	81%	8,050
Pool & beach club attendants	718	4,835	36,000	13%	18,000
Total field office administration	<u>22,689</u>	<u>157,810</u>	<u>276,700</u>	57%	<u>138,350</u>
Landscape maintenance					
Landscaping	142,952	224,096	424,000	53%	212,000
Street tree maintenance	-	-	40,000	0%	20,000
Beach sand	-	-	5,500	0%	2,750
Annuals & seasonal plant installation	-	3,437	5,000	69%	2,500
Plant replacement	461	7,265	40,000	18%	20,000
Sod replacement	-	-	7,500	0%	3,750
Well maintenance - irrigation	-	-	5,000	0%	2,500
Irrigation - maintenance	-	4,260	10,000	43%	5,000
Tree removal	949	3,877	25,000	16%	12,500
Lake & pond maintenance	3,625	24,300	52,000	47%	26,000
Total landscape maintenance	<u>147,987</u>	<u>267,235</u>	<u>614,000</u>	44%	<u>307,000</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2019**

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
Facilities maintenance					
Outside facilities maintenance	458	11,048	20,000	55%	10,000
Car and cart repairs and maintenance	323	3,696	6,000	62%	3,000
Rentals and leases	1,071	8,288	12,000	69%	6,000
Cleaning	1,344	7,724	16,000	48%	8,000
Pest control	-	900	2,300	39%	1,150
Security gate maintenance & repair	149	5,082	5,000	102%	2,500
Security gate maintenance & repair - cachet	125	125	2,000	6%	1,000
Monuments & signs	88	7,200	5,000	144%	2,500
Fountains	-	5,120	7,000	73%	3,500
Storm water drainage	-	-	20,000	0%	10,000
Recreation equipment maintenance & repair	1,431	11,995	15,000	80%	7,500
Building equipment maintenance & repair	887	13,461	15,000	90%	7,500
Pressure washing	1,895	4,430	5,000	89%	2,500
Paver, streets and sidewalk repairs, cleaning	31,485	74,804	75,000	100%	37,500
Clear & repair monument lanterns	-	-	1,500	0%	750
Commercial window cleaning	-	-	2,500	0%	1,250
Total facilities maintenance	<u>39,256</u>	<u>153,873</u>	<u>209,300</u>	74%	<u>104,650</u>
Facilities maintenance (pool)					
Pool maintenance	1,495	8,970	22,900	39%	11,450
Pool repairs	-	3,300	12,000	28%	6,000
Pool heater utilities	886	5,483	9,000	61%	4,500
Pool permit	-	-	575	0%	288
Total facilities maintenance (pool)	<u>2,381</u>	<u>17,753</u>	<u>44,475</u>	40%	<u>22,238</u>
Total field operations	<u>270,799</u>	<u>905,947</u>	<u>1,665,675</u>	54%	<u>832,838</u>
Infrastructure reinvestment					
Capital improvement program	-	8,254	-	N/A	-
Total infrastructure reinvestment	-	8,254	-	N/A	-
Total expenditures	<u>283,162</u>	<u>1,038,222</u>	<u>1,913,906</u>	54%	<u>956,953</u>
Excess/(deficiency) of revenues over/(under) expenditures	(263,289)	660,155	(107,741)		
Fund balance - beginning (unaudited)	<u>1,887,100</u>	<u>963,656</u>	<u>1,021,531</u>		
Fund balance - ending (projected)					
Assigned					
3 months working capital	478,477	478,477	478,477		
Unassigned	1,145,334	1,145,334	435,313		
Fund balance - ending	<u>\$ 1,623,811</u>	<u>\$ 1,623,811</u>	<u>\$ 913,790</u>		

*The District's fiscal year begins October 1 and ends 12 months later on September 30.

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2013
FOR THE PERIOD ENDED MARCH 31, 2019**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: net of discounts	\$ 1,046	\$ 101,128	\$ 106,898	95%
Interest	291	1,237	-	N/A
Total revenues	<u>1,337</u>	<u>102,365</u>	<u>106,898</u>	96%
EXPENDITURES				
Debt service				
Principal	-	25,000	25,000	100%
Interest	-	39,034	77,444	50%
Total debt service	<u>-</u>	<u>64,034</u>	<u>102,444</u>	63%
Other fees & charges				
Tax collector	21	2,023	4,454	45%
Total other fees & charges	<u>21</u>	<u>2,023</u>	<u>4,454</u>	45%
Total expenditures	<u>21</u>	<u>66,057</u>	<u>106,898</u>	62%
Excess/(deficiency) of revenues over/(under) expenditures	1,316	36,308	-	
Fund balances - beginning	<u>190,343</u>	<u>155,351</u>	<u>151,665</u>	
Fund balances - ending	<u>\$ 191,659</u>	<u>\$ 191,659</u>	<u>\$ 151,665</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 MARCH 31, 2019**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: net of discounts	\$ 5,053	\$ 488,661	\$ 519,236	94%
Prepaid assessments - off roll	3,916	5,554	-	N/A
Interest	1,264	4,348	-	N/A
Total revenues	<u>10,233</u>	<u>498,563</u>	<u>519,236</u>	96%
EXPENDITURES				
Debt service				
Principal	-	-	435,000	0%
Interest	-	31,300	62,601	50%
Total debt service	<u>-</u>	<u>31,300</u>	<u>497,601</u>	6%
Other fees & charges				
Tax collector	100	9,771	21,635	45%
Total other fees & charges	<u>100</u>	<u>9,771</u>	<u>21,635</u>	45%
Total expenditures	<u>100</u>	<u>41,071</u>	<u>519,236</u>	8%
Excess/(deficiency) of revenues over/(under) expenditures	10,133	457,492	-	
Fund balances - beginning	<u>826,588</u>	<u>379,229</u>	<u>356,771</u>	
Fund balances - ending	<u>\$ 836,721</u>	<u>\$ 836,721</u>	<u>\$ 356,771</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 MARCH 31, 2019**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: net of discounts	\$ 461	\$ 44,536	\$ 47,082	95%
Total revenues	<u>461</u>	<u>44,536</u>	<u>47,082</u>	95%
EXPENDITURES				
Debt service				
Note principal	-	39,131	39,131	100%
Note interest	-	4,088	7,225	57%
Total debt service	<u>-</u>	<u>43,219</u>	<u>46,356</u>	93%
Other fees & charges				
Tax collector	10	891	1,962	45%
Total other fees & charges	<u>10</u>	<u>891</u>	<u>1,962</u>	45%
Total expenditures	<u>10</u>	<u>44,110</u>	<u>48,318</u>	91%
Excess/(deficiency) of revenues over/(under) expenditures	451	426	(1,236)	
Fund balances - beginning	<u>73,452</u>	<u>73,477</u>	<u>69,469</u>	
Fund balances - ending	<u><u>\$ 73,903</u></u>	<u><u>\$ 73,903</u></u>	<u><u>\$ 68,233</u></u>	

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND 2015
FOR THE PERIOD ENDED MARCH 31, 2019**

	<u>Current Month</u>	<u>Year to Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 - -	 - -
 Fund balance - beginning	 <u>(327,746)</u>	 <u>(327,746)</u>
Fund balance - ending	<u><u>\$ (327,746)</u></u>	<u><u>\$ (327,746)</u></u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2013
FOR THE PERIOD ENDED MARCH 31, 2019**

	Current Month	Year to Date
REVENUES		
Interest & miscellaneous	\$ 5	\$ 31
Total revenues	5	31
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	5	31
Fund balance - beginning	3,473	3,447
Fund balance - ending	\$ 3,478	\$ 3,478

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND 2019
FOR THE PERIOD ENDED MARCH 31, 2019**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessments: on roll	\$ 1,483	\$ 143,449	\$ 151,304	95%
Total revenues	<u>1,483</u>	<u>143,449</u>	<u>151,304</u>	95%
EXPENDITURES				
Capital outlay	-	27,125	145,000	19%
Tax collector	30	2,869	6,304	46%
Total expenditures	<u>30</u>	<u>29,994</u>	<u>151,304</u>	20%
Excess/(deficiency) of revenues over/(under) expenditures	1,453	113,455	-	
Fund balance - beginning	112,002	-	-	
Fund balance - ending	<u>\$ 113,455</u>	<u>\$ 113,455</u>	<u>\$ -</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

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			43,224.50	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

12B

Office Administrator & Events, Graphics & Community Relations Monthly Report

Meeting date: May 16, 2019

Beach Club

New Resident Mixer – This event had a great turn-out! Although only 2 households RSVP'd, there were over 20 residents in attendance with about 4 total households. A power point was shown in conjunction with a prepared presentation. POA also gave a presentation and answered questions from residents. The next Mixer is tentative for July and will consult with POA to finalize a date.

Seasonal – Interviewed and hired 6 new seasonal pool attendant staff. Training began May 1st for those starting in May. All new-hires are expected to be trained by May 31st to be ready for full staffing in June 7 days a week, 2 shifts per day.

Beach Club Private Rentals – May and June have historically been extremely busy with rentals each weekend; most are Friday AND Saturday night bookings.

Future Project Focus

Rental Reporting – continue recordkeeping efforts of the number of private Beach Club Rentals and Pool Party rentals. This initiative will give an in-depth overview of the net figure income generated and will also help with determining the payroll budget for Pool/Party attendants.

Graphics

- Routine updating of sign boards, website, social media and flyers around the community.
- Advertising for the upcoming events: A Night in the Islands, End of School Bash, Dive in Movie
- Created draft flyers for upcoming events: Casino Night

Events

- **A Night in the Islands**
Bar services and food catering companies have both been reserved for the day of this event. A menu has been created and accepted by the catering company. Hula dance entertainment has been secured. Armbands have been priced out for the event day.
- **End of School Pool Party**
The DJ has been booked for this event. We are still looking for a sponsor. A list of prizes is being drafted. Kona Ice has agreed to set up their truck in the parking lot and several free snow cone coupons will be raffled away with the prizes.
- **Dive in Movie**
Licensing for 'The Lego Movie Pt. 2' has been secured. Ice pops will be purchased to hand out. Advertisement for this event has begun.
- **Additional events**
Please see attached event proposals that are normally hosted by Spirit Committee

Office Administrator & Events, Graphics & Community Relations Monthly Report

Meeting date: May 16, 2019

Community Relations

- **New Resident Mixer**

Staff is coordinating the next date for this event.

- **Welcome Wagon**

There were 6 new residents for April. Small tabletop plants were purchased for each new resident. A welcome card including CDD information was attached to each gift.

Fishing Tournament

The following document outlines the specific duties that involve the coordination and execution of the Fishing Tournament. There was a very large turnout for this event and was well received by the community. A few residents enjoyed it so well that they donated supplies to make the event more successful the next time.

In the past, the Spirit Committee has played a part in the execution of the event. However, this committee has not held a meeting in a period that will allow them to accurately plan and execute this event. Therefore, its being requested to add this event to the list of events that are CDD sponsored.

Please note this is a self-funded event and does not put a financial burden on the current the budget.

Staff Duties

Pre-event

- Conducts registration for event
- Creates rules for the event
- Advertises for event
- Purchases trophies for event
- Manages finances for event
- Purchases light refreshments for event day

Event Day

- Gives quick briefing of event rules on event day to all participants
- Distributes event supplies to all participants
- Has each participant sign a waiver and acknowledges the rules of the event
- Oversees judging and prize distribution

Open Duties

- Volunteer judges for event

Suggestions from residents

It has recently been suggested to hold different prize categories according to age groups; specifically, a 'junior division' for children age 14 and under. This will allow the younger residents who participate to have a better chance at winning a prize. Registration fees for the kids would be smaller than the adult fee. The same rules would apply.

Veterans Day Car Show

The following document outlines the specific duties that involve the coordination and execution of the Veterans Day Car Show.

In the past, the Veterans Day Car Show has occurred in conjunction to the Fall Festival and has proven to be extremely successful. Many residents have stop by our office to rave about the newest addition to our festival.

The Spirit Committee also managed this event in past years. However, without a meeting to help coordinate, it is being requested to add this component to our Fall Festival activities.

This portion of the Fall Festival will cost no extra money. All monies collected from participants go straight to the prize money.

Staff

Pre-event

- Conducts registration
- Creates rules for event
- Advertise for the event

Day of event

- Have staff/volunteer oversee voting system
- Announce and distribute prizes

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

12C

Cory Lakes Community Development District

Facilities Manager

May. 2019, Activity Report

BEACH CLUB

1. Replaced a/c filters and cleaned drain lines.
2. Cleaned vents for a/c.
3. Working on touching up paint. Bathroom doors
4. Replaced sod by pool and between pool and Beach Club

Pool

1. Cleaned AC filters and vacuumed drain lines.
2. Cleaned pool chairs
3. Repaired and replaced some umbrellas.
4. Pool motor was replaced.
5. Top of pool slide was repaired and painted.
6. Uneven pavers at top of slide path were repaired. Pavers by roll in area of pool were leveled.

PLAYGROUND

1. Kept clean and organized.
2. Touched up some of the equipment paint.
3. Playmore replaced rusted playground equipment.

GYM

1. Kept area clean and organized.
2. Fitness Services did routine maintenance.
3. Worked with LifeFitness to solve cardio tv problems. All seem to be working as should.
4. Gym floor has been replaced.

LANDSCAPING

1. Working on replacing and installing plants on entrance islands around the co

- mmunity. Replacing missing plants as they come up.
2. Working with Down To Earth on all of their contracted services and trying to get things planned out. Palm trees and annuals to be done in the month of May
 3. Details crew starting cut backs.

LAKE MANAGEMENT

1. Solitude treated the lakes and ponds for algae and grasses.
2. Solitude moving and fixing damaged buoys. Someone keeps moving the buoys to fit their wants.
3. Treating lakes and ponds to prevent algae blooms.

SECURITY

1. Replaced batteries and pulled weekly reports.
2. Working with POA on radar systems

OTHER ACTIONS

1. Working with FIA Fitness on flooring project for gym.
2. Working with Tim Gay on the low voltage lighting. Helping get power for the transformers.
3. Electric Today repaired the lighting at the courts.
4. Working with TECO still. Power for new poles was installed..
5. Cleaning storage area.
6. Working with District engineers on inspections of the community SWFWMD control structures.
7. Fixed screens at tennis courts after evening storms blew them loose.
8. Working with Welch tennis on ideas for reinforcing the hockey netting.

Cross-Creek Security Gatehouse

1. Replaced air filter and flushed drain line.
2. Oiled gate arms.
3. Opened wall and removed sliding door to repair wheels. Replaced wall.
4. Replaced door handle on bathroom door.

Morris Bridge Security Gatehouse

1. Replaced ac filter, flushed and vacuumed drain lines.
2. Pulled toilet and replaced floor flange and wax ring.
3. Replaced drive belt on exit arm.

Action Plan for June

1. Continue working with TECO on ongoing projects.
2. Continue working with District Engineer on ongoing projects.
3. Work on LAF projects.
4. Continue working with Republic Services on oil spills.
5. Start working on tree replacements.

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

12Di



Craig Latimer
Supervisor of Elections

Our Vision: To be the best place in America to vote

GOVERNOR'S
STERLING
AWARD
RECIPIENT

April 19, 2019

Daphne Gillyard
Cory lakes CDD
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

Dear Daphne Gillyard,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2019, listed below.

Community Development District	Number of Registered Electors
Cory lakes CDD	1822

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or ewhite@hcsoc.org.

Respectfully,

Enjoli White
Candidate Services Liaison

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

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**CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2019 MEETINGS**

The Board of Supervisors (“Board”) of the Cory Lakes Community Development District (“District”) will hold regular meetings for Fiscal Year 2019 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647 on the following dates:

October 18, 2018
November 15, 2018
December 13, 2018
January 17, 2019
February 21, 2019
March 21, 2019
April 18, 2019
May 16, 2019
June 20, 2019
July 18, 2019
August 15, 2019
September 19, 2019

The purpose of these meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by calling (561) 571-0010.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**District Manager
Cory Lakes Community Development District**