

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

June 18, 2020

BOARD OF SUPERVISORS

VIRTUAL PUBLIC

MEETING AGENDA

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

June 11, 2020

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

Board of Supervisors
Cory Lakes Community Development District

Dear Board Members:

The Board of Supervisors of the Cory Lakes Community Development District will hold a Virtual Public Meeting on June 18, 2020 at 6:00 p.m., by visiting <https://us02web.zoom.us/j/85974804170> or by calling 1-929-205-6099, followed by meeting ID **859 7480 4170**. 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. Discussion: Phase 2 Reopening of District Amenities
6. Update: Landscape Activities
7. Continued Discussion: Proposed Fiscal Year 2021 Budget
8. Committee Reports
 - A. Security
 - B. Landscape Aquascape Facilities
 - C. Spirit Committee
9. Approval of Minutes
 - A. Board of Supervisors: May 21, 2020
 - I. Summary of Motions
 - II. Staff Directives
 - III. Virtual Public Meeting

- B. Sunshine Board Online Workshop: May 22, 2020 to June 17, 2020 *(to be provided under separate cover)*
- C. Other

10. Acceptance of Unaudited Financial Statements as of April 30, 2020

11. Staff Reports

- A. District Engineer: *Johnson Engineering, Inc.*
- B. Office Administrator: *Amanda Schewe*
- C. Facilities Manager: *John Hall*
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: July 16, 2020 at 6:00 P.M.
 - QUORUM CHECK

David J. Burman	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PHONE
Bob Woodards	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PHONE
Jorge Castillo	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PHONE
Sheila Haque	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PHONE
Sudhir "Sid" Shah	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PHONE

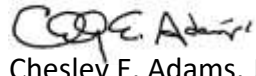
- 12. Other Business
- 13. Public Comments *(non-agenda items)*
- 14. Supervisors' Requests
- 15. Adjournment

"Further, please be advised that the Florida Governor's Office has declared a state of emergency due to the Coronavirus (COVID-19). As reported by the Center for Disease Control and World Health Organization, COVID-19 can spread from person-to-person through small droplets from the nose or mouth, including when an individual coughs or sneezes. These droplets may land on objects and surfaces. Other people may contract COVID-19 by touching these objects or surfaces, then touching their eyes, nose or mouth. Therefore, merely cleaning facilities, while extremely important and vital in this crisis, may not be enough to stop the spread of this virus.

“That said, the District wants to encourage public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting can visit <https://us02web.zoom.us/j/85974804170> or call **1-929-205-6099**, followed by **MEETING NUMBER 859 7480 4170**. Additionally, participants are encouraged to submit questions and comments to the District’s manager at adamsc@whhassociates.com.”

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

Sincerely,



Chesley E. Adams, Jr.
District Manager

OPTIONS FOR MEETING PARTICIPATION

<https://us02web.zoom.us/j/85974804170>

OR

CALL IN NUMBER: 1-929-205-6099

MEETING NUMBER: 859 7480 4170

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

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**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2021
PREPARED MAY 13, 2020**

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
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**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2021**

	Fiscal Year 2020			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2021
	Adopted Budget FY 2020	Actual through 3/31/2020	Projected through 9/30/2020		
REVENUES					
Assessment levy: all residents	\$ 1,848,000				\$ 2,046,102
Assessment levy: Cachet	2,170				2,170
Allowable discounts (4%)	(74,007)				(81,931)
Assessment levy - net	1,776,163	\$ 1,680,503	\$ 95,660	\$ 1,776,163	1,966,341
Interest and miscellaneous	30,000	15,556	14,444	30,000	30,000
Total revenues	1,806,163	1,696,059	110,104	1,806,163	1,996,341
EXPENDITURES					
Professional & admin					
Supervisors	12,000	4,600	5,300	9,900	12,000
Payroll services	600	403	197	600	600
Payroll taxes - FICA	900	352	548	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	7,200	7,112	-	7,112	7,200
Notes payable - Soave Group - DS	21,733	-	21,733	21,733	-
Audit	6,400	2,500	3,900	6,400	6,400
Arbitrage rebate calculation	2,500	-	2,500	2,500	2,500
Legal - general counsel	5,000	5,605	5,000	10,605	5,000
Engineering	10,000	3,455	4,500	7,955	10,000
Insurance: general liability & public officials	31,000	30,581	-	30,581	31,000
Insurance: worker's compensation	7,000	4,605	-	4,605	5,500
Legal advertising and Sunshine Board	4,500	1,884	2,000	3,884	4,500
Bank fees	1,500	497	1,003	1,500	1,500
Credit card discount	200	48	152	200	200
Dues & licenses	175	175	-	175	175
Postage	2,000	788	1,000	1,788	2,000
Office supplies	-	-	-	-	-
Tax collector	74,007	33,603	40,404	74,007	81,931
Contingencies	500	113	387	500	500
Total professional & admin	252,040	127,821	121,949	249,770	236,731

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2021**

	Fiscal Year 2020			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2021
	Adopted Budget FY 2020	Actual through 3/31/2020	Projected through 9/30/2020		
EXPENDITURES (continued)					
Field Operations					
Utilities					
Communication	20,000	14,119	5,881	20,000	20,000
Website	705	-	705	705	705
ADA website compliance	200	199	-	199	210
Streetlights	90,000	75,770	60,000	135,770	90,000
Electricity	68,000	27,749	29,000	56,749	58,000
Propane	400	-	400	400	400
Water, sewer & irrigation	15,000	9,491	5,509	15,000	15,000
Solid waste removal	6,200	3,465	2,735	6,200	6,200
Sewer lift stations	2,500	900	1,000	1,900	2,500
Security operations					
Security staffing contract services	291,000	131,838	175,000	306,838	340,000
Contractual Virtual Guard	80,000	52,524	42,000	94,524	90,000
Off-duty policing	13,000	7,102	7,000	14,102	14,000
Field office administration					
Field Manager	55,500	28,219	27,281	55,500	58,000
Assistant field manager	13,000	8,127	4,000	12,127	17,000
Office administrator	47,380	21,078	23,000	44,078	47,000
Assistant office administrators	31,775	4,231	4,000	8,231	15,000
Part-time office assistant	10,120	-	-	-	-
Payroll taxes	13,500	5,418	6,000	11,418	13,500
Seasonal decorations	43,700	39,500	4,200	43,700	43,700
Beach club office equipment	3,400	2,630	2,000	4,630	4,500
Beach club office supplies	4,000	1,025	2,975	4,000	4,000
Beach club gym supplies	20,600	13,605	6,995	20,600	20,600
Guard office equipment	1,000	284	716	1,000	1,000
Guard office supplies	1,500	376	1,124	1,500	1,500
Community events supplies	18,500	12,429	6,071	18,500	18,500
Pool & beach club attendants	26,000	9,163	16,837	26,000	26,000

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2021**

	Fiscal Year 2020			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2021
	Adopted Budget FY 2020	Actual through 3/31/2020	Projected through 9/30/2020		
EXPENDITURES (continued)					
Property maintenance					
Landscape Maintenance					
Landscaping	370,000	264,921	105,079	370,000	405,000
Beach sand	3,000	2,860	140	3,000	3,000
Annuals & seasonal plant installation	5,500	3,938	1,562	5,500	5,000
Plant replacement	37,500	17,626	19,874	37,500	37,500
Sod replacement	10,000	2,435	7,565	10,000	10,000
Well maintenance - irrigation	5,000	-	2,500	2,500	5,000
Irrigation - maintenance	10,000	4,890	5,110	10,000	10,000
Tree removal and replacement	25,000	5,415	10,000	15,415	25,000
Lake & pond maintenance	52,000	21,750	30,250	52,000	52,000
Facilities maintenance					
Outside facilities maintenance	20,000	8,519	11,481	20,000	20,000
Car and cart repairs and maintenance	6,000	3,974	3,000	6,974	6,000
Rentals and leases	12,720	6,533	6,500	13,033	13,000
Cleaning	16,000	7,868	8,132	16,000	16,000
Pest control	1,800	900	900	1,800	1,800
Security gate maintenance & repair	5,000	3,247	1,753	5,000	5,000
Security gate maintenance & repair - Cachet	2,000	7,197	1,000	8,197	2,000
Monuments & signs	5,000	2,498	2,502	5,000	5,000
Fountains	7,000	1,240	5,760	7,000	7,000
Storm water drainage	20,000	-	20,000	20,000	20,000
Recreation equipment maintenance & repair	15,000	4,158	10,842	15,000	15,000
Building equipment maintenance & repair	15,000	3,504	5,000	8,504	15,000
Pressure washing	5,000	6,160	(1,160)	5,000	7,500
Paver, streets and sidewalk repairs, cleaning	75,000	50,255	24,745	75,000	75,000
Facilities maintenance (pool)					
Pool maintenance	21,000	8,971	12,029	21,000	21,000
Pool repairs	10,000	-	10,000	10,000	10,000
Pool heater utilities	9,000	9,469	-	9,469	10,000
Pool permit	575	-	575	575	575
Total field expenses	<u>1,641,075</u>	<u>917,570</u>	<u>739,568</u>	<u>1,657,138</u>	<u>1,709,690</u>
Total expenditures	<u>1,893,115</u>	<u>1,045,391</u>	<u>861,517</u>	<u>1,906,908</u>	<u>1,946,421</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2021**

	Fiscal Year 2020			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2021
	Adopted Budget FY 2020	Actual through 3/31/2020	Projected through 9/30/2020		
EXPENDITURES (continued)					
Excess/(deficiency) of revenues over/(under) expenditures	(86,952)	650,668	(751,413)	(100,745)	49,920
OTHER FINANCING SOURCES/(USES)					
Transfer out	-	(14,150)	-	(14,150)	-
Total other financing sources/(uses)	-	(14,150)	-	(14,150)	-
Net change in fund balances	(86,952)	636,518	(751,413)	(114,895)	49,920
Fund balance - beginning (unaudited)	826,154	443,570	1,080,088	443,570	328,675
Fund balance - ending (projected)					
Assigned					
3 months working capital	473,279	473,279	473,279	473,279	486,605
Unassigned	265,923	606,809	(144,604)	(144,604)	(108,010)
Fund balance - ending	<u>\$ 739,202</u>	<u>\$ 1,080,088</u>	<u>\$ 328,675</u>	<u>\$ 328,675</u>	<u>\$ 378,595</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.	
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.	

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

EXPENDITURES (continued)

Engineering	10,000
<p>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.</p>	
Insurance: general liability & public officials	31,000
<p>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.</p>	
Insurance: worker's compensation	5,500
<p>The Districts worker's compensation for the District employees.</p>	
Legal advertising and Sunshine Board	4,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Bank fees	1,500
<p>Bank charges incurred during the year.</p>	
Dues & licenses	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Postage	2,000
<p>For mailing out agenda packages and debt service payments.</p>	
Tax collector	81,931
<p>The tax collector's fee is 2% of assessments collected.</p>	
Contingencies	500
<p>Automated AP routing and miscellaneous items</p>	
Field Operations	
Utilities	
Communication	20,000
<p>Intended to provide for the cost of communications related provider for phone, cable, internet etc at the Beach Club and gatehouses.</p>	
Website	705
<p>Intended to cover the cost associated with annual registration and maintenance of the District's website.</p>	
ADA website compliance	210
Streetlights	90,000
<p>Intended to cover the cost paid to TECO for the District's streetlight maintenance and power.</p>	
Electricity	58,000
<p>Intended to cover the cost for electricity at all the District's facilities.</p>	
Propane	400
<p>Intended to cover the cost of propane for the District's facilities.</p>	
Water, sewer & irrigation	15,000
<p>Intended to cover the cost of water and sewer services provided to the District's facilities.</p>	
Solid waste removal	6,200
<p>Intended to cover the cost of the dumpster at the Beach Club and the port o let provided for the landscape maintenance contractor.</p>	
Sewer lift stations	2,500
<p>Intended to cover the cost of operating and maintaining the District's lift station.</p>	

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

EXPENDITURES (continued)

Security operations	
Security staffing contract services	340,000
The District contracts with US Security Associates for the personnel services required for guardhouse and roving patrol services.	
Contractual Virtual Guard	90,000
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.	
Off Duty Policing	14,000
Covers the costs of engaging off duty Police for periodic traffic law enforcement within the community.	
Field office administration	
Field Manager	58,000
The District directly employs an on site Field Manager who oversees and directs contract service providers, operates and maintains various District facilities and attends District Board and certain committee meetings providing updates, reports and recommendations.	
Assistant field manager	17,000
Part time position to assist Field Manager in day to day duties.	
Office administrator	47,000
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	15,000
Fulltime Assistant 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	4,500
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.	

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

EXPENDITURES (continued)

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.	
Landscape Maintenance	
Landscaping	405,000
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	5,000
Intended to provide for the seasonal installation of annual flowers at high focal point locations within the District's common areas and right of ways.	
Plant replacement	37,500
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	10,000
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	13,000
Intended to cover the cost of a lease/purchase of 1 -half ton pickup and 2-utility carts for a 4 year term.	

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

EXPENDITURES (continued)

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.	
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 Cachet Isle. (paid solely by the residents of Cachet Isles)	
Monuments & signs	5,000
Intended to provide for the repairs and maintenance of the entry monuments and roadway signage.	
Fountains	7,000
Intended to provide for the repairs and maintenance of the District's fountains.	
Storm water drainage	20,000
Intended to provide for the periodic inspection and cleaning of the District's roadway drainage inlets and lake interconnecting pipes.	
Recreation equipment maintenance & repair	15,000
Intended to provide for repair and maintenance of the Districts recreational equipment at the Beach Club and Tennis Courts.	
Building equipment maintenance & repair	15,000
Intended to provide for repair and maintenance of the Beach Club building and associated systems.	
Pressure washing	7,500
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 Districts 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	10,000
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>\$ 1,946,421</u></u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2013 BONDS
FISCAL YEAR 2021**

	Fiscal Year 2020				Proposed Budget FY 2021
	Adopted Budget FY 2020	Actual through 3/31/2020	Projected through 9/30/2020	Total Actual & Projected Revenue & Expenditures	
REVENUE					
Assessment levy - gross	\$ 109,994				\$ 108,634
Allowable discounts (4%)	(4,400)				(4,345)
Assessment levy - net	105,594	\$ 99,697	\$ 5,897	\$ 105,594	104,289
Interest	-	947	-	947	-
Total revenue	<u>105,594</u>	<u>100,644</u>	<u>5,897</u>	<u>106,541</u>	<u>104,289</u>
EXPENDITURES					
Debt service					
Principal	25,000	25,000	-	25,000	25,000
Interest	76,194	38,409	37,784	76,193	74,944
Total debt service	<u>101,194</u>	<u>63,409</u>	<u>37,784</u>	<u>101,193</u>	<u>99,944</u>
Other fees & charges					
Tax collector	4,400	1,994	2,406	4,400	4,345
Total other fees & charges	<u>4,400</u>	<u>1,994</u>	<u>2,406</u>	<u>4,400</u>	<u>4,345</u>
Total expenditures	<u>105,594</u>	<u>65,403</u>	<u>40,190</u>	<u>105,593</u>	<u>104,289</u>
Net change in fund balances	-	35,241	(34,293)	948	-
Beginning fund balance (unaudited)	<u>157,826</u>	<u>162,210</u>	<u>197,451</u>	<u>162,210</u>	<u>163,158</u>
Ending fund balance (projected)	<u><u>\$157,826</u></u>	<u><u>\$197,451</u></u>	<u><u>\$163,158</u></u>	<u><u>\$ 163,158</u></u>	<u><u>163,158</u></u>
Use of fund balance:					
Debt service reserve account balance (required)					(51,024)
Principal expense - November 1, 2021					(30,000)
Interest expense - November 1, 2021					(37,159)
Projected fund balance surplus/(deficit) as of September 30, 2021					<u><u>\$ 74,975</u></u>

CORY LAKES

Community Development District

Series 2013 Bonds

\$1,425,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2020	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	\$1,290,000.00		\$1,128,834.38	\$2,418,834.38

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2013 REFUNDING BONDS
FISCAL YEAR 2021**

	Fiscal Year 2020			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2021
	Adopted Budget FY 2020	Actual through 3/31/2020	Projected through 9/30/2020		
REVENUE					
Assessment levy - gross	\$538,339				\$ 530,075
Allowable discounts (4%)	(21,534)				(21,203)
Assessment levy - net	516,805	\$488,537	\$ 28,268	\$ 516,805	508,872
Prepayments	-	2,494	-	2,494	-
Interest	-	3,085	-	3,085	-
Total revenue	<u>516,805</u>	<u>494,116</u>	<u>28,268</u>	<u>522,384</u>	<u>508,872</u>
EXPENDITURES					
Debt service					
Principal	445,000	-	445,000	445,000	450,000
Principal prepayment	-	10,000	10,000	20,000	-
Interest	50,271	25,135	25,000	50,135	37,669
Total debt service	<u>495,271</u>	<u>35,135</u>	<u>480,000</u>	<u>515,135</u>	<u>487,669</u>
Other fees & charges					
Tax collector	21,534	9,768	11,766	21,534	21,203
Total other fees & charges	<u>21,534</u>	<u>9,768</u>	<u>11,766</u>	<u>21,534</u>	<u>21,203</u>
Total expenditures	<u>516,805</u>	<u>44,903</u>	<u>491,766</u>	<u>536,669</u>	<u>508,872</u>
Net change in fund balances	-	449,213	(463,498)	(14,285)	-
Beginning fund balance (unaudited)	373,479	396,431	845,644	396,431	382,146
Ending fund balance (projected)	<u>\$373,479</u>	<u>\$845,644</u>	<u>\$382,146</u>	<u>\$ 382,146</u>	<u>382,146</u>
Use of fund balance:					
Debt service reserve account balance (required)					(250,854)
Interest expense - November 1, 2021					(12,737)
Projected fund balance surplus/(deficit) as of September 30, 2021					<u>\$ 118,555</u>

CORY LAKES

Community Development District

Series 2013 Refunding Bonds

\$4,245,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2020			18,834.50	18,834.50
05/01/2021	450,000.00	2.710%	18,834.50	468,834.50
11/01/2021			12,737.00	12,737.00
05/01/2022	465,000.00	2.710%	12,737.00	477,737.00
11/01/2022			6,436.25	6,436.25
05/01/2023	475,000.00	2.710%	6,436.25	481,436.25
Total	\$1,390,000.00		\$76,015.50	\$1,466,015.50

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2017 NOTE
FISCAL YEAR 2021**

	Fiscal Year 2020				Proposed Budget FY 2021
	Adopted Budget FY 2020	Actual through 3/31/2020	Projected through 9/30/2020	Total Actual & Projected Revenue & Expenditures	
REVENUE					
Assessment levy - gross	\$ 49,044				\$ 49,044
Allowable discounts (4%)	(1,962)				(1,962)
Assessment levy - net	47,082	\$ 44,412	\$ 2,670	\$ 47,082	47,082
Total revenue	47,082	44,412	2,670	47,082	47,082
EXPENDITURES					
Debt service					
Note principal	41,131	41,131	-	41,131	43,131
Note interest	5,275	3,137	2,138	5,275	3,228
Total debt service	46,406	44,268	2,138	46,406	46,359
Other fees & charges					
Tax collector	1,962	888	1,074	1,962	1,962
Total other fees & charges	1,962	888	1,074	1,962	1,962
Total expenditures	48,368	45,156	3,212	48,368	48,321
Excess/(deficiency) of revenues over/(under) expenditures	(1,286)	(744)	(542)	(1,286)	(1,239)
Beginning fund balance (unaudited)	72,241	73,978	73,234	73,978	72,692
Ending fund balance (projected)	<u>\$ 70,955</u>	<u>\$ 73,234</u>	<u>\$ 72,692</u>	<u>\$ 72,692</u>	<u>71,453</u>
Use of fund balance:					
Debt service reserve account balance (required)					(10,000)
Principal payment expense - November 1, 2021					(44,845)
Interest expense - November 1, 2021					(1,090)
Projected fund balance surplus/(deficit) as of September 30, 2021					<u>\$ 15,518</u>

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

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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	\$87,976.20		\$4,317.30	\$92,293.50

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND BUDGET - ENTRANCE ENHANCEMENT
FISCAL YEAR 2021**

	Fiscal Year 2020			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2021
	Adopted Budget FY 2020	Actual through 3/31/2020	Projected through 9/30/2020		
REVENUES					
Interest and miscellaneous	\$ -	\$ 23	\$ (23)	\$ -	\$ -
Total revenues	<u>-</u>	<u>23</u>	<u>(23)</u>	<u>-</u>	<u>-</u>
EXPENDITURES					
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
EXPENDITURES (continued)					
Excess/(deficiency) of revenues over/(under) expenditures	-	23	(23)	-	-
Fund balance - beginning (unaudited)	<u>3,447</u>	<u>3,513</u>	<u>3,536</u>	<u>3,513</u>	<u>3,513</u>
Fund balance - ending (projected)					
Unassigned	<u>3,447</u>	<u>3,513</u>	<u>3,536</u>	<u>3,513</u>	<u>3,513</u>
Fund balance - ending	<u><u>\$ 3,447</u></u>	<u><u>\$ 3,536</u></u>	<u><u>\$ 3,513</u></u>	<u><u>\$ 3,513</u></u>	<u><u>\$ 3,513</u></u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT SUMMARY
FISCAL YEAR 2021**

FY 2020 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	\$0.00	\$38.61
O&M 1.2 CI	1	\$0.00	\$0.00	\$0.00	\$1,925.00	\$0.00	\$46.33
O&M	41	\$0.00	\$0.00	\$0.00	\$1,925.00	\$0.00	\$0.00
1.1, 1.4 and 1.5	113	\$0.00	\$0.00	\$0.00	\$1,925.00	\$0.00	\$0.00
1.1 CI	5	\$0.00	\$0.00	\$0.00	\$1,925.00	\$0.00	\$38.61
1.11 and 1.51	2	\$0.00	\$0.00	\$0.00	\$3,850.00	\$0.00	\$0.00
1.2 CI	35	\$0.00	\$0.00	\$0.00	\$1,925.00	\$0.00	\$46.33
1.3 CI	7	\$0.00	\$0.00	\$0.00	\$1,925.00	\$0.00	\$38.61
2	121	\$0.00	\$0.00	\$0.00	\$1,925.00	\$0.00	\$0.00
2.0 96B	1	\$0.00	\$0.00	\$0.00	\$1,925.00	\$0.00	\$0.00
2.0 96AB	10	\$4,086.96	\$0.00	\$0.00	\$1,925.00	\$0.00	\$0.00
2.1 96B	1	\$8,173.92	\$0.00	\$0.00	\$3,850.00	\$0.00	\$0.00
3	90	\$0.00	\$1,137.79	\$0.00	\$1,925.00	\$0.00	\$0.00
4	75	\$0.00	\$476.07	\$0.00	\$1,925.00	\$0.00	\$0.00
5	248	\$0.00	\$1,613.84	\$0.00	\$1,925.00	\$0.00	\$0.00
6	92	\$0.00	\$0.00	\$0.00	\$1,925.00	\$0.00	\$0.00
7	115	\$0.00	\$0.00	\$956.47	\$1,925.00	\$0.00	\$0.00
	1,025						
			\$40,869.60				

FY 2021 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	\$2,129.14	\$0.00	\$38.61
O&M 1.2 CI	1	\$0.00	\$0.00	\$0.00	\$2,129.14	\$0.00	\$46.33
O&M	43	\$0.00	\$0.00	\$0.00	\$2,129.14	\$0.00	\$0.00
1.1, 1.4 and 1.5	113	\$0.00	\$0.00	\$0.00	\$2,129.14	\$0.00	\$0.00
1.1 CI	5	\$0.00	\$0.00	\$0.00	\$2,129.14	\$0.00	\$38.61
1.11 and 1.51	2	\$0.00	\$0.00	\$0.00	\$4,258.28	\$0.00	\$0.00
1.2 CI	35	\$0.00	\$0.00	\$0.00	\$2,129.14	\$0.00	\$46.33
1.3 CI	7	\$0.00	\$0.00	\$0.00	\$2,129.14	\$0.00	\$38.61
2	121	\$0.00	\$0.00	\$0.00	\$2,129.14	\$0.00	\$0.00
2.0 96B	1	\$0.00	\$0.00	\$0.00	\$2,129.14	\$0.00	\$0.00
2.0 96AB	10	\$4,086.96	\$0.00	\$0.00	\$2,129.14	\$0.00	\$0.00
2.1 96B	1	\$8,173.92	\$0.00	\$0.00	\$4,258.28	\$0.00	\$0.00
3	90	\$0.00	\$1,122.31	\$0.00	\$2,129.14	\$0.00	\$0.00
4	73	\$0.00	\$469.59	\$0.00	\$2,129.14	\$0.00	\$0.00
5	248	\$0.00	\$1,591.88	\$0.00	\$2,129.14	\$0.00	\$0.00
6	92	\$0.00	\$0.00	\$0.00	\$2,129.14	\$0.00	\$0.00
7	115	\$0.00	\$0.00	\$944.64	\$2,129.14	\$0.00	\$0.00
	1,025						

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

9AI

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

The Board of Supervisors of the Cory Lakes Community Development District held a Virtual Public Meeting on May 21, 2020 at 6:00 p.m., at <https://us02web.zoom.us/j/88127290297> and 1-929-205-6099, meeting ID 881-2729 0297.

Present at the meeting, via telephone, were:

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

Also present, via telephone, were:

Chuck Adams	District Manager
John Hall	Facilities Manager
Amanda Schewe	Office Administrator
Sheryl Springer	Resident/Security Committee Member
Harry Ramphal	Resident/POA President
Parag Shah	Resident
Heidi Grisham	Resident
Roberta Carroll	Resident
Anne Bellyea	Resident
Cynthia McIntyre	Resident
Luise Burman	Resident
Beth Mitchell	Resident

On MOTION by Mr. Burman and seconded by Mr. Castillo, with all in favor, authorizing that Mr. Hall and Ms. Schewe each receive a \$200 bonus, net of taxes, for providing outstanding work during the pandemic, was approved.

On MOTION by Mr. Castillo and seconded by Ms. Haque, with all in favor, Resolution 2020-02, Approving a Proposed Budget for Fiscal Year 2020/2021 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 20, 2020 at 6:00 p.m. at Cory Lake Beach Club 10441 Cory Lake Drive, Tampa Florida 33647; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

On MOTION by Mr. Burman and seconded by Ms. Haque, with all in favor, Resolution 2020-03, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.

On MOTION by Mr. Shah and seconded by Ms Haque, with all in favor, Resolution 2020-04, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Hillsborough County Supervisor of Elections Begin Conducting the District's General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

On MOTION by Mr. Burman and seconded by Ms. Haque, with all in favor, the February 20, 2020 Board of Supervisors Summary of Motions and Staff Directives, as presented, and Regular Meeting Minutes, as amended, the March 5, 2020 LAF Committee Meeting Minutes, as presented, and the February 20, 2020 to March 18, 2020, the March 25, 2020 to April 15, 2020 and the April 17 to May 20, 2020 Sunshine Board Online Workshop Minutes, as presented, were approved.

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

9A11

CORY LAKES CDD
May 21, 2020
Board of Supervisors Staff Directives

Facilities Manager

- Mr. Hall to contact the City of Tampa regarding a timeline for the manhole replacement project and present his findings at the next meeting.

Office Administrator

District Engineer

District Counsel

District Manager

- Mr. Adams to carry over the Allied Security Fee Increase Proposal to the next agenda.
- Mr. Adams to continue the dialogue with District Counsel and the attorney for RS regarding settling the paver lawsuit.

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

9A111

DRAFT

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

The Board of Supervisors of the Cory Lakes Community Development District held a Virtual Public Meeting on May 21, 2020 at 6:00 p.m., at <https://us02web.zoom.us/j/88127290297> and 1-929-205-6099, meeting ID 881-2729 0297.

Present at the meeting, virtually or telephonically, were:

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

Also present, virtually or telephonically, were:

Chuck Adams	District Manager
John Hall	Facilities Manager
Amanda Schewe	Office Administrator
Sheryl Springer	Resident/Security Committee Member
Harry Ramphal	Resident/POA President
Parag Shah	Resident
Heidi Grisham	Resident
Roberta Carroll	Resident
Anne Bellyea	Resident
Cynthia McIntyre	Resident
Luise Burman	Resident
Beth Mitchell	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Castillo called the meeting to order at 6:02 p.m. Supervisors Castillo, Shah, Haque and Burman were present virtually or telephonically. Supervisor Woodards was not present. In consideration of the COVID-19 pandemic, this meeting was being held virtually, via Zoom, and telephonically, as permitted under the Florida Governor's Executive Orders 20-52, 20-69 and 20-112, issued on March 9, 2020, March 20, 2020 and April 29, 2020, respectively, which allow local governmental public meetings to occur by means of communications media technology, including video conference and telephonically. The meeting was advertised to be held via video conference and telephonically and the meeting agenda was posted on the District's website.

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

41 **SECOND ORDER OF BUSINESS**

Chairman’s Opening Comments

42
43 Mr. Castillo had no opening remarks.

44
45 **THIRD ORDER OF BUSINESS**

Other Supervisors’ Opening Comments

46
47 Mr. Shah thanked all attendees for taking COVID-19 seriously and all CLI residents for
48 their overwhelming support. CLI staff was committed to taking care of resident needs, as Staff
49 worked remotely to issue new vehicle permits, answer questions by phone or email and
50 perform routine maintenance work. He thanked essential workers, medical staff, first
51 responders and all key professionals working in the Tampa area.

52 Mr. Burman noted that Supervisors were not compensated for the past few meetings,
53 due to the pandemic and suggested giving Mr. Hall and Ms. Schewe a bonus of \$200 each for
54 their outstanding work during the pandemic.

55 Mr. Shah suggested that each Supervisor donate tonight’s compensation to a charity of
56 their choice.

57
58 **On MOTION by Mr. Burman and seconded by Mr. Castillo, with all in favor,**
59 **authorizing payment of a \$200 bonus, net of taxes, to both Mr. Hall and Ms.**
60 **Schewe, for providing outstanding work during the pandemic, was approved.**

61
62
63 Mr. Castillo stated charity donations should be kept on a personal level. Ms. Haque
64 stated the Board could not donate to a charity, as far as payment was concerned. The
65 consensus was to hold off on the charity donation and keep the bonus amount at \$200 each.

66 Mr. Burman discussed a recent social media post about a woman who had trouble
67 walking her stroller between two sidewalks because the streets were blocked by vendor
68 vehicles. He felt that the Board should take action. Discussion ensued regarding vendors and
69 others who block driveways, keeping the community safe, engaging a daytime rover and
70 enforcement by the Tampa Police Department (TPD). Mr. Castillo would ask the TPD and FHP to
71 issue warnings once everything is back to normal.

72
73 **FOURTH ORDER OF BUSINESS**

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

74
75

76 Ms. Heidi Grisham, a resident, asked when the gym and other amenities would open.
77 Mr. Castillo stated the CDD was following the path of larger municipalities, such as the County
78 and City, while also following Centers for Disease Control (CDC) guidelines. Staff must be
79 mindful of posting cleaning requirements, especially around pools, gyms and community
80 centers. Discussion ensued regarding asking residents to sign a waiver to use the amenities at
81 their own risk, scheduling gym appointments, providing gloves and disinfectants, hiring staff to
82 monitor the pool and the gym, etc. Mr. Castillo stated the CDD needs two weeks to plan the
83 logistics and to mirror how neighboring communities are operating/monitoring their gyms.

84 Ms. Roberta Carroll, a resident, stated that the CDC suggested having residents sign
85 waivers before gym and pool use and that disinfectants/wipes be available.

86 Ms. Anne Bellyea, a resident, suggested using a fogging machine with a special liquid
87 approved to kill the virus. She would provide Ms. Schewe with more information about the
88 fogging machine.

89 Mr. Parag Shah, a resident, asked about opening the playgrounds. Mr. Castillo stated
90 Staff could open the playground in the morning. Mr. Hall stated Hillsborough County has yet to
91 open parks and picnic areas to the public. The consensus was to reopen the playgrounds.

92 Ms. Cynthia McIntyre, a resident, voiced her opinion that Lines 207 through 209 and 213
93 through 215, in the February 20, 2020 draft meeting minutes, should be amended. She stated
94 that she did not use the CDD’s email on the flyer to publicize the women’s luncheon; the email
95 address that was used was corylakeislescommunity@gmail.com and her group had used that
96 address for almost three years.

97 Ms. Luise Burman, a resident, felt that Lines 211 and 212 of the February 20, 2020
98 minutes should be deleted. In her opinion, the sentences accuse her of having political
99 conversations with the POA President’s wife and no such discussions occurred at the luncheon.
100 Mr. Castillo stated the sentences would be stricken from the record.

101 Ms. Beth Mitchell, a resident, stated the fogging machine mentioned earlier is called a
102 “sniping” machine. Health care workers utilize it to sanitize gowns. She was unsure if the
103 device would work on electronic equipment, as it gives off a fog or a mist.

104

105 **FIFTH ORDER OF BUSINESS**

Update: Landscape Activities

106

107 Mr. Adams stated there was no LMP representative at tonight’s meeting. OLM has been
108 sending monthly reports to the Board and Management. The general consensus was that the
109 landscaping had improved tremendously and residents were complimenting Staff.

110

111 **SIXTH ORDER OF BUSINESS** **Discussion: Envera Gate Technology**
112 **Package Operating Issues**

113

114 This item was deferred to the next in-person meeting.

115

116 **SEVENTH ORDER OF BUSINESS** **Update: Allied Security Fee Increase**
117 **Proposal to Address Personnel Issues**

118

119 As an Allied representative was not present, this item was deferred to the next meeting.

120

121 **EIGHTH ORDER OF BUSINESS** **Consideration of Resolution 2020-02,**
122 **Approving a Proposed Budget for Fiscal**
123 **Year 2020/2021 and Setting a Public**
124 **Hearing Thereon Pursuant to Florida Law;**
125 **Addressing Transmittal, Posting and**
126 **Publication Requirements; Addressing**
127 **Severability; and Providing an Effective**
128 **Date**

129

130 Mr. Adams presented Resolution 2020-02. Assessments would increase approximately
131 \$200 per unit; this would be discussed in greater detail at the next meeting. Regarding reserve
132 funds, Mr. Adams stated the ending fund balance would be \$328,675. Discussion ensued
133 regarding the reasons for the assessment increase, the unassigned line item and reserves.

134

135 **On MOTION by Mr. Castillo and seconded by Ms. Haque, with all in favor,**
136 **Resolution 2020-02, Approving a Proposed Budget for Fiscal Year 2020/2021**
137 **and Setting a Public Hearing Thereon Pursuant to Florida Law for August 20,**
138 **2020 at 6:00 p.m., at Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa**
139 **Florida 33647; Addressing Transmittal, Posting and Publication Requirements;**
140 **Addressing Severability; and Providing an Effective Date, was adopted.**

141

142

143 **NINTH ORDER OF BUSINESS** **Consideration of Resolution 2020-03,**
144 **Adopting an Internal Controls Policy**
145 **Consistent with Section 218.33, Florida**
146 **Statutes; Providing an Effective Date**

147 Mr. Adams presented Resolution 2020-03. Management already employs an internal
148 controls policy. During the most recent legislative session, a bill was passed that requires local
149 governments to formally adopt an internal controls policy by resolution.

150

151 **On MOTION by Mr. Burman and seconded by Ms. Haque, with all in favor,**
152 **Resolution 2020-03, Adopting an Internal Controls Policy Consistent with**
153 **Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.**

154

155

156 **TENTH ORDER OF BUSINESS**

**Discussion: CDD Drug-Free Workplace
Policy**

157

158

159 Mr. Adams provided a copy of the CDD Drug-Free Workplace (DFW) Policy outline
160 provided by the District’s current insurance carrier. After conferring with the agent, it was
161 determined that it would not make financial sense for the District to execute the policy because
162 the discount would not come near to covering the cost to actually implement. CLI currently
163 employs two full-time, two part-time and a number of seasonal employees and the overall
164 salaries and discount percentage for operating a DFW do not offset the costs of implementation
165 all the standards that must be met in order to receive credit. Discussion ensued regarding costs
166 to implement the program, drug-testing and DFW requirements.

167

168 **ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-04,
Implementing Section 190.006(3), Florida
Statutes, and Requesting that the
Hillsborough County Supervisor of
Elections Begin Conducting the District’s
General Elections; Providing for
Compensation; Setting for the Terms of
Office; Authorizing Notice of the Qualifying
Period; and Providing for Severability and
an Effective Date**

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179 Mr. Adams presented Resolution 2020-04. Seats 1, 2 and 3, currently held by
180 Supervisors Burman, Woodard and Castillo, respectively, would be up for election at the
181 November General Election. Resolution 2020-04 acknowledges the qualification process and
182 requirements. Candidates interested in qualifying should file their paperwork with the
183 Hillsborough County Supervisor of Elections (SOE) during the week of June 8. 2020.

184

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190

On MOTION by Mr. Shah and seconded by Ms Haque, with all in favor, Resolution 2020-04, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Hillsborough County Supervisor of Elections Begin Conducting the District’s General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

191
192

TWELFTH ORDER OF BUSINESS

Committee Reports

194

A. Security

196 Ms. Springer stated, due to the pandemic, the Committee had not met and meetings
197 would resume once the Committee is allowed to meet. Mr. Adams stated the Committee could
198 host virtual meetings, via Zoom. Once Ms. Springer sets them up, she should alert
199 management, for posting purposes, so that the public could participate. As to when on-site
200 meetings could resume, Mr. Adams stated subcommittees should follow the CDD and the CDD
201 should follow along the Governor’s Executive Orders.

B. Landscape Aquascape Facilities

203 Ms. Haque stated that the Committee did not meet. She noted that her neighbor and
204 fellow LAF Committee member, Mr. Scott Hall, passed away; which is a huge loss to Cory Lakes.

205 Mr. Shah voiced his opinion that LMP and OLM are doing a tremendous job on the
206 landscaping and have turned the community around.

C. Spirit Committee

208 There being no report, the next item followed.

209

THIRTEENTH ORDER OF BUSINESS

Approval of Minutes

211

A. Board of Supervisors: February 20, 2020

I. Summary of Motions

II. Staff Directives

III. Regular Meeting

216 The following changes were made:
217 Lines 76 through 78: Delete entire sentence.
218 Line 101: Change “Linda” to “Ms. Linda Davis”

219 Lines 213 through 215: Change “Ms. Haque felt that, in the future, the Board should
 220 require the individual requesting permission to have his or her email address on the flyers and
 221 not the CDD’s email.” to “Ms. Haque felt that whoever organizes the event, it should be their
 222 contact information.”

223 Line 45: Delete “Approaching” and “Cory Lake Isles (CLI) community southbound”

224 Line 187: Change “arbitration” to “lawsuit”

225 Line 209: Insert “Ms. McIntyre clarified that the email address used on the women’s
 226 luncheon flyer was corylakeislescommunity@gmail.com and not the official CDD email.”

227 Line 212: Change “President’s to be asked wife” to “President’s wife to be asked”

228 Lines 210 through 212: Delete entirely.

229 Discussion ensued regarding Lines 207 through 209, the women’s luncheon event,
 230 ongoing tensions between different factions in the community, election challenges, POA
 231 lawsuits and differing legal opinions on holding joint POA/CDD workshop meetings.

232 Mr. Castillo stated that he recently saw a lot of infractions behind homes that should be
 233 addressed by the POA, including several dilapidated docks and homes with tarps, which are an
 234 eyesore. He suggested that the POA perform routine inspections and issue citations to
 235 negligent homeowners.

236 **B. LAF Committee: March 5, 2020**

237 **C. Sunshine Board Online Workshop**

238 **I. February 20, 2020 to March 18, 2020 (to be provided under separate cover)**

239 **II. March 25, 2020 to April 15, 2020 (to be provided under separate cover)**

240 **III. April 17, 2020 to May 20, 2020 (to be provided under separate cover)**

241 **D. Other**

242

243 **On MOTION by Mr. Burman and seconded by Ms. Haque, with all in favor, the**
 244 **February 20, 2020 Board of Supervisors Summary of Motions and Staff**
 245 **Directives, as presented, and Regular Meeting Minutes, as amended, the**
 246 **March 5, 2020 LAF Committee Meeting Minutes, as presented, and the**
 247 **February 20, 2020 to March 18, 2020, March 25, 2020 to April 15, 2020 and**
 248 **April 17 to May 20, 2020 Sunshine Board Online Workshop Minutes, as**
 249 **presented, were approved.**

250

251

252 **FOURTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
 Statements as of March 31, 2020**

253

254 Mr. Adams presented the Unaudited Financial Statements as of March 31, 2020. The
255 financials were accepted.

256

257 **FIFTEENTH ORDER OF BUSINESS**

Staff Reports

258

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

260 There being no report, the next item followed.

261 **B. Office Administrator: *Amanda Schewe***

262 The Office Administrator's Monthly Report was included for informational purposes.

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

264 Mr. Hall presented the Monthly Activity Report. He highlighted and answered questions
265 as follows:

266 ➤ Due to the pandemic, several vendors and suppliers were closed; there were a lot of
267 shipping delays.

268 ➤ Worked closely with LMP and OLM.

269 ➤ Oversaw landscaping and gym improvements.

270 ➤ The basketball backboard was changed out.

271 ➤ Cubbies were placed in the gym.

272 ➤ Deck project was completed with water-contact boards and has a lengthy warranty.

273 ➤ LMP finished trimming residents' palms but was still trimming the community palms.

274 ➤ Algae was being treated.

275 ➤ Regarding manholes, the City of Tampa (COT) was behind on standard repairs, due to
276 the pandemic. He would contact the City and report the findings at the next meeting.

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

278 Mr. Shah requested an update on the legal action with Republic Services (RS). Mr.
279 Adams stated the new leak was added to the current lawsuit, the attorney for RS countered
280 with a \$25,000 increase, which brings the RS offer up to \$175,000. Staff planned to counter
281 with a \$10,000 decrease from the District's initial demand amount of approximately \$500,000;
282 the dialogue would continue. Staff was researching the disparity in the proposal that RS
283 secured from Dura-guard versus the proposals Staff received from three different vendors to
284 repair the pavers.

285 **I. 2,026 Registered Voters in District as of April 15, 2020**

286 There were 2,026 registered voters residing within the District as of April 15, 2020.

287 **II. NEXT MEETING DATE: June 18, 2020 at 6:00 P.M.**

288 **o QUORUM CHECK**

289 The next meeting will be held June 18, 2020.

290

291 **SIXTEENTH ORDER OF BUSINESS**

Other Business

292

293 Mr. Adams asked if a large alligator in the lake was captured. Mr. Hall stated that efforts
294 to capture the gator were unsuccessful and, since the District is a conservation area, there are
295 several restrictions when setting traps. The alligator must be captured alive and turned in alive.

296

297 **SEVENTEENTH ORDER OF BUSINESS**

Public Comments (non-agenda items)

298

299 Mr. Harry Ramphal, a resident and POA President, voiced his opinion that certain
300 individuals tend to change the narrative/minutes to suit their needs and mentioned a 2015
301 incident involving the Burman home, which was blamed on “brown people”, when the police
302 report states that the perpetrator was Caucasian. He felt that there is a racist agenda in the
303 community, which he would address at every meeting with facts. Mr. Castillo stated that
304 discussions regarding racial issues would not be allowed in future meetings. Discussion ensued
305 regarding racial tensions in the community, the POA addressing the issue of property owners
306 who do not take care of their homes, issuing citations and selective enforcement.

307 Ms. McIntyre clarified her statements regarding the Burman incident from 2015 and
308 stated that neighbors saw brown skin people running from the Burman home. She was not
309 referencing a police report, she pointed out that Mr. Burman was a victim of bigotry, as
310 evidenced by people paintballing and painting a swastika on his home. Discussion ensued.

311

312 **EIGHTEENTH ORDER OF BUSINESS**

Supervisors’ Requests

313

314 Mr. Shah stated that two signs, on both ends of Morris Bridge, and additional arrows
315 turning into Cory Lake were installed.

316 Mr. Castillo thanked everyone who attended the meeting.

317

318 **NINETEENTH ORDER OF BUSINESS**

Adjournment

319

320

There being no further business to discuss, the meeting adjourned at 9:05 p.m.

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322
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Secretary/Assistant Secretary

Chair/Vice Chair

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

10

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2020**

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2020

	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 2019	
ASSETS							
Operating account							
Iberia - operating acct	\$ 9,554	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,554
Iberia - debit card	2,856	-	-	-	-	-	2,856
SunTrust - operating acct	116,410	-	-	-	-	-	116,410
SunTrust - debit card	472	-	-	-	-	-	472
MMK account	818,199	-	-	-	-	-	818,199
Investments	-						
Revenue	-	147,291	606,954	64,193	-	-	818,438
Reserve	-	52,409	244,756	10,000	-	-	307,165
Prepayment	-	-	4,898	-	-	-	4,898
Construction	-	-	-	-	3,538	-	3,538
Due from other	1,571	-	-	-	-	-	1,571
Due from other funds							
General	-	2	11	1	-	-	14
Deposits	23,154	-	-	-	-	-	23,154
Retainer	5,000	-	-	-	-	-	5,000
Total assets	<u>\$ 977,216</u>	<u>\$ 199,702</u>	<u>\$ 856,619</u>	<u>\$ 74,194</u>	<u>\$ 3,538</u>	<u>\$ -</u>	<u>\$ 2,111,269</u>
LIABILITIES							
Liabilities:							
Accounts payable	\$ 31,146	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,146
Credit card	290	-	-	-	-	-	290
Due to other funds							
Debt service fund - series 2013	2	-	-	-	-	-	2
Debt service fund - series 2013A-1	11	-	-	-	-	-	11
Debt service fund - 2017 note	1	-	-	-	-	-	1
Accrued payroll taxes	323	-	-	-	-	-	323
Total liabilities	<u>31,773</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>31,773</u>
FUND BALANCES							
Nonspendable							
Deposits	23,154	-	-	-	-	-	23,154
Restricted for:							
Debt service	-	199,702	856,619	74,194	-	-	1,130,515
Capital projects	-	-	-	-	3,538	-	3,538
Assigned							
3 months working capital	473,279	-	-	-	-	-	473,279
Unassigned	449,010	-	-	-	-	-	449,010
Total fund balances	<u>945,443</u>	<u>199,702</u>	<u>856,619</u>	<u>74,194</u>	<u>3,538</u>	<u>-</u>	<u>2,079,496</u>
Total liabilities and fund balances	<u>\$ 977,216</u>	<u>\$ 199,702</u>	<u>\$ 856,619</u>	<u>\$ 74,194</u>	<u>\$ 3,538</u>	<u>\$ -</u>	<u>\$ 2,111,269</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED APRIL 30, 2020**

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
REVENUES					
Assessment levy: net of discounts	\$ 37,058	\$ 1,717,561	\$ 1,776,163	97%	\$ 1,036,095
Interest and miscellaneous	228	15,783	30,000	53%	17,500
Total revenues	<u>37,286</u>	<u>1,733,344</u>	<u>1,806,163</u>	96%	<u>1,053,595</u>
EXPENDITURES					
Administrative					
Supervisors	-	4,600	12,000	38%	7,000
Payroll services	-	403	600	67%	350
Payroll taxes - FICA	-	352	900	39%	525
Payroll taxes - unemployment	-	-	325	0%	190
District management	4,583	32,083	55,000	58%	32,083
Assessment roll preparation	417	2,917	5,000	58%	2,917
Bond amortization schedule fee	-	-	1,500	0%	875
Disclosure report	250	1,750	3,000	58%	1,750
Trustee	-	7,112	7,200	99%	4,200
Notes payable - Soave Group - DS	-	-	21,733	0%	12,678
Audit	500	3,000	6,400	47%	3,733
Arbitrage rebate calculation	-	-	2,500	0%	1,458
Legal - general counsel	3,830	9,435	5,000	189%	2,917
Engineering	85	3,540	10,000	35%	5,833
Insurance: general liability & public officials	-	30,581	31,000	99%	18,083
Insurance: worker's compensation	-	4,606	7,000	66%	4,083
Legal advertising and Sunshine Board	750	2,635	4,500	59%	2,625
Bank fees	-	497	1,500	33%	875
Credit card discount	-	48	200	24%	117
Dues & licenses	-	175	175	100%	102
Postage	7	795	2,000	40%	1,167
Tax collector	739	34,342	74,007	46%	43,171
Contingencies	142	255	500	51%	292
Total administrative	<u>11,303</u>	<u>139,126</u>	<u>252,040</u>	55%	<u>147,023</u>
Field operations					
Utilities					
Communication	1,439	15,559	20,000	78%	11,667
Website	-	-	705	0%	411
ADA website compliance	-	199	200	100%	117
Streetlights	15,388	91,158	90,000	101%	52,500
Electricity	7,747	35,497	68,000	52%	39,667
Propane	-	-	400	0%	233
Water, sewer & irrigation	1,192	10,684	15,000	71%	8,750
Solid waste removal	1,179	4,643	6,200	75%	3,617
Sewer lift stations	150	1,050	2,500	42%	1,458
Total utilities	<u>27,095</u>	<u>158,790</u>	<u>203,005</u>	78%	<u>118,420</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED APRIL 30, 2020**

	<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	30,894	162,732	291,000	56%	169,750
Contractual virtual guard	5,617	58,141	80,000	73%	46,667
Off-duty policing	1,310	8,412	13,000	65%	7,583
Total security operations	<u>37,821</u>	<u>229,285</u>	<u>384,000</u>	60%	<u>224,000</u>
Field office administration					
Field manager	4,274	32,492	55,500	59%	32,375
Assistant field manager	984	9,111	13,000	70%	7,583
Office administrator	3,195	24,272	47,380	51%	27,638
Assistant office administrator	44	4,275	31,775	13%	18,535
Part-time office assistant	-	-	10,120	0%	5,903
Payroll taxes	650	6,068	13,500	45%	7,875
Seasonal decorations	-	39,500	43,700	90%	25,492
Beach club office equipment	168	2,798	3,400	82%	1,983
Beach club office supplies	92	1,068	4,000	27%	2,333
Beach club gym supplies	1,940	15,546	20,600	75%	12,017
Guard office equipment	-	284	1,000	28%	583
Guard office supplies	92	468	1,500	31%	875
Community events supplies	-	12,850	18,500	69%	10,792
Pool & beach club attendants	-	9,164	26,000	35%	15,167
Total field office administration	<u>11,439</u>	<u>157,896</u>	<u>289,975</u>	54%	<u>169,152</u>
Landscape maintenance					
Landscaping	29,657	294,578	370,000	80%	215,833
Beach sand	-	2,860	3,000	95%	1,750
Annuals & seasonal plant installation	-	3,938	5,500	72%	3,208
Plant replacement	3,395	21,021	37,500	56%	21,875
Sod replacement	-	2,435	10,000	24%	5,833
Well maintenance - irrigation	-	-	5,000	0%	2,917
Irrigation - maintenance	31,138	36,029	10,000	360%	5,833
Tree removal	1,100	6,515	25,000	26%	14,583
Lake & pond maintenance	-	21,750	52,000	42%	30,333
Total landscape maintenance	<u>65,290</u>	<u>389,126</u>	<u>518,000</u>	75%	<u>302,167</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED APRIL 30, 2020**

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
Facilities maintenance					
Outside facilities maintenance	2,210	10,331	20,000	52%	11,667
Car and cart repairs and maintenance	704	4,261	6,000	71%	3,500
Rentals and leases	1,220	7,752	12,720	61%	7,420
Cleaning	-	7,868	16,000	49%	9,333
Pest control	300	1,200	1,800	67%	1,050
Security gate maintenance & repair	1,009	4,256	5,000	85%	2,917
Security gate maintenance & repair - cachet	62	7,259	2,000	363%	1,167
Monuments & signs	-	2,498	5,000	50%	2,917
Fountains	-	1,240	7,000	18%	4,083
Storm water drainage	-	-	20,000	0%	11,667
Recreation equipment maintenance & repair	225	4,383	15,000	29%	8,750
Building equipment maintenance & repair	32	3,536	15,000	24%	8,750
Pressure washing	-	6,160	5,000	123%	2,917
Paver, streets and sidewalk repairs, cleaning	11,676	61,931	75,000	83%	43,750
Total facilities maintenance	<u>17,438</u>	<u>122,675</u>	<u>205,520</u>	60%	<u>119,887</u>
Facilities maintenance (pool)					
Pool maintenance	1,495	10,465	21,000	50%	12,250
Pool repairs	-	-	10,000	0%	5,833
Pool heater utilities	618	10,086	9,000	112%	5,250
Pool permit	-	-	575	0%	335
Total facilities maintenance (pool)	<u>2,113</u>	<u>20,551</u>	<u>40,575</u>	51%	<u>23,669</u>
Total field operations	<u>161,196</u>	<u>1,078,323</u>	<u>1,641,075</u>	66%	<u>957,294</u>
Total expenditures	<u>172,499</u>	<u>1,217,449</u>	<u>1,893,115</u>	64%	<u>1,104,317</u>
Excess/(deficiency) of revenues over/(under) expenditures	(135,213)	515,895	(86,952)		
OTHER FINANCING SOURCES/(USES)					
Transfer out	-	(14,150)	-	N/A	
Total other financing sources/(uses)	<u>-</u>	<u>(14,150)</u>	<u>-</u>	N/A	
Net change in fund balances	<u>(135,213)</u>	<u>501,745</u>	<u>(86,952)</u>	-577%	
Fund balance - beginning (unaudited)	<u>1,080,656</u>	<u>443,698</u>	<u>826,154</u>		
Fund balance - ending (projected)					
Assigned					
3 months working capital	473,279	473,279	473,279		
Unassigned	472,164	472,164	265,923		
Fund balance - ending	<u>\$ 945,443</u>	<u>\$ 945,443</u>	<u>\$ 739,202</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 APRIL 30, 2020**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: net of discounts	\$ 2,198	\$ 101,895	\$ 105,594	96%
Interest	98	1,044	-	N/A
Total revenues	<u>2,296</u>	<u>102,939</u>	<u>105,594</u>	97%
EXPENDITURES				
Debt service				
Principal	-	25,000	25,000	100%
Interest	-	38,409	76,194	50%
Total debt service	<u>-</u>	<u>63,409</u>	<u>101,194</u>	63%
Other fees & charges				
Tax collector	44	2,038	4,400	46%
Total other fees & charges	<u>44</u>	<u>2,038</u>	<u>4,400</u>	46%
Total expenditures	<u>44</u>	<u>65,447</u>	<u>105,594</u>	62%
Excess/(deficiency) of revenues over/(under) expenditures	2,252	37,492	-	
Fund balances - beginning	<u>197,450</u>	<u>162,210</u>	<u>157,826</u>	
Fund balances - ending	<u>\$ 199,702</u>	<u>\$ 199,702</u>	<u>\$ 157,826</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 APRIL 30, 2020**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: net of discounts	\$ 10,773	\$ 499,310	\$ 516,805	97%
Prepaid assessments	-	2,494	-	N/A
Interest	417	3,503	-	N/A
Total revenues	<u>11,190</u>	<u>505,307</u>	<u>516,805</u>	98%
EXPENDITURES				
Debt service				
Principal	-	-	445,000	0%
Principal prepayment	-	10,000	-	N/A
Interest	-	25,135	50,271	50%
Total debt service	<u>-</u>	<u>35,135</u>	<u>495,271</u>	7%
Other fees & charges				
Tax collector	214	9,984	21,534	46%
Total other fees & charges	<u>214</u>	<u>9,984</u>	<u>21,534</u>	46%
Total expenditures	<u>214</u>	<u>45,119</u>	<u>516,805</u>	9%
Excess/(deficiency) of revenues over/(under) expenditures	10,976	460,188	-	
Fund balances - beginning	<u>845,643</u>	<u>396,431</u>	<u>373,479</u>	
Fund balances - ending	<u>\$ 856,619</u>	<u>\$ 856,619</u>	<u>\$ 373,479</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 APRIL 30, 2020**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: net of discounts	\$ 979	\$ 45,392	\$ 47,082	96%
Total revenues	<u>979</u>	<u>45,392</u>	<u>47,082</u>	96%
EXPENDITURES				
Debt service				
Note principal	-	41,131	41,131	100%
Note interest	-	3,137	5,275	59%
Total debt service	<u>-</u>	<u>44,268</u>	<u>46,406</u>	95%
Other fees & charges				
Tax collector	19	908	1,962	46%
Total other fees & charges	<u>19</u>	<u>908</u>	<u>1,962</u>	46%
Total expenditures	<u>19</u>	<u>45,176</u>	<u>48,368</u>	93%
Excess/(deficiency) of revenues over/(under) expenditures	960	216	(1,286)	
Fund balances - beginning	<u>73,234</u>	<u>73,978</u>	<u>72,241</u>	
Fund balances - ending	<u><u>\$ 74,194</u></u>	<u><u>\$ 74,194</u></u>	<u><u>\$ 70,955</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 APRIL 30, 2020**

	Current Month	Year to Date
REVENUES		
Interest & miscellaneous	\$ 2	\$ 25
Total revenues	2	25
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	2	25
Fund balance - beginning	3,536	3,513
Fund balance - ending	\$ 3,538	\$ 3,538

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND 2019
FOR THE PERIOD ENDED APRIL 30, 2020**

	<u>Current Month</u>	<u>Year to Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
OTHER FINANCING SOURCES/(USES)		
Transfers in	<u>-</u>	<u>14,150</u>
Total other financing sources/(uses)	<u>-</u>	<u>14,150</u>
Net change in fund balance	-	14,150
Fund balance - beginning	-	(14,150)
Fund balance - ending	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

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

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2019	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

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

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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

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
11/01/2019			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	\$1,890,000.00	-	\$129,673.50	\$2,019,673.50

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

11B

Office Administrator & Events Monthly Report

Meeting date: June 18, 2020

CDD Office

- Routine barcodes, lease renewals and new resident processing
- Routine website, email blast and signage updates
- Scheduled 25 interviews – 2 persons showed up and were hired
- Started training new staff
- Outlined new cleaning procedures for fitness center and Beach Club *See cleaning log for fitness center below*
- Updated cleaning procedures for pool area*See below for the addition to our normal daily pool attendant checklist*
- Held a staff meeting to review changes to all cleaning procedures and explain our new operations
- Ordered new dry-fit shirts for pool staff
- Noticed the community of our new facility hours and operations

Fitness Center Cleaning LOG

DATE: _____	
Name: _____	Signature: _____
9am	
10am	
11am	
12pm	
1pm	
2pm	
3pm	
4pm	
5pm	

ENTIRE POOL DECK	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm
Wipe off Fingerprint Readers									
Wipe down any tables not in use									
Wipe off chair handles not in use									
Wipe down entry gates									
Clean water fountains									
BATHROOM									
Clean door handles									
Clean sink & water handles									

Events

- Events are still on hold pending CDC regulations.

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

11C

Cory Lakes Community Development District

Facilities Manager

June 2020, Activity Report

BEACH CLUB

1. Replaced a/c filters and cleaned drain lines.
2. Cleaned vents for a/c.
3. Fixed loose roof tiles.

POOL

1. Cleaned AC filters and vacuumed drain lines.
2. Reset gate fingerprint readers.
3. Repaired bad spots on slide and sealed joints.
4. Replacing bad bulbs in landscape lighting.
5. Closed due to COVID 19
6. Fixed loose roof tiles.

PLAYGROUND

1. Kept clean and organized.

GYM

1. Kept area clean and organized.
2. Replaced AC filters and flushed drain lines.
3. Replaced blower motor in a/c unit.

LANDSCAPING

1. Working on replacing and installing plants around the community. Replacing missing plants as they come up.
2. Working with LMP and OLM to make improvements each month.
3. Working on seasonal cutbacks of flowering shrubs.
4. Working on irrigation issues around the community.
5. Added more plants to Capri flower beds.
6. Resident palm cutbacks completed.

LAKE MANAGEMENT

1. Solitude treated the lakes and ponds for algae and grasses.
2. Treating lakes and ponds to prevent algae blooms.
3. Scheduled proposal for Lake Buoy's replacement and resetting.

SECURITY

1. Replaced batteries and pulled weekly reports.
2. Working to install speed limit and other signage.
3. Working with Allied management on proposals for guard increases. (added to budget planning)
4. Repaired bad strut again (Warranty)
5. Replaced door handle on Patrol car
6. Replaced water pump and front hub bearings on Patrol car.

OTHER ACTIONS

1. Cleaning storage area. Ongoing.
2. Working with District engineers on inspections of the community SWFWMD control structures. We are getting proposals to repair. Ongoing
3. Repaired some paver areas around the community. Ongoing
4. Repaired some electrical issues on Morris Bridge Rd. Plant cutbacks allowing access to some hidden and damaged boxes.
5. Working with City of Tampa on manhole project. Ongoing. City will now be doing GPR to look at causes for depressions in some areas.(They say they have fixed 4 and are deciding how best to proceed with others.)
6. Implementing closings due to COVID 19.
7. Installed new nets on hockey goals. Priced updating hockey structure.
8. Replaced basketball backboard.
9. Repaired tennis court screening. (ongoing during summer storms)
10. Did SWFWMD inspection of Phase 6 storm water system. Getting proposal for needed repairs.

Cross-Creek Security Gatehouse

1. Replaced air filter and flushed drain line.
2. Oiled gate arms.
3. Fixed gate arm due to being hit multiple times.
4. Cleaned driver's license scanner.
5. Installed doorstop on entry door.
6. Fixed a/c unit.
7. Fixed exit gate motor.

Morris Bridge Security Gatehouse

1. Replaced ac filter, flushed and vacuumed drain lines.
2. Cleaned driver's license scanner.
3. Fixed exit gate arm.
4. Replaced toilet flapper.

Action Plan for July

1. Work with LMP on Landscape issues. Ongoing
2. Continue working with District Engineer on ongoing projects.
3. Continue working with Republic Services on oil spills.
4. Continue plant replacements.
5. Detail pool area.
6. Work with staff on opening protocols for gym and pool.

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

11D

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2019/2020 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 17, 2019	Regular Meeting	6:00 PM
November 21, 2019	Regular Meeting	6:00 PM
December 12, 2019*	Regular Meeting	6:00 PM
January 16, 2020	Regular Meeting	6:00 PM
February 20, 2020	Regular Meeting	6:00 PM
March 19, 2020 CANCELED*	Regular Meeting	6:00 PM
April 16, 2020 CANCELED*	Telephonic Public Meeting	6:00 PM
May 21, 2020	Virtual Public Meeting	6:00 PM
June 18, 2020	Virtual Public Meeting	6:00 PM
July 16, 2020	Regular Meeting	6:00 PM
August 20, 2020	Public Hearing & Regular Meeting	6:00 PM
September 17, 2020	Regular Meeting	6:00 PM

Exception:

**December Meeting Date is one week earlier*

***CANCELED** due to the health, safety and welfare of District residents.