

# **CORY LAKES**

## **COMMUNITY DEVELOPMENT DISTRICT**

**August 20, 2020**

**BOARD OF SUPERVISORS**

**VIRTUAL PUBLIC**

**HEARINGS AND 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**

August 13, 2020

Board of Supervisors  
Cory Lakes Community Development District

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

The Board of Supervisors of the Cory Lakes Community Development District will hold Virtual Public Hearings and Meeting on August 20, 2020 at 6:00 p.m., remotely, via Zoom, at <https://us02web.zoom.us/j/82130462844>, Meeting ID **821 3046 2844** or by calling **1-929-205-6099**, followed by Meeting ID **821 3046 2844**. 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. Presentation: TPD Neighborhood Affairs Representative, *Caitlin Parrish*
6. Presentation/Q & A: Lake Maintenance Activities, *SOLitude Representative*
7. Public Hearing on Adoption of Fiscal Year 2020/2021 Budget
  - A. Proof/Affidavit of Publication
  - B. Consideration of Resolution 2020-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021; Authorizing Budget Amendments; and Providing an Effective Date
8. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2020/2021, Pursuant to Florida Law
  - A. Proof/Affidavit of Publication
  - B. Mailed Notice(s) to Property Owners

- C. Consideration of Resolution 2020-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2020/2021; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
9. Consideration of Resolution 2020-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2020/2021 and Providing for an Effective Date
10. Discussion: Morris Bridge Third Shift Live vs. Virtual Guard Costs Analysis
11. Update: Landscape Activities
12. Update/Discussion: Ongoing Settlement Discussions in the Republic Services Oil Leak Matter
13. Continued Discussion: Reopening of District Amenities
14. Committee Reports
  - A. Security
  - B. Landscape Aquascape Facilities
  - C. Spirit Committee
15. Approval of Minutes
  - A. Board of Supervisors: July 23, 2020
    - I. Summary of Motions
    - II. Staff Directives
    - III. Virtual Public Meeting
  - B. Sunshine Board Online Workshop: July 24, 2020 to August 19, 2020 *(to be provided under separate cover)*
  - C. Other
16. Acceptance of Unaudited Financial Statements as of June 30, 2020
17. Staff Reports
  - A. District Engineer: *Johnson Engineering, Inc.*

- B. Office Administrator: *Amanda Schewe*
- C. Facilities Manager: *John Hall*
  - Consideration of Dock and Electrical Proposals
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
  - NEXT MEETING DATE: September 17, 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

- 18. Other Business
- 19. Public Comments (*non-agenda items*)
- 20. Supervisors' Requests
- 21. Adjournment

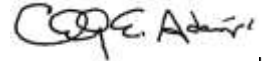
"Further, please be advised that the Florida Governor's Office has declared a state of emergency due to the Coronavirus (COVID-19). As reported by the Center for Disease Control and World Health Organization, COVID-19 can spread from person-to-person through small droplets from the nose or mouth, including 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 do so, via Zoom, at <https://us02web.zoom.us/j/82130462844>, Meeting ID **821 3046 2844** or call **1-929-205-6099, MEETING ID 821 3046 2844**. Additionally, participants are encouraged to submit questions and comments to the District's manager at [adamsc@whhassociates.com](mailto: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/82130462844>

**OR**

**CALL IN NUMBER: 1-929-205-6099**

**MEETING ID: 821 3046 2844**

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**7A**

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CORY LAKES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2020/2021 BUDGET; NOTICE OF POSSIBLE REMOTE PROCEDURES DURING PUBLIC HEALTH EMERGENCY DUE TO COVID-19; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING. The Board of Supervisors ("Board") of the Cory Lakes Community Development District ("District") will hold a Public Hearing on August 20, 2020 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647 for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("Fiscal Year 2020/2021"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561)571-0010 ("District Manager's Office"), during normal business hours, or on the District's website at <https://corylakescdd.net/>. It is anticipated that the public hearing and meeting will take place at the location above. In the event that the COVID-19 public health emergency prevents the hearing and meeting from occurring in-person, the District may conduct the public hearing by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69 and 20-150, issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes. While it may be necessary to hold the above referenced public hearing and meeting utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. To that end, anyone wishing to listen to and/or participate in the meeting can do so remotely, via Zoom at <https://us02web.zoom.us/j/82130462844>, Meeting ID 821 3046 2844 or telephonically at 1-929-205-6099, Meeting ID 821 3046 2844. Participants are strongly encouraged to submit questions and comments to the District Manager's Office at [adamsc@whhassociates.com](mailto:adamsc@whhassociates.com) or by calling 561-571-0010 by August 18, 2020 at 2:00 p.m., in advance of the meeting to facilitate the Board's consideration of such questions and comments during the meeting. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations at this hearing and meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the hearing and 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 Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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. Chuck Adams District Manager (99153) 8/5/2020

## **Tampa Bay Times**

July 29, 2020

Miscellaneous Notices

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## **Tampa Bay Times**

July 19, 2020

Miscellaneous Notices

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC MEETING HELD DURING PUBLIC HEALTH EMERGENCY DUE TO COVID-19 Notice is hereby given that the Board of Supervisors ("Board") of the Cory Lakes Community Development District ("District") will hold its previously noticed meeting of the Board on July 23, 2020 at 6:00 p.m., remotely, via Zoom and conference call. While it may be necessary to hold the above referenced meeting of the District's Supervisors utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting can do so by accessing Zoom at <https://us02web.zoom.us/j/83737109272>, Meeting ID, 837 3710 9272 or by dialing 1-929-205-6099 followed by meeting ID 837 3710 9272. Additionally, participants are encouraged to submit questions and comments to the District Manager, no later than 2:00 p.m., on July 21 2020 at 561-571-0010 or [adamsc@whhassociates.com](mailto:adamsc@whhassociates.com) to facilitate the Board's consideration of such questions and comments during the meeting. The meeting is being held for the necessary public purpose of addressing business that may properly come before Board, necessary for the proper operation of the District. A copy of the agenda may be obtained by contacting the offices of the District Manager, c/o Wrathell, Hunt and Associates, LLC, at (561) 571-0010 ("District Manager's Office") or [adamsc@whhassociates.com](mailto:adamsc@whhassociates.com) during

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**7B**

## RESOLUTION 2020-06

### THE ANNUAL APPROPRIATION RESOLUTION OF THE CORY LAKES COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2020, submitted to the Board of Supervisors (“**Board**”) of the Cory Lakes Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

#### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A"**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Cory Lakes Community Development District for the Fiscal Year Ending September 30, 2021."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2020/2021, the sum of \$2,677,065 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

GENERAL FUND	\$2,015,583
DEBT SERVICE FUND, SERIES 2013	\$ 104,289
DEBT SERVICE FUND, SERIES 2013 REFUNDING	\$ 508,872
DEBT SERVICE FUND, SERIES 2017 NOTE	\$ 48,321
CAPTAL PROJECTS FUND, ENTRANCE ENHANCEMENT	<u>\$ 0</u>
TOTAL ALL FUNDS	\$2,677,065

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2020/2021 or within 60 days following the end of the Fiscal Year 2020/2021 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not



increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 20<sup>th</sup> DAY OF AUGUST, 2020.**

ATTEST:

**CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

## Exhibit A

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2021  
UPDATED AUGUST 14, 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		
<b>REVENUES</b>					
Assessment levy: all residents	\$ 1,848,000				\$ 2,066,146
Assessment levy: Cachet	2,170				2,170
Allowable discounts (4%)	(74,007)				(82,733)
Assessment levy - net	1,776,163	\$ 1,680,503	\$ 95,660	\$ 1,776,163	1,985,583
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	2,015,583
<b>EXPENDITURES</b>					
<b>Professional &amp; admin</b>					
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
Tax collector	74,007	33,603	40,404	74,007	82,733
Contingencies	500	113	387	500	500
Total professional & admin	252,040	127,821	121,949	249,770	237,533

**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		
<b>EXPENDITURES (continued)</b>					
<b>Field Operations</b>					
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		
<b>EXPENDITURES (continued)</b>					
<b>Property maintenance</b>					
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	38,440
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	-	6,160	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>740,728</u>	<u>1,658,298</u>	<u>1,728,130</u>
Total expenditures	<u>1,893,115</u>	<u>1,045,391</u>	<u>862,677</u>	<u>1,908,068</u>	<u>1,965,663</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		
<b>EXPENDITURES (continued)</b>					
Excess/(deficiency) of revenues over/(under) expenditures	(86,952)	650,668	(752,573)	(101,905)	49,920
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfer out	-	(14,150)	-	(14,150)	-
Total other financing sources/(uses)	-	(14,150)	-	(14,150)	-
Net change in fund balances	(86,952)	636,518	(752,573)	(116,055)	49,920
Fund balance - beginning (unaudited)	826,154	443,570	1,080,088	443,570	327,515
Fund balance - ending (projected)					
Assigned					
3 months working capital	473,279	473,279	473,279	473,279	491,416
Unassigned	265,923	606,809	(145,764)	(145,764)	(113,981)
Fund balance - ending	<u>\$ 739,202</u>	<u>\$ 1,080,088</u>	<u>\$ 327,515</u>	<u>\$ 327,515</u>	<u>\$ 377,435</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
<b>Wrathell, Hunt and Associates, LLC</b> 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	82,733
<p>The tax collector's fee is 2% of assessments collected.</p>	
Contingencies	500
<p>Automated AP routing and miscellaneous items</p>	
<b>Field Operations</b>	
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 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	38,440
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>\$ 1,965,663</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	
<b>REVENUE</b>					
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>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
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>
<b>Other fees &amp; charges</b>					
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
<b>Total</b>	<b>\$1,290,000.00</b>		<b>\$1,128,834.38</b>	<b>\$2,418,834.38</b>

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2013 REFUNDING 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	
<b>REVENUE</b>					
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>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
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>
<b>Other fees &amp; charges</b>					
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)	<u>373,479</u>	<u>396,431</u>	<u>845,644</u>	<u>396,431</u>	<u>382,146</u>
Ending fund balance (projected)	<u><u>\$373,479</u></u>	<u><u>\$845,644</u></u>	<u><u>\$382,146</u></u>	<u><u>\$ 382,146</u></u>	<u><u>382,146</u></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><u>\$ 118,555</u></u>



## CORY LAKES

Community Development District

Series 2013 Refunding Bonds

\$4,245,000

### Debt Service Schedule

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
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
<b>Total</b>	<b>\$1,390,000.00</b>		<b>\$76,015.50</b>	<b>\$1,466,015.50</b>

**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	
<b>REVENUE</b>					
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
<b>EXPENDITURES</b>					
<b>Debt service</b>					
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
<b>Other fees &amp; charges</b>					
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**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
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		
<b>REVENUES</b>					
Interest and miscellaneous	\$ -	\$ 23	\$ (23)	\$ -	\$ -
Total revenues	<u>-</u>	<u>23</u>	<u>(23)</u>	<u>-</u>	<u>-</u>
<b>EXPENDITURES</b>					
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>EXPENDITURES (continued)</b>					
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
	<b>1,025</b>						
							\$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	\$2,150.00	\$0.00	\$38.61
O&M 1.2 CI	1	\$0.00	\$0.00	\$0.00	\$2,150.00	\$0.00	\$46.33
O&M	43	\$0.00	\$0.00	\$0.00	\$2,150.00	\$0.00	\$0.00
1.1, 1.4 and 1.5	113	\$0.00	\$0.00	\$0.00	\$2,150.00	\$0.00	\$0.00
1.1 CI	5	\$0.00	\$0.00	\$0.00	\$2,150.00	\$0.00	\$38.61
1.11 and 1.51	2	\$0.00	\$0.00	\$0.00	\$4,300.00	\$0.00	\$0.00
1.2 CI	35	\$0.00	\$0.00	\$0.00	\$2,150.00	\$0.00	\$46.33
1.3 CI	7	\$0.00	\$0.00	\$0.00	\$2,150.00	\$0.00	\$38.61
2	121	\$0.00	\$0.00	\$0.00	\$2,150.00	\$0.00	\$0.00
2.0 96B	1	\$0.00	\$0.00	\$0.00	\$2,150.00	\$0.00	\$0.00
2.0 96AB	10	\$4,086.96	\$0.00	\$0.00	\$2,150.00	\$0.00	\$0.00
2.1 96B	1	\$8,173.92	\$0.00	\$0.00	\$4,300.00	\$0.00	\$0.00
3	90	\$0.00	\$1,122.31	\$0.00	\$2,150.00	\$0.00	\$0.00
4	73	\$0.00	\$469.59	\$0.00	\$2,150.00	\$0.00	\$0.00
5	248	\$0.00	\$1,591.88	\$0.00	\$2,150.00	\$0.00	\$0.00
6	92	\$0.00	\$0.00	\$0.00	\$2,150.00	\$0.00	\$0.00
7	115	\$0.00	\$0.00	\$944.64	\$2,150.00	\$0.00	\$0.00
	<b>1,025</b>						

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**8A**

Tampa Bay Times  
Published Daily

STATE OF FLORIDA  
COUNTY OF Central East Pasco, Hillsborough

} ss

Before the undersigned authority personally appeared Jill Harrison who on oath says that he/she is Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter RE: FY 20/21 BUDGET & REGULAR MTG was published in Tampa Bay Times: 7/29/20 in said newspaper in the issues of Local B - Hillsborough/Central Pasco/East Pasco

Affiant further says the said Tampa Bay Times is a newspaper published in Central East Pasco, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Central East Pasco, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Central East Pasco, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

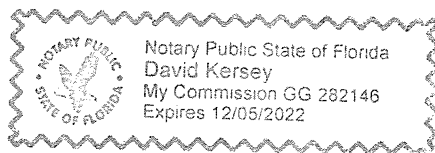
*Jill Harrison*  
Signature Affiant

Sworn to and subscribed before me this .07/29/2020

*David Kersey*  
Signature of Notary Public

Personally known       X       or produced identification

Type of identification produced \_\_\_\_\_



LEGAL NOTICE  
CORY LAKES COMMUNITY  
DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2020/2021 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL AND THE LEVY COLLECTION AND ENFORCEMENT OF THE SAME; NOTICE OF POSSIBLE REMOTE PROCEDURES DURING PUBLIC HEALTH EMERGENCY DUE TO COVID-19; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Cory Lakes Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 20, 2020  
TIME: 6:00 p.m.  
LOCATION: Cory Lake Beach Club  
12441 Cory Lake Drive  
Tampa, Florida 33647

It is anticipated that the public hearings and meeting will take place at the location above. In the event that the COVID-19 public health emergency prevents the hearings and meeting from occurring in-person, the District may conduct the public hearings by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69, 20-123 and 20-150, issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(g), Florida Statutes.

While it may be necessary to hold the above referenced public hearings and meeting utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. To that end, anyone wishing to listen to and/or participate in the hearings and meeting can do so remotely, via Zoom at <https://us02zoom.zoom.us/j/82136-62844>, Meeting ID 821 3046 2844 or telephonically at 1-929-205-6099, Meeting ID 821 3046 2844. Participants are strongly encouraged to submit questions and comments to the District Manager's Office at [adamc@chhhsa.com](mailto:adamc@chhhsa.com) or by calling 561-571-0010 by August 18, 2020 at 2:00 p.m., in advance of the hearings and meeting to facilitate the Board's consideration of such questions and comments during the hearings and meeting.

The first public hearing is being held pursuant to Chapter 160, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("Fiscal Year 2020/2021"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2020/2021; to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	ERU Factor	Proposed O&M Assessment (including collection costs/early payment discount)
Single Family	955 (units)	1	\$2,150.00
Double Lot Single Family	3 (units)	2	\$4,300.00

The proposed O&M Assessments as stated include collect on costs and/or early payment discounts, which Hillsborough County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2020/2021.

For Fiscal Year 2020/2021, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefited property by sending out a bill prior to, or during, November 2020. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect these or other assessments in a different manner at a future time.

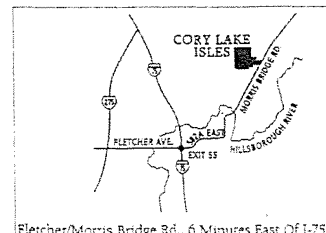
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561)571-0010 ("District Manager's Office"), during normal business hours, or on the District's website at <https://corylakescd.com/>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (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 Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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.

Chuck Adams  
District Manager



Fletcher/Morris Bridge Rd., 6 Minutes East Of I-75

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**8B**



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

July 31, 2020

**THIS IS NOT A BILL - DO NOT PAY**

T I P I 1

PARAG PITRODA  
17901 SAINT CROIX ISLE DR  
TAMPA, FL 33647-2705

**By US Mail, First Class Delivery**



Folio: 0593960502

RE: Cory Lakes Community Development District  
Fiscal Year 2020/2021 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, and 197, *Florida Statutes*, the Cory Lakes Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purpose of adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”) and levying general fund operation and maintenance special assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2020/2021, on **August 20, 2020, at 6 P.M., and at Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647**. The District is a special purpose unit of local government established and existing under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessments information for your property is set forth in **Exhibit A**.

It is anticipated that the public hearings and meeting will take place at the location above. In the event that the COVID-19 public health emergency prevents the hearings and meeting from occurring in-person, the District may conduct the public hearings by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69, 20-123 and 20-150, issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*.

*While it may be necessary to hold the above referenced public hearings and meeting utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. To that end, anyone wishing to listen to and/or participate in the hearings and meeting can do so remotely, via Zoom at <https://us02web.zoom.us/j/82130462844>, Meeting ID 821 3046 2844 or telephonically at 1-929-205-6099, Meeting ID 821 3046 2844. Participants are strongly encouraged to submit questions and comments to the District Manager’s Office at [adamsc@whhassociates.com](mailto:adamsc@whhassociates.com) or by calling 561-571-0010 by August 18, 2020 at 2:00 p.m., in advance of the hearing and meeting to facilitate the Board’s consideration of such questions and comments during the hearing and meeting.*

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (877) 276-0889 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (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 Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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.

If you have any questions, please do not hesitate to contact the District Manager's Office.

Sincerely,

A handwritten signature in black ink that reads "C.E. Adams, Jr." in a cursive style.

Chesley E. Adams, Jr.  
District Manager

**EXHIBIT A**  
*Summary of O&M Assessments*

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2020/2021, the District expects to collect no more than **\$2,066,146** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a per Equivalent Residential Unit (“ERU”) basis for platted lots. Your property is classified as **1 ERU** for the purposes of the O&M Assessments.
3. **Schedule of O&M Assessments:**

Land Use	Total # of Units	ERU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Single Family	955 (units)	1	\$2,150.00
Double Lot Single Family	3 (units)	2	\$4,300.00

**Note that the O&M Assessments do not include any debt service or Cachet Isle special assessments previously levied by the District and to be collected for Fiscal Year 2020/2021.** Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

Current O&M Assessments (October 1, 2019 – September 30, 2020)	Proposed O&M Assessments (October 1, 2020 – September 30, 2021)	Change in Annual Dollar Amount
<b>\$1,925.00</b>	<b>\$2,150.00</b>	<b>\$225.00</b>

IT IS IMPORTANT TO NOTE THAT THE PRIMARY REASON FOR THE O&M ASSESSMENT INCREASE IS, THAT EVEN THOUGH THE CDD HAS BEEN HARD AT WORK OVER RECENT YEARS ENHANCING THE COMMUNITY’S FACILITIES AND INCREASING SERVICE LEVELS, IT HAS NOT BEEN ABLE TO INCREASE IT’S ASSESSMENT LEVELS (OPERATING REVENUE) TO PROPERLY OFFSET THE ADDITIONAL OPERATING EXPENDITURES ASSOCIATED WITH THE ENHANCED FACILITIES AND SERVICE LEVELS DUE TO A PROVISION IN AN AGREEMENT IT ENTERED INTO WITH THE BUILDER OF PHASE 7 (Capri Isle) WHICH REQUIRED THE ASSESSMENT LEVELS BE HELD AT OR BELOW \$1925 PER UNIT FOR 7 YEARS (this was to stabilize community fees while the builder marketed, built and sold their units). WITH THE EPIRATION OF THAT AGREEMENT THE PROPOSED ASSESSMENT INCREASE WILL ALLOW FOR THE COLLECTION OF REVENUES THAT WILL PROPERLY OFFSET ANNUAL EXPENDITURES AND TO BEGIN A MULTI YEAR REPLENISHMENT OF THE CDD’S SURPLUS FUND BALANCE WHICH HAD BEEN UTILIZED OVER THE PAST 7 YEARS TO OFFSET THE ANNUAL REVENUE TO EXPENDITURES SHORTFALL.

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2020/2021, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2020. For delinquent

assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**8C**

**RESOLUTION 2020-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORY LAKES COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2020/2021; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Cory Lakes Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Hillsborough County, Florida ("**County**"); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various capital projects and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("**Fiscal Year 2020/2021**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the capital projects provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such capital projects is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments to fund the Districts Capital Projects Fund budget in the amount set forth in the Adopted Budget; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Cory Lakes Community Development District ("**Assessment Roll**") attached to this Resolution as **Exhibit "B"** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The Board hereby finds and determines that the provision of the capital projects as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits "A" and "B,"** is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment to fund the District's Capital Projects Fund budget is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits "A" and "B."** The lien of the special assessments to fund the District's Capital Projects Fund budget, imposed and levied by this Resolution, shall be effective upon passage of this Resolution.

**SECTION 3. COLLECTION.** The collection of the Capital Projects Fund special assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits "A" and "B."** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such

time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 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.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 20<sup>th</sup> day of August, 2020.

ATTEST:

**CORY LAKES COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Budget  
**Exhibit B:** Assessment Roll



**Exhibit A: Budget**

**Exhibit B: Assessment Roll**

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**9**

**RESOLUTION 2020-08**

**A RESOLUTION OF THE CORY LAKES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2020/2021 AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Cory Lakes Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hillsborough County, Florida; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

**WHEREAS**, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

**SECTION 1. ADOPTING REGULAR MEETING SCHEDULE.** Regular meetings of the District’s Board shall be held during Fiscal Year 2020/2021 as provided on the schedule attached hereto as **Exhibit A**.

**SECTION 2. FILING REQUIREMENT.** In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Hillsborough County and the Florida Department of Economic Opportunity.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 20<sup>th</sup> day of August, 2020.

Attest:

**CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A**

<b>CORY LAKES COMMUNITY DEVELOPMENT DISTRICT</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE</b>		
<b>LOCATION</b>		
<i>Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647</i>		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 15, 2020</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>November 19, 2020</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>December 10, 2020*</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>January 21, 2021</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>February 18, 2021</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>March 18, 2021</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>April 15, 2021</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>May 20, 2021</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>June 17, 2021</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>July 15, 2021</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>August 19, 2021</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>6:00 PM</b>
<b>September 16, 2021</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>

**Exception:**

*\*December Meeting Date is one week earlier*

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**10**

**Cory Lakes CDD**  
Morris Bridge Gate  
3rd Shift Operating Costs Analysis

Envera Virtual Guard

Monthly \$ 3rd shift only	Annual \$ 3rd shift only	*Avg monthly visitors 3rd shift only	\$ per visitor
\$2,625.00	\$31,500.00	177	\$14.83

Allied Security

**Monthly \$ 3rd shift only	Annual \$ 3rd shift only	*Avg monthly visitors 3rd shift only	\$ per visitor
\$4,257.60	\$51,091.20	177	\$24.05

\* Data provided by Envera

\*\*Based upon Allied's Proposed rate change for blended bill rate of \$17.74 /hr

**Total Investment – Cory Lakes CDD**

	INSTALLATION PURCHASE INVESTMENT	RECURRING MONTHLY INVESTMENT
MP Virtual Gate Guard System at Morris Bridge Road Entrance with Driver's License Scanner 8 Hour Monitoring of 800 Homes*, Service & Maintenance Plan Included Includes Guard Module Software	\$ 20,000.00	\$ 2,400.00
MP Virtual Gate Guard System at Morris Bridge Road Entrance with Driver's License Scanner Truck Lane 24 Hour Monitoring of Homes, Service & Maintenance Plan Included		
Fingerprint Access Control System at Morris Bridge Road Entrance Service & Maintenance Plan Included	\$ 4,780.80	\$ 45.00
Takeover Barcode Access Control System for Resident Vehicles at Morris Bridge Road Entrance	\$ 1,692.00	
MP Hosting Kiosk with Driver's License Scanner Includes Guard Module Software, Service & Maintenance Plan Included	\$ 18,000.00	\$ 650.00
Fingerprint Access Control System at Cross Creek Entrance Service & Maintenance Plan Included	\$ 4,780.80	\$ 45.00
Takeover Barcode Access Control System for Resident Vehicles at Cross Creek Entrance	\$ 1,692.00	
Active Video Surveillance System at Pool Active Video Surveillance at Night, Service & Maintenance Plan Included	\$ 18,133.00	\$ 575.00
Fingerprint Access Control System at Pool Service & Maintenance Plan Included	\$ 10,627.65	\$ 118.00
Active Video Surveillance System at Clubhouse Active Video Surveillance at Night, Service & Maintenance Plan Included	\$ 11,227.00	\$ 300.00
Fingerprint Access Control System at Clubhouse Service & Maintenance Plan Included, Desktop Reader Included	\$ 16,967.48	\$ 189.00
<b>Installation Discount when signed by 8/31/2016</b>	<b>Included</b>	
<b>TOTAL</b>	<b>\$ 107,900.73</b>	<b>\$ 4,322.00</b>
<small>State and local sales tax will be applied to Recurring Monthly investment</small>		
<b>FINANCE OPTION</b>		
Monthly Estimated Amount if Leased 60 Months with \$1.00 Buy-Out	\$ 2,579.00	
<small>*\$1 per month for each additional home as registered with Envera</small>		

INCLUDED: Residents have unencumbered access to use **MyEnvera.com** and the **MyEnvera App** for managing their Envera security information including resident profile and guest list.

\* CURRENTLY 1025 HOMES @ \$1.00 OVER BASE  
800 HOMES PER/MO = 225.00 ADDITIONAL /MO.

2400  
+ 225\*  
-----  
2625 /MO.  
X 12  
-----  
\$ 31,500.00



## Allied Rates

Proposal Analysis

Apr-20

### 1-Oct-19

<u>Position</u>	<u>Hours/wk</u>	<u>Pay rate</u>	<u>Bill rate</u>	<u>Variance</u>	<u>Annual Variance</u>	<u>Annual Bill</u>
Supervisor	40	13.26	15.35	2.09	4,347.20	31,928.00
Officer	324	10.3	15.35	5.05	85,082.40	258,616.80
					<u>89,429.60</u>	<u>290,544.80</u>

### Proposed 2020

<u>Position</u>	<u>Hours/wk</u>	<u>Pay rate</u>	<u>Bill rate</u>	<u>Variance</u>	<u>Annual Variance</u>	<u>Annual Bill</u>
Supervisor	40	15	17.74	2.74	5,699.20	36,899.20
Shift Leads	80	12.5	17.74	5.24	21,798.40	73,798.40
Officer	244	11.75	17.74	5.99	76,001.12	225,085.12
					<u>103,498.72</u>	<u>335,782.72</u>

Annual proposed adjustments                      14,069.12                      45,237.92

## Chuck Adams

---

**From:** Amanda Schewe <clibeachclub@corylakescdd.net>  
**Sent:** Tuesday, August 4, 2020 9:09 AM  
**To:** Chuck Adams  
**Cc:** John Hall  
**Subject:** Envera Kiosk Visitor Report

Good Morning,

We just got the report back from Envera about how many guests were coming through Morris Bridge after hours. For the entire month of July there was a total of 177 visitors processed. That does average out to about 5-6 people per night. Below is the chart that they sent over.

Communities	Total	ASA	AHT	SLA
Cory Lakes Visitor Kiosk	177	7.1	63.9	91.5%

ASA=Average Speed to Answer

AHT=Average Handle Time

SLA=% of calls answered in 30 seconds or less

Let me know if you need anything else for the report. Thanks!

## Amanda Schewe

Office Administrator  
Cory Lake CDD  
10441 Cory Lake Drive  
Tampa, FL 33647  
813.986.1031  
Corylakescdd.net

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

# **15A1**

**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 July 23, 2020 at 6:00 p.m., remotely, via zoom, at <https://us02web.zoom.us/j/83737109272> Meeting ID 837 3710 9272 or **1-929-205-6099**, Meeting ID **837 3710 9272**.

**Present at the meeting, via telephone, were:**

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

**Also present, via telephone, were:**

Chuck Adams	District Manager
John Hall	Facilities Manager
Amanda Schewe	Office Administrator
Tony Grau	Grau & Associates
Harry Ramphal	Resident/POA President
Anoop Reddy	Resident
A.G. Patel	Resident
Carlos Guzman	Resident
Parag Shah	Resident
Ron Acoff	Resident
Daniel Wolnik	Resident
Cara Greco	Resident
Michelle Schrong	Resident
Cindy McIntyre	Resident

**On MOTION by Mr. Burman and seconded by Mr. Woodards, with all in favor, Resolution 2020-05, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2019, was adopted.**

**On MOTION by Mr. Shah and seconded by Mr. Woodards, with all in favor, offering no “senior hour” at the gym, due to difficulties with enforcement, defining seniors and determining what hour to designate, was approved.**

**On MOTION by Mr. Burman and seconded by Ms. Haque, with all in favor, authorizing Special Counsel to set the settlement range with Counsel for RS at \$295,000 to \$395,000, was approved.**

**On MOTION by Mr. Shah and seconded by Ms. Haque, with all in favor, the June 18, 2020 Board of Supervisors Summary of Motions and Staff Directives, as presented, and Virtual Public Meeting Minutes, as amended, were approved.**

**On MOTION by Mr. Burman and seconded by Ms. Haque, with all in favor, to accept and file the CDD's position paper, prepared June 23, 2020, to be distributed, upon request, for future use, was approved.**

**On MOTION by Mr. Shah and seconded by Ms. Haque, with all in favor, keeping the September 19, 2019, October 17, 2019, November 21, 2019, December 12, 2019 and May 21, 2020 Meeting Minutes unchanged and as previously approved, was approved.**

**On MOTION by Mr. Burman and seconded by Mr. Castillo, with all in favor, authorizing Ms. Schewe to engage a food truck, with no minimum payment requirements, to service the community during dinner hours, was approved.**

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**15A11**

**CORY LAKES CDD**  
**July 23, 2020**  
**Board of Supervisors Staff Directives**

**Facilities Manager**

- Mr. Hall to invite a representative from SOLitude Lake Management to the August Meeting for a status update.
- Mr. Hall to erect a POW/MIA flag below the American flag in front of the Clubhouse.

**Office Administrator**

- Per Mr. Burman, Ms. Schewe to post the General Election voting information on the digital board.
- Ms. Schewe to activate LED signs and send an e-blast about distracted driving and speeding awareness.
- Per Mr. Woodards, Ms Schewe to file the letter regarding the District's apolitical stance under "CDD guidelines" for distribution upon request and forward a copy to Ms. Nadia Khalil.
- Ms. Schewe to contact Envera and request a report that lists the number of visitors that enter through the Morris Bridge gate in the evening hours.
- Ms. Schewe to send an e-blast of the overnight parking permission procedures.
- Per Ms. Haque, Ms. Schewe to post signs reminding residents to wear masks prior to entering the Administrative office.

**District Engineer**

**District Counsel**

**District Manager**

- Mr. Adams to prepare a spreadsheet comparing Envera line item costs versus the cost of a live security guard at the gate and present it at the next meeting.
- Mr. Adams to advise the Special Counsel to set the brackets with RS' Counsel for an amount ranging from \$295,000 to \$395,000.

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**15AIII**



**DRAFT**

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

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The Board of Supervisors of the Cory Lakes Community Development District held a Virtual Public Meeting on July 23, 2020 at 6:00 p.m., remotely, via Zoom, at <https://us02web.zoom.us/j/83737109272>, Meeting ID 837 3710 9272 and 1-929-205-6099, Meeting ID 837 3710 9272.

**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
Amanda Schewe	Office Administrator
Tony Grau	Grau & Associates
Harry Ramphal	Resident/POA President
Anoop Reddy	Resident
Amritbhai Patel	Resident
Carlos Guzman	Resident
Parag Shah	Resident
Ron Acoff	Resident
Daniel Wolnik	Resident
Cara Greco	Resident
Michelle Schrong	Resident
Cindy McIntyre	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 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, which allow local governmental public meetings to occur by means of communications media technology,

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

42 including video conference and telephonically. The meeting was advertised to be held via video  
43 conference and telephonically and the meeting agenda was posted on the District’s website.

44

45 **SECOND ORDER OF BUSINESS**

**Chairman’s Opening Comments**

46

47 Mr. Castillo stated the following:

48 ➤ He does not have any hidden agendas, wants only the best for the community and  
49 would not tolerate individuals spreading false rumors about him on social media.

50 ➤ There were no complaints about his Chairmanship until recently, because of the  
51 forthcoming election, and rumors were being spread by relative newcomers to the community.

52 ➤ Residents with any issues against him or other Board Members should come forward  
53 and voice their complaints during meetings, instead of on social media.

54 ➤ He asked Ms. Cindy McIntyre and Mr. Dan Wolnik to stop spreading rumors about him  
55 on social media.

56 ➤ He does not support a 55 and over community in CLI and would appreciate it if the land  
57 issue was no longer mentioned.

58

59 **THIRD ORDER OF BUSINESS**

**Other Supervisors’ Opening Comments**

60

61 Mr. Burman stated that early voting starts next week and the August 18, 2020 Primary  
62 Election voting would be at The Beach Club. He asked Ms. Schewe to post the General Election  
63 voting information on the digital board. The Board Members had no issues with Mr. Burman’s  
64 directive. Mr. Shah asked about the time frame of the Primary Election. Mr. Burman stated  
65 early voting would be during the week prior to August 18, 2020, at the local library. The  
66 Primary Election date is August 18, 2020 and voting would take place at The Clubhouse, which  
67 would be closed to residents on that day.

68 Mr. Shah voiced his opinion that it was unjust to prohibit residents from using  
69 Clubhouse amenities on August 18, 2020; he felt that this issue should be revisited. He pointed  
70 out that Primary Election voting was not an agenda item and two out of five Supervisors were  
71 not present at the meeting wherein this matter was raised. Mr. Adams stated a majority of the  
72 Board was present when it was raised; the motion was legitimately and legally passed and a  
73 contract was signed. Going forward, Election Day voting at The Clubhouse would not be  
74 considered again if the consensus is that it is unfair to residents.

75 Mr. Shah stated that the Board’s goal was to provide the best possible service to the  
 76 community. There is no hidden agenda and all five Board Members reside in CLI and are equally  
 77 affected by Board decisions. Despite social media rumors, the POA and CDD Boards, most  
 78 residents, voters, staff and District Management are united in ensuring high property values, a  
 79 safe community, sound infrastructure and peace among neighbors from diverse backgrounds.

80

81 **FOURTH ORDER OF BUSINESS**

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

82

83

84 Resident and POA President Harry Ramphal expressed his opinion that, if residents  
 85 spread rumors on social media, they must be prepared to answer the questions. He discussed  
 86 an email he received from an angry resident asking about the CDD assessment per household,  
 87 why the CDD plans to build a new gym, etc., and asked staff to direct those inquiries to the CDD  
 88 Board and not to him, as he is on the POA Board.

89 Resident Anoop Reddy stated he has had a copy of an email for a few years and has  
 90 tried not to be too confrontational but felt it was time to share it. Mr. Castillo recalled that the  
 91 KHP general contractor, Mr. Kamir Patel, came before the Board years ago and was advised to  
 92 obtain approval from the City of Tampa (COT) first and then present construction plans to the  
 93 CDD Board. The COT did not approve the project and the issue was subsequently dropped. Mr.  
 94 Castillo stated that he no longer supported constructing a 55 and over community in CLI and he  
 95 was not familiar with Mr. Kamir Patel, aside from his attendance at CDD meetings.

96 Resident and POA Member Amritbhai Patel stated that the KHP land issue ended three  
 97 years ago and that certain people were trying to keep the issue alive and make it political to  
 98 poison the minds of CLI residents. Regarding fundraising, he voiced his opinion that he does not  
 99 have to do any special favors to get residents to contribute to his campaign and those who  
 100 contribute are not contributing to him, personally; rather, they are contributing “to the issue”.

101 Resident Carlos Guzman took issue with Mr. Castillo’s comment that he hardly knows  
 102 Mr. Kamir Patel.

103 Mr. Adams reminded everyone that the public comment section is for agenda items  
 104 only and asked if there are any public comments on agenda items.

105

106 **FIFTH ORDER OF BUSINESS**

**Presentation of Audited Financial Report  
for the Fiscal Year Ended September 30,  
2019, Prepared by Grau & Associates**

107  
108  
109

110 Mr. Grau presented the Audited Financial Report for the Fiscal Year Ended September  
111 30, 2019 and highlighted the pertinent information that could be found on each page. He  
112 concluded that there were no findings or instances of noncompliance; it was a clean audit. He  
113 responded to questions regarding receivables and the General fund.

114 Mr. Adams stated that the District was previously budgeting for the use of fund balance,  
115 which is what is being corrected with the Fiscal Year 2021 budget, as the fixed assessment level  
116 of the last several years was directly related to the agreement that was struck with Kolter  
117 Homes.

118

119 **SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-05,  
Hereby Accepting the Audited Financial  
Report for the Fiscal Year Ended  
September 30, 2019**

120  
121  
122

123

124 Mr. Adams presented Resolution 2020-05.

125

126 **On MOTION by Mr. Burman and seconded by Mr. Woodards, with all in favor,  
127 Resolution 2020-05, Hereby Accepting the Audited Financial Report for the  
128 Fiscal Year Ended September 30, 2019, was adopted.**

129

130

131 **Mr. Grau left the meeting**

132

133 **SEVENTH ORDER OF BUSINESS**

**Continued Discussion: Reopening of  
District Amenities**

134

135

136 Mr. Adams stated this item would appear on the agenda for the foreseeable future so  
137 that Ms. Schewe could keep the Board and residents updated on the reopening schedule.

138 Ms. Schewe gave the following update:

- 139 ➤ The pool, gym and office hours were extended on Mondays and Wednesdays. The office  
140 is open on Saturdays from 9:00 a.m. to 5:00 p.m.; the gym is open on Saturdays from 9:00 a.m.  
141 to 9:00 p.m.

142 ➤ Additional amenity staff is needed. Interviews have been scheduled but candidates  
143 failed to keep their appointments.

144 ➤ If staffing issues persist, the operating hours would be reduced.

145 Discussion ensued regarding the feasibility and logistics of instituting a “senior hour” at  
146 the gym, the check-in process, cleaning requirements and staffing.

147

**On MOTION by Mr. Shah and seconded by Mr. Woodards, with all in favor, not instituting a “senior hour” at the gym, due to difficulties with enforcement, defining seniors and determining what hour to designate, was approved.**

148

149

150

151

152

153 Ms. Schewe promised to offer extended hours on Sundays, as soon as possible;  
154 however, it depends on staff availability.

155

156 **EIGHTH ORDER OF BUSINESS**

**Update: Landscape Activities**

157

158 Mr. Hall gave the following update:

159 ➤ LMP was steadily maintaining and building a routine for the community.

160 ➤ The vegetation was a bit dry due to a lack of rainfall but it is being irrigated.

161 ➤ LMP scored 92 points on the most recent inspection and was headed in the right  
162 direction.

163 ➤ Although the lake was being treated once or twice per week for algae, it was not flowing  
164 but, once the rains resume, the water level would increase, which should significantly diminish  
165 the algae.

166 Mr. Hall was asked to invite a SOLitude representative to the next meeting to give an  
167 update.

168 Mr. Shah inquired about the Coronavirus Tort Reform Mitigation Legislation to guard  
169 against frivolous lawsuits. Mr. Adams stated that the District’s insurance carrier is on the alert  
170 and ready to defend the District against frivolous lawsuits.

171

172 **NINTH ORDER OF BUSINESS**

**Update/Discussion: Ongoing Settlement Discussions in the Republic Services Oil Leak Matter**

173

174

175

176 Mr. Adams gave the following update:

177 ➤ Counsel for Republic Services (RS) rejected the District’s counter demand but increased  
178 the offer from \$175,000 to \$190,000.

179 ➤ The District would not likely receive its \$397,000 demand amount; the median  
180 settlement amount would be approximately \$302,500.

181 ➤ Counsel for RS Counsel hinted that RS would likely agree to a settlement.

182 ➤ Special Counsel suggested setting a settlement range of \$250,000 to \$385,000 and  
183 continuing the dialogue to avoid a costly legal process.

184 The Board and Staff discussed setting a range, another recent RS leak, the age and life  
185 expectancy of the roads, pressure washing, sanding and resurfacing, legal fees and the best  
186 outcome in a court ruling. The consensus was to heed Special Counsel’s advice and set a range.

187

188 **On MOTION by Mr. Burman and seconded by Ms. Haque, with all in favor,**  
189 **authorizing Special Counsel to set the settlement range with Counsel for RS at**  
190 **\$295,000 to \$395,000, was approved.**

191

192

193 **TENTH ORDER OF BUSINESS**

**Update: Qualified Elector Candidates for  
2020 General Election Cycle**

194

195

196 **A. Seat 1**

- 197 • **Ronald W Acoff [18002 Lanai Isles Drive]**
- 198 • **Amritbhai Patel [10721 Cory Lake Drive]**

199 **B. Seat 2**

- 200 • **Rene Fontcha [10536 Cory Lake Drive]**
- 201 • **Christopher Ryan Hill [18007 Java Isle Drive]**

202 **C. Seat 3**

- 203 • **Jorge Castillo [18049 Java Isle Drive]**
- 204 • **Daniel J Wolnik [11014 Tahiti Isle Lane]**

205 The Qualified Elector Candidates for the 2020 General Election were included for  
206 informational purposes.

207

208 **ELEVENTH ORDER OF BUSINESS**

**Committee Reports**

209

210 **A. Security**

211 Mr. Burman stated that the increase in automobile accidents in the community merited  
212 discussion. Mr. Hall provided details and stated that the three recent accidents were attributed  
213 to distracted drivers. Discussion ensued regarding the incidents and the outcomes, the Tampa  
214 Police Department (TPD) and Florida Highway Patrol (FHP). Ms. Schewe suggested activating  
215 LED signs and sending an e-blast to residents about distracted driving and speeding awareness.

216 **B. Landscape Aquascape Facilities**

217 There being no report, the next item followed.

218 **C. Spirit Committee**

219 There being no report, the next item followed.

220

221 **TWELFTH ORDER OF BUSINESS**

**Approval of Minutes**

222

223 **A. Board of Supervisors: June 18, 2020**

224 **I. Summary of Motions**

225 **II. Staff Directives**

226 **III. Virtual Public Meeting**

227 The following changes were made:

228 Line 33: Change "Mr. Castillo" to "Mr. Shah"

229 Line 238: Delete "per month"

230

231 **On MOTION by Mr. Shah and seconded by Ms. Haque, with all in favor, the**  
232 **June 18, 2020 Board of Supervisors Summary of Motions and Staff Directives,**  
233 **as presented, and Virtual Public Meeting Minutes, as amended, were**  
234 **approved.**

235

236

237 **B. Sunshine Board Online Workshop: June 19, 2020 to July 22, 2020 (to be provided**  
238 **under separate cover)**

239 The Board and Staff discussed a letter to residents regarding the District's  
240 apolitical/neutral stance. Mr. Adams felt it would be best to have clarity and have a vote  
241 regarding circulating the letter. The Board's consensus was to file the letter as part of the  
242 District guidelines and for Ms. Schewe to forward a copy of the letter to Ms. Khalil.

243





280 There being no report, the next item followed.

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

282 The Office Administrator's Monthly Report was included for informational purposes.  
283 Discussion ensued regarding cancelling the car show event, engaging a food truck during dinner  
284 hours and mask-wearing within the community. Ms. Schewe would post signs stating that  
285 residents are required to wear masks upon entering the Administrative office.

286

287 **On MOTION by Mr. Burman and seconded by Mr. Castillo, with all in favor,**  
288 **authorizing Ms. Schewe to engage a food truck, with no minimum payment**  
289 **requirements, to service the community during dinner hours, was approved.**

290

291

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

293 • **Consideration of Dock and Electrical Proposals**

294 This item was deferred to the August meeting.

295 Mr. Hall presented the Monthly Activity Report and discussed the flag pole installed in  
296 front of the Clubhouse, the spotlight and the landscaping.

297 In response to Mr. Ramphal's request, Mr. Hall would erect a POW/MIA flag below the  
298 American flag.

299 Mr. Hall responded to questions regarding the manholes and adding pickleball lines to  
300 the tennis court.

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

302 • **NEXT MEETING DATE: August 20, 2020 at 6:00 P.M.**

303 ○ **QUORUM CHECK**

304 All Supervisors confirmed their attendance at the August 20, 2020 meeting.

305 Mr. Adams responded to questions regarding gate access monitoring, lease payments,  
306 the radar detection site and CCTV monitoring. Mr. Castillo voiced his opinion that the Envera  
307 virtual gate costs were excessive and suggested replacing the virtual cameras with a person.  
308 Mr. Adams would prepare a spreadsheet comparing various line item costs and the costs for a  
309 virtual guard versus a live guard and present it at the next meeting. Ms. Schewe would contact  
310 Envera and request a report to determine how many visitors enter through Morris Bridge gate  
311 during evening hours.

312

313 **FIFTEENTH ORDER OF BUSINESS****Other Business**

314

315 There being no other business, the next item followed.

316

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

318

319 Resident Parag Shah requested a rake for the volleyball court, questioned the removal  
320 of chairs that were in the sand near the playground and asked when meeting minutes would be  
321 posted online. Mr. Hall would order a new volleyball court rake. He stated that the chairs were  
322 moved to the beach and vandalized. Mr. Adams would ask Administrative Staff about getting  
323 caught up on posting the meeting minutes. Discussion ensued regarding overnight parking at  
324 the Clubhouse and alligator removal. Ms. Schewe stated most residents were not aware that  
325 they must call the office to request permission for overnight parking so that the guard can be  
326 alerted. She would e-blast the procedures.

327 Resident Daniel Wolnik voiced his objections to Mr. Castillo's comments at the  
328 beginning of the meeting and stated that he would take the high road. Discussion ensued. Mr.  
329 Castillo apologized and stated all he wants is unity among neighbors.

330 Resident Cara Greco stated that residents and guests are blocking the sidewalks not  
331 vendors. She asked why the pool slides were not opened. Discussion ensued regarding opening  
332 the slides, how children fail to practice social distancing, Hillsborough County not opening  
333 certain amenities and adhering to CDC guidelines and ordinances.

334 Mr. Guzman read an exchange from the September 5, 2016 meeting minutes related to  
335 Mr. Kamir Patel's request for feedback from the Board regarding the possibility of a senior  
336 community and for an acceptance letter from the CDD, if there was positive feedback.

337 Discussion ensued regarding the minutes, land annexation, the proposed 55 and over  
338 community and the current consensus that the project is no longer supported and does not  
339 make sense. Mr. Guzman asked if the Board would be willing to sign a legally binding affidavit  
340 stating that the Board would never support or vote for a 55+ community in CLI. Mr. Castillo and  
341 Mr. Shah agreed to sign the affidavit.

342 Resident Michelle Schrong questioned not allowing residents to make public comments  
343 unless the item was on the agenda. Mr. Adams clarified that there are two public comment  
344 items on the agenda. The first public comments item is for agenda items only and the second is

345 for CDD-related non-agenda items, which affords the public an opportunity to comment on  
346 non-agenda items as long as they are related to the CDD.

347 Resident Ron Acoff stated that he has never posted negative comments about the POA  
348 or CDD Board Members on social media and asked that everyone follow suit and keep his name  
349 out of the social media dialogue.

350 Resident Cindy McIntyre expressed her opinion that Mr. Castillo contradicted himself  
351 when he said that he never disparaged any CLI resident, in writing, and read the following  
352 excerpt from an email that Mr. Castillo sent to every homeowner:

353 "The rumors are a direct reflection of a very small group of individuals who are looking  
354 at getting attention so that you can cast a vote for them in the upcoming November elections."

355 Mr. Castillo felt that false rumors that certain people were spreading are very toxic and  
356 do not move the community forward.

357

358 **SEVENTEENTH ORDER OF BUSINESS**

**Supervisors' Requests**

359

360 There being no Supervisors' requests, the next item followed.

361

362 **EIGHTEENTH ORDER OF BUSINESS**

**Adjournment**

363

364 There being no further business to discuss, the meeting adjourned at 9:48 p.m.

365

366

367

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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375

---

Secretary/Assistant Secretary

---

Chair/Vice Chair

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**16**

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

**CORY LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET**  
**GOVERNMENTAL FUNDS**  
**JUNE 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	
<b>ASSETS</b>							
Operating account							
Iberia - operating acct	\$ 309,561	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 309,561
Iberia - debit card	2,856	-	-	-	-	-	2,856
SunTrust - operating acct	75,809	-	-	-	-	-	75,809
SunTrust - debit card	662	-	-	-	-	-	662
MMK account	360,557	-	-	-	-	-	360,557
Investments	-						
Revenue	-	113,490	151,635	63,828	-	-	328,953
Reserve	-	52,409	244,485	10,000	-	-	306,894
Prepayment	-	-	2	-	-	-	2
Construction	-	-	-	-	3,538	-	3,538
Due from other	1,571	-	-	-	-	-	1,571
Due from other funds							
Deposits	23,154	-	-	-	-	-	23,154
Retainer	5,000	-	-	-	-	-	5,000
Total assets	<u>\$ 779,170</u>	<u>\$ 165,899</u>	<u>\$ 396,122</u>	<u>\$ 73,828</u>	<u>\$ 3,538</u>	<u>\$ -</u>	<u>\$ 1,418,557</u>
<b>LIABILITIES</b>							
<b>Liabilities:</b>							
Accounts payable	\$ 31,004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,004
Credit card	1,099	-	-	-	-	-	1,099
Accrued wages payable	1,292	-	-	-	-	-	1,292
Accrued payroll taxes	323	-	-	-	-	-	323
Total liabilities	<u>33,718</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>33,718</u>
<b>FUND BALANCES</b>							
Nonspendable							
Deposits	23,154	-	-	-	-	-	23,154
Restricted for:							
Debt service	-	165,899	396,122	73,828	-	-	635,849
Capital projects	-	-	-	-	3,538	-	3,538
Assigned							
3 months working capital	473,279	-	-	-	-	-	473,279
Unassigned	249,019	-	-	-	-	-	249,019
Total fund balances	<u>745,452</u>	<u>165,899</u>	<u>396,122</u>	<u>73,828</u>	<u>3,538</u>	<u>-</u>	<u>1,384,839</u>
Total liabilities and fund balances	<u>\$ 779,170</u>	<u>\$ 165,899</u>	<u>\$ 396,122</u>	<u>\$ 73,828</u>	<u>\$ 3,538</u>	<u>\$ -</u>	<u>\$ 1,418,557</u>

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

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
<b>REVENUES</b>					
Assessment levy: net of discounts	\$ 50,713	\$ 1,785,988	\$ 1,776,163	101%	\$ 1,332,122
Interest and miscellaneous	(10)	15,885	30,000	53%	22,500
Total revenues	<u>50,703</u>	<u>1,801,873</u>	<u>1,806,163</u>	100%	<u>1,354,622</u>
<b>EXPENDITURES</b>					
<b>Administrative</b>					
Supervisors	1,000	6,400	12,000	53%	9,000
Payroll services	77	490	600	82%	450
Payroll taxes - FICA	50	499	900	55%	675
Payroll taxes - unemployment	-	-	325	0%	244
District management	4,583	41,250	55,000	75%	41,250
Assessment roll preparation	417	3,750	5,000	75%	3,750
Bond amortization schedule fee	-	-	1,500	0%	1,125
Disclosure report	250	2,250	3,000	75%	2,250
Trustee	-	7,112	7,200	99%	5,400
Notes payable - Soave Group - DS	21,733	21,733	21,733	100%	16,300
Audit	-	3,000	6,400	47%	4,800
Arbitrage rebate calculation	-	-	2,500	0%	1,875
Legal - general counsel	210	10,137	5,000	203%	3,750
Engineering	-	4,063	10,000	41%	7,500
Insurance: general liability & public officials	-	30,581	31,000	99%	23,250
Insurance: worker's compensation	-	4,606	7,000	66%	5,250
Legal advertising and Sunshine Board	961	3,596	4,500	80%	3,375
Bank fees	-	497	1,500	33%	1,125
Credit card discount	16	67	200	34%	150
Dues & licenses	-	175	175	100%	131
Postage	-	811	2,000	41%	1,500
Tax collector	1,014	35,712	74,007	48%	55,505
Contingencies	90	436	500	87%	375
Total administrative	<u>30,401</u>	<u>177,165</u>	<u>252,040</u>	70%	<u>189,030</u>
<b>Field operations</b>					
<b>Utilities</b>					
Communication	1,819	21,400	20,000	107%	15,000
Website	-	-	705	0%	529
ADA website compliance	-	199	200	100%	150
Streetlights	15,386	121,932	90,000	135%	67,500
Electricity	5,312	46,276	68,000	68%	51,000
Propane	-	-	400	0%	300
Water, sewer & irrigation	2,774	17,094	15,000	114%	11,250
Solid waste removal	-	5,233	6,200	84%	4,650
Sewer lift stations	150	1,350	2,500	54%	1,875
Total utilities	<u>25,441</u>	<u>213,484</u>	<u>203,005</u>	105%	<u>152,254</u>



**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED JUNE 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	23,929	214,004	291,000	74%	218,250
Contractual virtual guard	10,288	74,045	80,000	93%	60,000
Off-duty policing	1,310	11,032	13,000	85%	9,750
Total security operations	<u>35,527</u>	<u>299,081</u>	<u>384,000</u>	78%	<u>288,000</u>
Field office administration					
Field manager	4,274	43,393	55,500	78%	41,625
Assistant field manager	1,082	11,866	13,000	91%	9,750
Office administrator	3,231	32,566	47,380	69%	35,535
Assistant office administrator	-	4,275	31,775	13%	23,831
Part-time office assistant	-	-	10,120	0%	7,590
Payroll taxes	760	7,850	13,500	58%	10,125
Seasonal decorations	-	39,500	43,700	90%	32,775
Beach club office equipment	132	3,197	3,400	94%	2,550
Beach club office supplies	983	2,054	4,000	51%	3,000
Beach club gym supplies	1,081	21,120	20,600	103%	15,450
Guard office equipment	-	284	1,000	28%	750
Guard office supplies	-	496	1,500	33%	1,125
Community events supplies	-	12,880	18,500	70%	13,875
Pool & beach club attendants	1,349	10,513	26,000	40%	19,500
Total field office administration	<u>12,892</u>	<u>189,994</u>	<u>289,975</u>	66%	<u>217,481</u>
Landscape maintenance					
Landscaping	1,000	336,421	370,000	91%	277,500
Street tree maintenance	-	20,000	-	N/A	-
Beach sand	-	2,860	3,000	95%	2,250
Annuals & seasonal plant installation	-	5,848	5,500	106%	4,125
Plant replacement	4,289	26,786	37,500	71%	28,125
Sod replacement	-	2,435	10,000	24%	7,500
Well maintenance - irrigation	-	-	5,000	0%	3,750
Irrigation - maintenance	1,235	19,945	10,000	199%	7,500
Tree removal	-	6,515	25,000	26%	18,750
Lake & pond maintenance	7,250	32,625	52,000	63%	39,000
Total landscape maintenance	<u>13,774</u>	<u>453,435</u>	<u>518,000</u>	88%	<u>388,500</u>

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

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
Facilities maintenance					
Outside facilities maintenance	5,100	16,731	20,000	84%	15,000
Car and cart repairs and maintenance	820	7,310	6,000	122%	4,500
Rentals and leases	1,061	9,873	12,720	78%	9,540
Cleaning	1,150	9,018	16,000	56%	12,000
Pest control	-	1,200	1,800	67%	1,350
Security gate maintenance & repair	-	4,256	5,000	85%	3,750
Security gate maintenance & repair - cachet	50	7,359	2,000	368%	1,500
Monuments & signs	-	2,498	5,000	50%	3,750
Fountains	225	1,465	7,000	21%	5,250
Storm water drainage	-	-	20,000	0%	15,000
Recreation equipment maintenance & repair	1,475	5,631	15,000	38%	11,250
Building equipment maintenance & repair	4,432	8,011	15,000	53%	11,250
Pressure washing	-	6,160	5,000	123%	3,750
Paver, streets and sidewalk repairs, cleaning	-	61,931	75,000	83%	56,250
Total facilities maintenance	<u>14,313</u>	<u>141,443</u>	<u>205,520</u>	69%	<u>154,140</u>
Facilities maintenance (pool)					
Pool maintenance	4,095	16,055	21,000	76%	15,750
Pool repairs	-	-	10,000	0%	7,500
Pool heater utilities	294	10,638	9,000	118%	6,750
Pool permit	-	275	575	48%	431
Total facilities maintenance (pool)	<u>4,389</u>	<u>26,968</u>	<u>40,575</u>	66%	<u>30,431</u>
Total field operations	<u>106,336</u>	<u>1,324,405</u>	<u>1,641,075</u>	81%	<u>1,230,806</u>
Total expenditures	<u>136,737</u>	<u>1,501,570</u>	<u>1,893,115</u>	79%	<u>1,419,836</u>
Excess/(deficiency) of revenues over/(under) expenditures	(86,034)	300,303	(86,952)		
<b>OTHER FINANCING SOURCES/(USES)</b>					
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>(86,034)</u>	<u>286,153</u>	<u>(86,952)</u>	-329%	
Fund balance - beginning (unaudited)	<u>831,486</u>	<u>459,299</u>	<u>826,154</u>		
Fund balance - ending (projected)					
Assigned					
3 months working capital	473,279	473,279	473,279		
Unassigned	272,173	272,173	265,923		
Fund balance - ending	<u>\$ 745,452</u>	<u>\$ 745,452</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 JUNE 30, 2020**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: net of discounts	\$ 3,009	\$ 105,955	\$ 105,594	100%
Interest	1	1,047	-	N/A
Total revenues	<u>3,010</u>	<u>107,002</u>	<u>105,594</u>	101%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	25,000	25,000	100%
Interest	-	76,194	76,194	100%
Total debt service	<u>-</u>	<u>101,194</u>	<u>101,194</u>	100%
<b>Other fees &amp; charges</b>				
Tax collector	61	2,119	4,400	48%
Total other fees & charges	<u>61</u>	<u>2,119</u>	<u>4,400</u>	48%
Total expenditures	<u>61</u>	<u>103,313</u>	<u>105,594</u>	98%
Excess/(deficiency) of revenues over/(under) expenditures	2,949	3,689	-	
Fund balances - beginning	<u>162,950</u>	<u>162,210</u>	<u>157,826</u>	
Fund balances - ending	<u>\$ 165,899</u>	<u>\$ 165,899</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 JUNE 30, 2020**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: net of discounts	\$ 14,743	\$ 519,203	\$ 516,805	100%
Prepaid assessments	-	2,494	-	N/A
Interest	2	3,511	-	N/A
Total revenues	<u>14,745</u>	<u>525,208</u>	<u>516,805</u>	102%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	445,000	445,000	100%
Principal prepayment	-	20,000	-	N/A
Interest	-	50,135	50,271	100%
Total debt service	<u>-</u>	<u>515,135</u>	<u>495,271</u>	104%
<b>Other fees &amp; charges</b>				
Tax collector	295	10,382	21,534	48%
Total other fees & charges	<u>295</u>	<u>10,382</u>	<u>21,534</u>	48%
Total expenditures	<u>295</u>	<u>525,517</u>	<u>516,805</u>	102%
Excess/(deficiency) of revenues over/(under) expenditures	14,450	(309)	-	
Fund balances - beginning	<u>381,672</u>	<u>396,431</u>	<u>373,479</u>	
Fund balances - ending	<u>\$ 396,122</u>	<u>\$ 396,122</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 JUNE 30, 2020**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: net of discounts	\$ 1,340	\$ 47,200	\$ 47,082	100%
Total revenues	<u>1,340</u>	<u>47,200</u>	<u>47,082</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Note principal	-	41,131	41,131	100%
Note interest	-	5,275	5,275	100%
Total debt service	<u>-</u>	<u>46,406</u>	<u>46,406</u>	100%
<b>Other fees &amp; charges</b>				
Tax collector	27	944	1,962	48%
Total other fees & charges	<u>27</u>	<u>944</u>	<u>1,962</u>	48%
Total expenditures	<u>27</u>	<u>47,350</u>	<u>48,368</u>	98%
Excess/(deficiency) of revenues over/(under) expenditures	1,313	(150)	(1,286)	
Fund balances - beginning	72,515	73,978	72,241	
Fund balances - ending	<u>\$ 73,828</u>	<u>\$ 73,828</u>	<u>\$ 70,955</u>	

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2013  
FOR THE PERIOD ENDED JUNE 30, 2020**

	Current Month	Year to Date
<b>REVENUES</b>		
Interest & miscellaneous	\$ -	\$ 25
Total revenues	-	25
<b>EXPENDITURES</b>	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	25
Fund balance - beginning	3,538	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 JUNE 30, 2020**

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

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

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
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**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
05/01/2043			2,909.38	2,909.38
11/01/2043	95,000.00	6.125%	2,909.38	97,909.38
<b>Total</b>	<b>\$1,315,000.00</b>	<b>-</b>	<b>\$1,205,028.13</b>	<b>\$2,520,028.13</b>

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**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
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**

**17B**

## **Office Administrator & Events Monthly Report**

**Meeting date: August 20, 2020**

### **CDD Office**

- Routine barcodes, lease renewals and new resident processing
- Routine website, email blast and signage updates
- Routine invoice coding and AP aging reports
- Hired and trained pool staff
  - Two people hired and trained. One employee was only available for 1 month.
  - One employee put in 2 weeks' notice.
  - Two other employees changed their availability to unavailable for weekends.
- More staff is needed, still interviewing and trying to hire staff.
- Activating fingerprints for residents who have turned in signed waivers.
- Routine cleaning every hour at the gym, Beach Club and pool area.
- Started email blast and LED sign campaign for Distracted Driving.
- Sent email blast per board request in response to recent auto break-ins.
- Started email blast and LED sign campaign for protecting personal property.
- Posted signs at Beach Club door for mask requirements.
- Posted reminders about General Election voting in the Beach Club.
- Created procedures for opening on Sundays with Pool Staff also allowing access to Fitness Center. However, without enough staff this is impossible.

**CORY LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT**

**17C**

# Cory Lakes Community Development District

Facilities Manager

Aug. 2020, Activity Report

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## BEACH CLUB

1. Replaced a/c filters and cleaned drain lines.
2. Replaced emergency lights.
3. Replaced exit lights.
4. Installed flagpole.
5. Fixed fountain outside kitchen.
6. Brushed down building.
7. Helped keep sanitized
8. Coordinated with Elections committee on needs and plans.

## Pool

1. Cleaned AC filters and vacuumed drain lines.
2. Reset gate fingerprint readers.
3. Replacing bad bulbs in landscape lighting fixing wiring where needed.
4. Helped with routine sanitation.
5. Cleaned mildew stain around the pool area.
6. Replaced emergency lights.
7. Replaced one exit sign

## PLAYGROUND

1. Kept clean and organized.

## GYM

1. Kept area clean and organized.
2. Replaced AC filters and flushed drain lines.
3. Helped with routine sanitation.
4. Replaced emergency lights.

## LANDSCAPING

1. Working on replacing and installing plants around the community. Replacing missing plants as they come up. (Ongoing)
2. Working with LMP and OLM to make improvements each month. (ongoing)
3. LMP working on pruning of shrubs and flowering plants throughout community
4. Working on irrigation issues around the community.
5. Cleaning seed pods from palms around community.
6. Installed five new palms.
7. Reset four trees that being blown down by storms.

## LAKE MANAGEMENT

1. Solitude treated the lakes and ponds for algae and grasses.
2. Treating lakes and ponds to prevent algae blooms.

## SECURITY

1. Replaced batteries and pulled weekly reports.
2. Working to install speed limit and other signage.
3. Replaced headlights 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. Working with City of Tampa on manhole project. Ongoing. GEO Tech for City to be out to do investigations of depressions.
5. Replaced soccer net.
6. Adjusted tennis nets to correct height.
7. Getting price to add pickle ball court lines to one court. (\$600 to add lines to existing court and use existing net)
8. Repaired tennis court screening. (ongoing during summer storms)

## Cross-Creek Security Gatehouse

1. Replaced air filter and flushed drain line.
2. Oiled gate arms.
3. Replaced gate arm.
4. Cleaned a/c coils.
5. Replaced phone.
6. Replaced can light bulbs.
7. Put sliding door back on track.



### Morris Bridge Security Gatehouse

1. Replaced ac filter, flushed and vacuumed drain lines.
2. Envera replaced kiosk scanner.
3. Working on Wi-Fi connection issues.
4. Replaced gate arm after box truck ran through it.
5. Fixed internet router.
6. Replaced bad bulb in entrance area.
7. Replaced toilet flapper.
8. Replaced bulbs in sconce lights.
9. Replaced bulb in stop light.

### Action Plan for September

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. Work with staff on opening protocols for gym and pool. Adding staff to cover weekends.



## CORY LAKES CDD

LANDSCAPE INSPECTION

August 3, 2020

ATTENDING:

JOHN HALL – CORY LAKES CDD

STEVE SMALL – LMP

BOB TABONE - LMP

PAUL WOODS – OLM, INC.

**SCORE: 93%**

**NEXT INSPECTION  
AUGUST 31<sup>ST</sup>, 2020 AT 1:00 PM**

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### CATEGORY I: MAINTENANCE CARRYOVER ITEMS 07/06/2020

#### BEACH CLUB

1. Hand prune reversion from Snow Queen Hibiscus, making deep pocket pruning cuts to flush new growth.

#### MORRIS BRIDGE ENTRANCE

16. Reduction prune Downey Jasmine by 50%.

#### CROSS CREEK BOULEVARD ENTRANCE

33. Improve fertility to Azaleas. Also, prune back deadwood to green wood to promote a new flush of growth.
34. 106000 block of Cory Lake Blvd.: Improve vigor and fertility in Plumbago.

### CATEGORY II: MAINTENANCE ITEMS

#### BEACH CLUB

1. Throughout the porte-cochere planting beds and islands: Control small amounts of bed weed.
2. Hand prune reversion from Arboricola Trinette establish and maintain a uniform height. Avoid shearing these plants.
3. Replace under warranty failed Downey Jasmine.

#### POOL

4. Improve vigor in Agapanthus and treat with systemic fungicides.
5. Near the stairs: Remove the dates dropped in the bed areas.
6. Reduce the height of Dwarf Ixora so they are stairssteps with the Arboricola Trinettes.
7. Near the tot lot: Reduce the height and width of Indian Hawthorn, maintaining the shrubs within sidewalk areas.

8. Between the Beach Club and pool entrance: Hand prune Snow Queen Hibiscus maintaining a 3 foot height.
9. I recommend deadheading Crape Myrtles removing spent blooms to promote a second bloom.
10. Across the Beach Club commons: I recommend rejuvenational pruning of multi-stem Hibiscus promoting a flush of new growth to finish the shrubs off at approximately 36 inches.
11. Near the outdoor seating area: Replace 2 failed yellow Allamanda.

#### CACHET ISLES

12. **Improve vigor in Plumbago.**

#### CANARY ISLE

13. I recommend a reduction prune in the Bougainville, so it does not overgrow the monument. I also recommend removing and transplanting the Dwarf Bottlebrush to maintain improved visibility.

#### MORRIS BRIDGE ENTRANCE

14. I recommend a reduction prune in Downey and Star Jasmine during period of nonflowering. This will allow the plants to flush maintaining a stairstep presentation for a fall and winter bloom.
15. West end of the exit side lane: It appears the sprinkler is damaged.
16. Control small amounts of turf weeds in Zoysia panels.
17. Morris Bridge gate: Improve vigor and fertility in Plumbago.
18. Between the Capri Isle fence and Morris Bridge: Prune back wood line overgrowth extending into maintained areas.
19. Improve vigor in Agapanthus.
20. 10900 block of Cory Lake Blvd.: I recommend a reduction in the Bottlebrush trees, establish and maintain a 12 to 15 foot finished height below the Queen palm canopy and sufficient enough to maintain screening along the undeveloped parcel.
21. Prune the Bottlebrush to uncovered blocked carriage / streetlamps.
22. **10900 block of Cory Lake Blvd.: Improve vigor in Plumbago.**
23. Along the west bound lane: I recommend resodding areas of unserviceable grass.
24. In the pocket park across from 10911: Control Crabgrass in Zoysia panels.

25. Cutback Fakahatchee Grass and treat with systemic Miticides.

In front of residences: Monitor improved green up in Caray Island Date palms, confirm the appropriate volume of fertilizer is applied to reduce chlorosis and nutritional deficiencies.

#### BARBADOS

26. End cap of the island: Improve vigor in Dwarf Bougainville.
27. Across from the entrance: Improve vigor in Plumbago.
28. Control crack weeds throughout cul-de-sac curb lines.

#### CROSS CREEK ENTRANCE

29. With a pole saw prune the tallest stems in the Oleanders, maintaining separation between the Crape Myrtle canopies and multi-stem Oleanders.
30. Straighten any up lighting disturbed during maintenance work.
31. **Control localized area of chlorosis in Azaleas.**

#### ENTRANCE

32. At the top of the exit side berm: Remove the declining Dwarf Bougainville.
33. At the base of the Cory Lake lettering: Reduce the Loropetalum so it is not overgrowing the frame of the lettering.
34. Gatehouse islands: Control bed weeds including volunteer fern.
35. Inbound lane adjacent to entrance to the boardwalk: Prune back wood line overgrowth so it does not extend into mowable areas.

#### ST. LUCIA

36. I recommend rejuvenational pruning of Downey Jasmine hedgerows by 50%.

#### **CATEGORY III: IMPROVEMENTS – PRICING**

1. Entrance inbound lane: Provide a price to remove the declining Bottlebrush tree.

#### **CATEGORY IV: NOTES TO OWNER**

1. Please make note of the change in the September inspection due to Labor Day.

#### **CATEGORY V: NOTES TO CONTRACTOR**

1. Please make note of the change in the September inspection due to Labor Day.

2. Attn. Tyree; review pruning objectives of spring and summer rejuvenation of winter flowering shrubs. Plants like hibiscus and downy jasmine would benefit from reduction when not blooming to assure good form (within bed lines , not vase shaped), stair stepped presentation, and clean growth by flowering season. This is an incontract service and should be accomplished uniformly across the project site and not just individual plants.
3. Provide the District on Tree Saver OTC palm injections for the Dactyl palms at the pool.

PGW:kn

cc: John Hall [clcddf@gmail.com](mailto:clcddf@gmail.com)  
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# CORY LAKE CDD

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	5		
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5	3	Plumbago / Azaleas
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	5		
PRUNING	10	5	Seasonal reduction of hibiscus and downy jasmine. 19500 Bottlebrush ht 12'oa finished ht
CLEANLINESS	5		
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5	3	1 16 33 34
B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10		
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
<b>MAXIMUM VALUE</b>	<b>145</b>		

Date: 8-3-20 Score: 93% Performance Payment 100%

Contractor Signature: \_\_\_\_\_

Inspector Signature: \_\_\_\_\_

Property Representative Signature: \_\_\_\_\_



# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**17D**

## 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 <b>CANCELED*</b>	Regular Meeting	6:00 PM
April 16, 2020 <b>CANCELED*</b>	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 <i>rescheduled to July 23, 2020</i>	Regular Meeting	6:00 PM
July 23, 2020	Virtual Public Meeting	6:00 P.M.
August 20, 2020	Virtual Public Hearing & 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.