

# **CORY LAKES**

## **COMMUNITY DEVELOPMENT DISTRICT**

**June 15, 2023**

**BOARD OF SUPERVISORS**

**REGULAR**

**MEETING AGENDA**

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

**AGENDA**  
**LETTER**

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

June 8, 2023

Board of Supervisors  
Cory Lakes Community Development District

<p><b>ATTENDEES:</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 a Regular Meeting on June 15, 2023 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647. Members of the public may listen to and/or participate in the meeting via Zoom, at <https://us02web.zoom.us/j/83397954590>, Meeting ID: **833 9795 4590**, or telephonically at **1-929-205-6099**, Meeting ID: **833 9795 4590**. The agenda is as follows:

1. Call to Order/Roll Call/Pledge of Allegiance
2. Chairman's Opening Comments
3. Other Supervisors' Opening Comments
4. Public Comments (*agenda items*) [3 minutes per speaker]
5. Staff Updates
  - A. Envera
  - B. Landscape Maintenance
  - C. Allied Universal
6. Acceptance of Unaudited Financial Statements as of April 30, 2023
  - Check Register
  - General Ledger
7. Staff Report - Office Administrator: Dominique Green
8. Continued Discussion: Fiscal Year 2024 Proposed Budget
9. Consideration of Reserve Advisors, LLC, Reserve Study Update Proposal
10. Discussion: Potential Expansion of Existing Gym

- 11. Discussion/Revisit of Beach Club Use Agreement Motion
- 12. Discussion/Consideration: Beach Club Facility Rental Policies
  - A. Short Term Rental Agreement
  - B. Long Term Rental Agreement
- 13. Committee Reports
  - A. Landscape Aquascape Facilities (LAF)
  - B. Safety and Security Committee
    - Charter and Objectives
- 14. Approval of Minutes
  - A. Board of Supervisors: May 18, 2023
    - I. Summary of Motions
    - II. Regular Meeting
    - III. Action/Agenda or Completed Items
  - B. LAF Committee: June 5, 2023
  - C. Safety and Security Committee: May 16, 2023
  - D. Other
- 15. Staff Reports
  - A. District Engineer: *Johnson Engineering, Inc.*
  - B. Facilities Manager: *John Hall*
  - C. District Counsel: *Straley Robin Vericker, P.A.*
  - D. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: July 20, 2023 at 6:00 PM

- QUORUM CHECK

SEAT 1	RONALD ACOFF	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	RENE FONTCHA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	JORGE CASTILLO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	ANN BELYEA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	CYNTHIA MCINTYRE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

16. Other Business
17. Public Comments (*non-agenda items*) [3 minutes per speaker]
18. Supervisors' Requests
19. Adjournment

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

Sincerely,



Chesley E. Adams, Jr.  
District Manager

**FOR PUBLIC PARTICIPATION**

<https://us02web.zoom.us/j/83397954590>

**MEETING ID: 833 9795 4590**

**OR**

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

**MEETING ID: 833 9795 4590**

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

# **UNAUDITED FINANCIAL STATEMENTS**

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
APRIL 30, 2023**

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
APRIL 30, 2023**

	Major Funds				Total Governmental Funds
	General	Debt Service Series 2013	Debt Service Series 2013A-1	Debt Service Series 2017 Note	
<b>ASSETS</b>					
Operating account					
Iberia - operating acct	\$ 9,245	\$ -	\$ -	\$ -	\$ 9,245
Iberia - debit card	2,856	-	-	-	2,856
SunTrust - operating acct-2700	71,970	-	-	-	71,970
SunTrust - operating acct-2321	9,759	-	-	-	9,759
SunTrust - debit card	4,899	-	-	-	4,899
MMK account	1,392,868	-	-	-	1,392,868
Investments					
Revenue	-	157,770	276,118	18,564	452,452
Reserve	-	42,556	3,150	10,001	55,707
Prepayment	-	9,747	1,084	-	10,831
Undeposited funds	200,000	-	-	-	200,000
Due from other	3,846	-	-	-	3,846
Due from other funds					
General	-	4	4	-	8
Deposits	23,154	-	-	-	23,154
Retainer	5,000	-	-	-	5,000
Total assets	<u>\$ 1,723,597</u>	<u>\$ 210,077</u>	<u>\$ 280,356</u>	<u>\$ 28,565</u>	<u>\$ 2,242,595</u>
<b>LIABILITIES</b>					
<b>Liabilities:</b>					
Accounts payable	\$ 37,908	\$ -	\$ -	\$ -	\$ 37,908
Due to other funds					
Debt service fund - series 2013	4	-	-	-	4
Debt service fund - series 2013A-1	4	-	-	-	4
JSAPP deposit	4,214	-	-	-	4,214
Total liabilities	<u>42,130</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>42,130</u>
<b>FUND BALANCES</b>					
Nonspendable					
Deposits	23,154	-	-	-	23,154
Restricted for:					
Debt service	-	210,077	280,356	28,565	518,998
Assigned					
3 months working capital	458,915	-	-	-	458,915
Unassigned	1,199,398	-	-	-	1,199,398
Total fund balances	<u>1,681,467</u>	<u>210,077</u>	<u>280,356</u>	<u>28,565</u>	<u>2,200,465</u>
Total liabilities and fund balances	<u>\$ 1,723,597</u>	<u>\$ 210,077</u>	<u>\$ 280,356</u>	<u>\$ 28,565</u>	<u>\$ 2,242,595</u>



**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year To Date	Adopted Budget	% of Budget	% of Budget	Prorated Budget
<b>REVENUES</b>						
Assessment levy: net of discounts	\$ 55,930	\$ 2,330,207	\$ 2,380,347	98%	\$ 50,140	\$1,388,536
Interest and miscellaneous	3,182	20,122	30,000	67%	9,878	17,500
Total revenues	<u>59,112</u>	<u>2,350,329</u>	<u>2,410,347</u>	98%	<u>60,018</u>	<u>1,406,036</u>
<b>EXPENDITURES</b>						
<b>Administrative</b>						
Supervisors	1,000	6,000	12,000	50%	6,000	7,000
Payroll services	58	448	600	75%	152	350
Payroll taxes - FICA	77	459	900	51%	441	525
Payroll taxes - unemployment	-	-	325	0%	325	190
District management	4,583	32,083	55,000	58%	22,917	32,083
Assessment roll preparation	417	2,917	5,000	58%	2,083	2,917
Bond amortization schedule fee	-	-	1,500	0%	1,500	875
Disclosure report	250	1,750	3,000	58%	1,250	1,750
Trustee	-	7,704	7,200	107%	(504)	4,200
Audit	2,500	5,000	6,400	78%	1,400	3,733
Arbitrage rebate calculation	-	-	2,500	0%	2,500	1,458
Legal - general counsel	48	2,587	10,000	26%	7,413	5,833
Engineering	2,190	9,605	10,000	96%	395	5,833
Insurance: general liability & public officials	-	39,344	42,000	94%	2,656	24,500
Insurance: worker's compensation	-	4,170	5,500	76%	1,330	3,208
Legal advertising and Sunshine Board	-	-	4,500	0%	4,500	2,625
Bank fees	202	797	1,500	53%	703	875
Credit card discount	13	146	200	73%	54	117
Dues & licenses	-	175	175	100%	-	102
Postage	121	722	2,000	36%	1,278	1,167
Tax collector	1,118	46,634	99,181	47%	52,547	57,856
Contingencies	35	743	2,000	37%	1,257	1,167
Total administrative	<u>12,612</u>	<u>161,284</u>	<u>271,481</u>	59%	<u>110,197</u>	<u>158,364</u>
<b>Field operations</b>						
<b>Utilities</b>						
Communication	3,294	25,916	20,000	130%	(5,916)	11,667
Website	-	-	705	0%	705	411
ADA website compliance	-	210	210	100%	-	123
Streetlights	21,902	125,216	155,000	81%	29,784	90,417
Electricity	7,429	46,422	60,000	77%	13,578	35,000
Propane	-	-	400	0%	400	233
Water, sewer & irrigation	2,326	8,149	20,000	41%	11,851	11,667
Solid waste removal	-	4,984	8,000	62%	3,016	4,667
Sewer lift stations	255	1,190	2,500	48%	1,310	1,458
Total utilities	<u>35,206</u>	<u>212,087</u>	<u>266,815</u>	79%	<u>54,728</u>	<u>155,642</u>
<b>Security operations</b>						
Security staffing contract services	34,230	221,416	445,000	50%	223,584	259,583
Contractual virtual guard	3,340	34,872	59,000	59%	24,128	34,417
Off-duty policing	1,260	6,724	21,000	32%	14,276	12,250
Total security operations	<u>38,830</u>	<u>263,012</u>	<u>525,000</u>	50%	<u>261,988</u>	<u>306,250</u>

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year To Date	Adopted Budget	% of Budget	% of Budget	Prorated Budget
Field office administration						
Field manager	5,079	39,365	67,100	59%	27,735	39,142
Office administrator	4,538	31,395	53,900	58%	22,505	31,442
Payroll taxes	814	5,724	15,000	38%	9,276	8,750
Seasonal decorations	-	58,950	60,000	98%	1,050	35,000
Beach club office equipment	380	4,217	4,500	94%	283	2,625
Beach club office supplies	163	3,167	3,000	106%	(167)	1,750
Beach club gym supplies	409	2,526	20,600	12%	18,074	12,017
Guard office equipment	-	-	1,000	0%	1,000	583
Guard office supplies	-	-	1,500	0%	1,500	875
Community events supplies	84	13,263	18,500	72%	5,237	10,792
Pool & beach club attendants	1,607	5,323	26,000	20%	20,677	15,167
Miscellaneous field expense	-	9,450	-	N/A	(9,450)	-
Total field office administration	<u>13,074</u>	<u>173,380</u>	<u>271,100</u>	64%	<u>97,720</u>	<u>158,142</u>
Landscape maintenance						
Landscaping	28,800	318,665	407,000	78%	88,335	237,417
Beach sand	-	-	3,000	0%	3,000	1,750
Annuals & seasonal plant installation	2,000	4,000	5,000	80%	1,000	2,917
Plant replacement	-	1,179	30,000	4%	28,821	17,500
Sod replacement	-	-	10,000	0%	10,000	5,833
Well maintenance - irrigation	5,214	5,612	3,000	187%	(2,612)	1,750
Irrigation - maintenance	748	14,542	7,500	194%	(7,042)	4,375
Tree removal	800	28,338	35,000	81%	6,662	20,417
Lake & pond maintenance	3,922	27,281	55,640	49%	28,359	32,457
Total landscape maintenance	<u>41,484</u>	<u>399,617</u>	<u>556,140</u>	72%	<u>156,523</u>	<u>324,415</u>
Facilities maintenance						
Outside facilities maintenance	725	105,178	100,000	105%	(5,178)	58,333
Capital reinvestment note 2022 repayment	150,500	160,942	161,292	100%	350	94,087
Car and cart repairs and maintenance	1,342	4,770	6,000	80%	1,230	3,500
Rentals and leases	840	4,467	31,644	14%	27,177	18,459
Cleaning	-	10,010	16,000	63%	5,990	9,333
Pest control	-	600	1,800	33%	1,200	1,050
Security gate maintenance & repair	-	5,802	5,000	116%	(802)	2,917
Security gate maintenance & repair - cachet	1,378	3,727	2,000	186%	(1,727)	1,167
Monuments & signs	36	36	5,000	1%	4,964	2,917
Fountains	-	400	7,000	6%	6,600	4,083
Storm water drainage	4,000	9,200	35,000	26%	25,800	20,417
Recreation equipment maintenance & repair	1,875	10,514	15,000	70%	4,486	8,750
Building equipment maintenance & repair	-	5,338	15,000	36%	9,662	8,750
Pressure washing	-	1,500	7,500	20%	6,000	4,375
Paver, streets and sidewalk repairs, cleaning	-	38,133	75,000	51%	36,867	43,750
Total facilities maintenance	<u>160,696</u>	<u>360,617</u>	<u>483,236</u>	75%	<u>122,619</u>	<u>281,888</u>

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year To Date	Adopted Budget	% of Budget	% of Budget	Prorated Budget
Facilities maintenance (pool)						
Pool maintenance	2,325	12,490	21,000	59%	8,510	12,250
Pool repairs	212	362	7,000	5%	6,638	4,083
Pool heater utilities	51	1,911	8,000	24%	6,089	4,667
Pool permit	-	-	575	0%	575	335
Total facilities maintenance (pool)	<u>2,588</u>	<u>14,763</u>	<u>36,575</u>	40%	<u>21,812</u>	<u>21,335</u>
Total field operations	<u>291,878</u>	<u>1,423,476</u>	<u>2,138,866</u>	67%	<u>715,390</u>	<u>1,247,672</u>
<b>Infrastructure reinvestment</b>						
Capital improvement program						
Capital outlay	-	-	360,000	0%	360,000	210,000
Total infrastructure reinvestment	<u>-</u>	<u>-</u>	<u>360,000</u>	0%	<u>360,000</u>	<u>210,000</u>
Total expenditures	<u>304,490</u>	<u>1,584,760</u>	<u>2,770,347</u>	57%	<u>1,185,587</u>	<u>1,616,036</u>
Excess/(deficiency) of revenues over/(under) expenditures	(245,378)	765,569	(360,000) *			
Fund balance - beginning (unaudited)	<u>1,926,845</u>	<u>915,898</u>	<u>1,004,835</u>			
Fund balance - ending (projected)						
Assigned						
3 months working capital	482,069	482,069	482,069 **			
Unassigned	1,199,398	1,199,398	162,766 ***			
Fund balance - ending	<u>\$ 1,681,467</u>	<u>\$ 1,681,467</u>	<u>\$ 644,835</u> ****			

**Notes:**

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

\*Waiting on invoices from on-site.

\* This number determined by subtracting total expenditures from total revenues

\*\* This number is calculated by multiplying total expenditures by .25. Covers first quarter operating expenses.

\*\*\* This number is Fund Balance beginning plus excess/(deficiency) of revenues over/(under) expenditures, minus 3 months working capital.

\*\*\*\* This number is calculated adding 3 months working capital and Unassigned. This number will also be equal to fund balance beginning plus excess/(deficiency) of revenues over/(under) expenditures

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2013  
FOR THE PERIOD ENDED APRIL 30, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: net of discounts	\$ 2,490	\$ 103,734	\$ 106,214	98%
Interest	721	4,088	-	N/A
Total revenues	<u>3,211</u>	<u>107,822</u>	<u>106,214</u>	102%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	30,000	30,000	100%
Principal prepayment	-	230,000	-	N/A
Interest	-	36,269	71,788	51%
Total debt service	<u>-</u>	<u>296,269</u>	<u>101,788</u>	291%
<b>Other fees &amp; charges</b>				
Tax collector	50	2,074	4,426	47%
Total other fees & charges	<u>50</u>	<u>2,074</u>	<u>4,426</u>	47%
Total expenditures	<u>50</u>	<u>298,343</u>	<u>106,214</u>	281%
Excess/(deficiency) of revenues over/(under) expenditures	3,161	(190,521)	-	
Fund balances - beginning	<u>206,916</u>	<u>400,598</u>	<u>175,749</u>	
Fund balances - ending	<u><u>\$ 210,077</u></u>	<u><u>\$ 210,077</u></u>	<u><u>\$ 175,749</u></u>	

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2013A-1  
FOR THE PERIOD ENDED APRIL 30, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: net of discounts	\$ 2,247	\$ 93,613	\$ 93,958	100%
Interest	970	4,727	-	N/A
Total revenues	<u>3,217</u>	<u>98,340</u>	<u>93,958</u>	105%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	460,000	0%
Principal prepayment	-	5,000	5,000	100%
Interest	-	6,301	12,534	50%
Total debt service	<u>-</u>	<u>11,301</u>	<u>477,534</u>	2%
<b>Other fees &amp; charges</b>				
Tax collector	45	1,871	3,915	48%
Total other fees & charges	<u>45</u>	<u>1,871</u>	<u>3,915</u>	48%
Total expenditures	<u>45</u>	<u>13,172</u>	<u>481,449</u>	3%
Excess/(deficiency) of revenues over/(under) expenditures	3,172	85,168	(387,491)	
Fund balances - beginning	<u>277,184</u>	<u>195,188</u>	<u>387,491</u>	
Fund balances - ending	<u><u>\$ 280,356</u></u>	<u><u>\$ 280,356</u></u>	<u><u>\$ -</u></u>	

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2017 NOTE  
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest and miscellaneous income	\$ -	\$ 1
Total revenues	-	1
<b>EXPENDITURES</b>		
<b>Debt service</b>		
Total debt service	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	1
Fund balances - beginning	28,565	28,564
Fund balances - ending	\$ 28,565	\$ 28,565

**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>
11/01/2022	30,000.00	5.000%	36,268.75	66,268.75
05/01/2023			35,518.75	35,518.75
11/01/2023	30,000.00	5.000%	35,518.75	65,518.75
05/01/2024			34,768.75	34,768.75
11/01/2024	30,000.00	5.625%	34,768.75	64,768.75
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>\$1,230,000.00</b>	<b>-</b>	<b>\$979,618.75</b>	<b>\$2,209,618.75</b>

**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>
11/01/2022			6,300.75	6,300.75
05/01/2023	460,000.00	2.710%	6,233.00	466,233
Total	\$460,000.00	-	\$12,533.75	\$472,533.75



**CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**CHECK**

**REGISTER**

4:06 PM

06/09/23

**Cory Lakes CDD**  
**Check Detail**  
April 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>04/06/2023</b>	<b>FEDEX</b>		<b>1100104 · SunTrust - operating - 2321</b>		<b>-10.45</b>
Bill	8-088-...	04/05/2023		1513050 · Postage		-10.45	10.45
TOTAL						-10.45	10.45
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>04/06/2023</b>	<b>FRONTIER COMMUNICATIONS</b>		<b>1100104 · SunTrust - operating - 2321</b>		<b>-175.98</b>
Bill	813-9...	04/05/2023		1541003 · Communication- Internet, Cable		-175.98	175.98
TOTAL						-175.98	175.98
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>04/06/2023</b>	<b>FRONTIER COMMUNICATIONS</b>		<b>1100104 · SunTrust - operating - 2321</b>		<b>-255.98</b>
Bill	813-9...	04/05/2023		1541003 · Communication- Internet, Cable		-255.98	255.98
TOTAL						-255.98	255.98
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>04/06/2023</b>	<b>FRONTIER COMMUNICATIONS</b>		<b>1100104 · SunTrust - operating - 2321</b>		<b>-125.98</b>
Bill	813-9...	04/05/2023		1541003 · Communication- Internet, Cable		-125.98	125.98
TOTAL						-125.98	125.98
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>04/13/2023</b>	<b>TAMPA ELECTRIC</b>		<b>1100104 · SunTrust - operating - 2321</b>		<b>-28,029.09</b>
Bill	31100...	04/12/2023		1546094 · Utilities - Pool Heaters		-50.41	50.41
				1531030 · Streetlights - (TECO)		-21,902.26	21,902.26
				1531010 · Utilities- Electricity General		-6,076.42	6,076.42
TOTAL						-28,029.09	28,029.09
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>04/13/2023</b>	<b>FRONTIER COMMUNICATIONS</b>		<b>1100104 · SunTrust - operating - 2321</b>		<b>-175.98</b>
Bill	813-9...	04/12/2023		1541003 · Communication- Internet, Cable		-175.98	175.98
TOTAL						-175.98	175.98
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>04/13/2023</b>	<b>NAVITAS CREDIT CORP.</b>		<b>1100104 · SunTrust - operating - 2321</b>		<b>-839.74</b>
Bill	40934...	04/12/2023		1546099 · Rentals and Leases		-839.74	839.74
TOTAL						-839.74	839.74
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>04/20/2023</b>	<b>FEDEX</b>		<b>1100104 · SunTrust - operating - 2321</b>		<b>-10.45</b>
Bill	8-103-...	04/19/2023		1513050 · Postage		-10.45	10.45
TOTAL						-10.45	10.45

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**Cory Lakes CDD**  
**Check Detail**  
 April 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	04/20/2023	SPARK ENERGY		1100104 · SunTrust - operating - 2321		-10.38
Bill	467725	04/19/2023			1531010 · Utilities- Electricity General	-10.38	10.38
TOTAL						-10.38	10.38
Bill Pmt -Check	CBI	04/20/2023	TAMPA ELECTRIC		1100104 · SunTrust - operating - 2321		-1,342.07
Bill	22100...	04/19/2023			1531010 · Utilities- Electricity General	-754.76	754.76
Bill	22100...	04/19/2023			1531010 · Utilities- Electricity General	-587.31	587.31
TOTAL						-1,342.07	1,342.07
Check	CBP	04/17/2023	SUNTRUST BANK		1100104 · SunTrust - operating - 2321		-1,888.29
					1100103 · Suntrust - Credit Card	-1,888.29	1,888.29
TOTAL						-1,888.29	1,888.29
Check	CBP	04/25/2023	SUNTRUST BANK		1100104 · SunTrust - operating - 2321		-1,014.37
					1100103 · Suntrust - Credit Card	-1,014.37	1,014.37
TOTAL						-1,014.37	1,014.37
Check	DD	04/14/2023	Angela Delgatto		1100101 · SunTrust - operating-2700 - OLD		-281.50
					1513331 · Pool & Beach Club Attendant	-304.80	304.80
					1513017 · Payroll Taxes	23.30	-23.30
TOTAL						-281.50	281.50
Check	DD	04/14/2023	Yomna Kashian		1100101 · SunTrust - operating-2700 - OLD		-345.43
					1513331 · Pool & Beach Club Attendant	-374.04	374.04
					1513017 · Payroll Taxes	28.61	-28.61
TOTAL						-345.43	345.43
Check	DD	04/14/2023	AMANDA GE SHEWE		1100101 · SunTrust - operating-2700 - OLD		-1,675.22
					1513016 · Office Administrator	-1,978.85	1,978.85
					1513017 · Payroll Taxes	303.63	-303.63
TOTAL						-1,675.22	1,675.22
Check	DD	04/14/2023	JOHN DAVID HALL		1100101 · SunTrust - operating-2700 - OLD		-2,084.46
					1513012 · Field Manager	-2,463.46	2,463.46
					1513017 · Payroll Taxes	379.00	-379.00

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**Cory Lakes CDD**  
**Check Detail**  
April 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
TOTAL						-2,084.46	2,084.46
Check	DD	04/14/2023	TOMMY E PERKINS		1100101 · SunTrust - operating-2700 - OLD		-46.81
				1513012 · Field Manager		-50.68	50.68
				1513017 · Payroll Taxes		3.87	-3.87
TOTAL						-46.81	46.81
Check	DD	04/28/2023	Shannon Camilien		1100101 · SunTrust - operating-2700 - OLD		-275.17
				1513331 · Pool & Beach Club Attendant		-297.96	297.96
				1513017 · Payroll Taxes		22.79	-22.79
TOTAL						-275.17	275.17
Check	DD	04/28/2023	Angela Delgatto		1100101 · SunTrust - operating-2700 - OLD		-82.22
				1513331 · Pool & Beach Club Attendant		-89.04	89.04
				1513017 · Payroll Taxes		6.82	-6.82
TOTAL						-82.22	82.22
Check	DD	04/28/2023	Yomna Kashian		1100101 · SunTrust - operating-2700 - OLD		-327.58
				1513331 · Pool & Beach Club Attendant		-354.72	354.72
				1513017 · Payroll Taxes		27.14	-27.14
TOTAL						-327.58	327.58
Check	DD	04/28/2023	Alexander Romero-Jones		1100101 · SunTrust - operating-2700 - OLD		-172.11
				1513331 · Pool & Beach Club Attendant		-186.36	186.36
				1513017 · Payroll Taxes		14.25	-14.25
TOTAL						-172.11	172.11
Check	DD	04/28/2023	AMANDA GE SHEWE		1100101 · SunTrust - operating-2700 - OLD		-1,675.23
				1513016 · Office Administrator		-1,978.85	1,978.85
				1513017 · Payroll Taxes		303.62	-303.62
TOTAL						-1,675.23	1,675.23
Check	DD	04/28/2023	JOHN DAVID HALL		1100101 · SunTrust - operating-2700 - OLD		-2,084.47
				1513012 · Field Manager		-2,463.46	2,463.46
				1513017 · Payroll Taxes		378.99	-378.99
TOTAL						-2,084.47	2,084.47

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**Cory Lakes CDD**  
**Check Detail**  
 April 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Check	DD	04/28/2023	TOMMY E PERKINS		1100101 · SunTrust - operating-2700 - OLD		-93.60
				1513012 · Field Manager		-101.36	101.36
				1513017 · Payroll Taxes		7.76	-7.76
TOTAL						-93.60	93.60
Check	DD	04/28/2023	Ronald Acoff (Board Member)		1100101 · SunTrust - operating-2700 - OLD		-184.70
				1511001 · P/R - Board of Supervisors		-184.70	184.70
TOTAL						-184.70	184.70
Check	DD	04/28/2023	Rene Fontcha (Board Member)		1100101 · SunTrust - operating-2700 - OLD		-184.70
				1511001 · P/R - Board of Supervisors		-184.70	184.70
TOTAL						-184.70	184.70
Check	DD	04/28/2023	Jorge Castillo (Board Member)		1100101 · SunTrust - operating-2700 - OLD		-184.70
				1511001 · P/R - Board of Supervisors		-184.70	184.70
TOTAL						-184.70	184.70
Check	DD	04/28/2023	Ann Belyea (Board Member)		1100101 · SunTrust - operating-2700 - OLD		-184.70
				1511001 · P/R - Board of Supervisors		-184.70	184.70
TOTAL						-184.70	184.70
Check	DD	04/28/2023	Cynthia McIntyre (Board Member)		1100101 · SunTrust - operating-2700 - OLD		-184.70
				1511001 · P/R - Board of Supervisors		-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	1212	04/27/2023	FINEMARK NATIONAL BANK & TRUST		1101000 · First Horizon-Operating Account		-150,500.00
Bill	30097...	04/27/2023		6517720 · Interest Expense Note 2022		-10,500.00	10,500.00
				6517710 · Principal Retirement 2022		-140,000.00	140,000.00
TOTAL						-150,500.00	150,500.00
Check	1213	04/28/2023	CORY LAKES CDD		1101000 · First Horizon-Operating Account		-200,000.00
				1299 · Undeposited funds		-200,000.00	200,000.00
TOTAL						-200,000.00	200,000.00
Bill Pmt -Check	10096	04/06/2023	GRAU AND ASSOCIATES		1100104 · SunTrust - operating - 2321		-2,500.00

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**Cory Lakes CDD  
Check Detail  
April 2023**

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill	23837	04/05/2023			1513070 · Auditing Services	-2,500.00	2,500.00
TOTAL						-2,500.00	2,500.00
<b>Bill Pmt -Check</b>	<b>10097</b>	<b>04/06/2023</b>	<b>JOHNSON ENGINEERING, INC.</b>		<b>1100104 · SunTrust - operating - 2321</b>		<b>-150.00</b>
Bill	20160...	04/05/2023			1513080 · Profserv - Engineering Services	-150.00	150.00
TOTAL						-150.00	150.00
<b>Bill Pmt -Check</b>	<b>10098</b>	<b>04/06/2023</b>	<b>LANDSCAPE MAINTENANCE PROFESSIONA...</b>		<b>1100104 · SunTrust - operating - 2321</b>		<b>-1,547.68</b>
Bill	174938	04/05/2023			1546006 · Tree Removal	-800.00	800.00
Bill	174963	04/05/2023			1546041 · Irrigation - Maintenance	-747.68	747.68
TOTAL						-1,547.68	1,547.68
<b>Bill Pmt -Check</b>	<b>10099</b>	<b>04/06/2023</b>	<b>SOLITUDE LAKE MANAGEMENT</b>		<b>1100104 · SunTrust - operating - 2321</b>		<b>-3,922.00</b>
Bill	PSI-64...	04/05/2023			1537005 · Lake and Pond Maintenance	-3,922.00	3,922.00
TOTAL						-3,922.00	3,922.00
<b>Bill Pmt -Check</b>	<b>10100</b>	<b>04/06/2023</b>	<b>WRATHELL, HUNT &amp; ASSOCIATES, LLC.</b>		<b>1100104 · SunTrust - operating - 2321</b>		<b>-5,250.00</b>
Bill	2021-...	04/05/2023			1513020 · CDD Management - Contract	-4,583.34	4,583.34
					1513115 · Profserv -Special Assessment	-416.66	416.66
					1513125 · Dissemination Agent	-250.00	250.00
TOTAL						-5,250.00	5,250.00
<b>Bill Pmt -Check</b>	<b>10101</b>	<b>04/13/2023</b>	<b>ALLIED UNIVERSAL SECURITY SERVICES</b>		<b>1100104 · SunTrust - operating - 2321</b>		<b>-17,186.37</b>
Bill	14092...	04/12/2023			1521010 · Security Services - Contract	-6,988.80	6,988.80
Bill	14092...	04/12/2023			1521010 · Security Services - Contract	-6,457.38	6,457.38
Bill	14092...	04/12/2023			1521010 · Security Services - Contract	-3,740.19	3,740.19
TOTAL						-17,186.37	17,186.37
<b>Bill Pmt -Check</b>	<b>10102</b>	<b>04/13/2023</b>	<b>CIO TECHNOLOGIES SOLUTIONS, INC.</b>		<b>1100104 · SunTrust - operating - 2321</b>		<b>-557.27</b>
Bill	31689...	04/12/2023			1541003 · Communication- Internet, Cable	-557.27	557.27
TOTAL						-557.27	557.27
<b>Bill Pmt -Check</b>	<b>10103</b>	<b>04/13/2023</b>	<b>GATE TECH, INC</b>		<b>1100104 · SunTrust - operating - 2321</b>		<b>-1,323.06</b>
Bill	156617	04/12/2023			1546062 · Security Gate Maint&Rep -Cachet	-1,323.06	1,323.06
TOTAL						-1,323.06	1,323.06

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**Cory Lakes CDD  
Check Detail  
April 2023**

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>10104</b>	<b>04/13/2023</b>	<b>STEVE GASKINS CONTRACTING, INC.</b>		<b>1100104 · SunTrust - operating - 2321</b>		<b>-1,260.00</b>
Bill	0001461	04/12/2023		1521030 · Off-duty Policing		-1,260.00	1,260.00
TOTAL						-1,260.00	1,260.00
<b>Bill Pmt -Check</b>	<b>10105</b>	<b>04/13/2023</b>	<b>SUNCOAST POOL SERVICE</b>		<b>1100104 · SunTrust - operating - 2321</b>		<b>-2,325.00</b>
Bill	9183	04/12/2023		1541050 · Pool Maintenance -Contract		-2,325.00	2,325.00
TOTAL						-2,325.00	2,325.00
<b>Bill Pmt -Check</b>	<b>10106</b>	<b>04/13/2023</b>	<b>VERIZON</b>		<b>1100104 · SunTrust - operating - 2321</b>		<b>-226.16</b>
Bill	99307...	04/12/2023		1541003 · Communication- Internet, Cable		-226.16	226.16
TOTAL						-226.16	226.16
<b>Check</b>	<b>10107</b>	<b>04/13/2023</b>	<b>CORY LAKES CDD</b>		<b>1100104 · SunTrust - operating - 2321</b>		<b>-2,198.40</b>
				1207005 · Due to DS 2013 Ref		-2,198.40	2,198.40
TOTAL						-2,198.40	2,198.40
<b>Check</b>	<b>10108</b>	<b>04/13/2023</b>	<b>CORY LAKES CDD</b>		<b>1100104 · SunTrust - operating - 2321</b>		<b>-2,436.06</b>
				1207004 · Due to DS 2013		-2,436.06	2,436.06
TOTAL						-2,436.06	2,436.06
<b>Bill Pmt -Check</b>	<b>10109</b>	<b>04/20/2023</b>	<b>ALLIED UNIVERSAL SECURITY SERVICES</b>		<b>1100104 · SunTrust - operating - 2321</b>		<b>-17,043.32</b>
Bill	14151...	04/19/2023		1521010 · Security Services - Contract		-6,973.20	6,973.20
Bill	14151...	04/19/2023		1521010 · Security Services - Contract		-6,991.72	6,991.72
Bill	14151...	04/19/2023		1521010 · Security Services - Contract		-3,078.40	3,078.40
TOTAL						-17,043.32	17,043.32
<b>Bill Pmt -Check</b>	<b>10110</b>	<b>04/20/2023</b>	<b>BOYETTE PUMP &amp; WELL SERVICE INC</b>		<b>1100104 · SunTrust - operating - 2321</b>		<b>-5,214.22</b>
Bill	4514	04/19/2023		1537010 · Well Maintenance - Irrigation		-5,214.22	5,214.22
TOTAL						-5,214.22	5,214.22
<b>Bill Pmt -Check</b>	<b>10111</b>	<b>04/20/2023</b>	<b>CIO TECHNOLOGIES SOLUTIONS, INC.</b>		<b>1100104 · SunTrust - operating - 2321</b>		<b>-613.26</b>
Bill	31989	04/19/2023		1541003 · Communication- Internet, Cable		-613.26	613.26
TOTAL						-613.26	613.26

**Cory Lakes CDD  
Check Detail  
April 2023**

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>10112</b>	<b>04/20/2023</b>	<b>CITY OF TAMPA UTILITIES</b>		<b>1100104 · SunTrust - operating - 2321</b>		<b>-2,326.46</b>
Bill	20195...	04/19/2023		1533010 · Water, Sewer & Irrigation		-792.33	792.33
Bill	20195...	04/19/2023		1533010 · Water, Sewer & Irrigation		-26.42	26.42
Bill	20195...	04/19/2023		1533010 · Water, Sewer & Irrigation		-47.34	47.34
Bill	20195...	04/19/2023		1533010 · Water, Sewer & Irrigation		-104.40	104.40
Bill	20195...	04/19/2023		1533010 · Water, Sewer & Irrigation		-92.68	92.68
Bill	20195...	04/19/2023		1533010 · Water, Sewer & Irrigation		-157.17	157.17
Bill	20195...	04/19/2023		1533010 · Water, Sewer & Irrigation		-68.27	68.27
Bill	20195...	04/19/2023		1533010 · Water, Sewer & Irrigation		-85.70	85.70
Bill	20195...	04/19/2023		1533010 · Water, Sewer & Irrigation		-332.93	332.93
Bill	20195...	04/19/2023		1533010 · Water, Sewer & Irrigation		-8.99	8.99
Bill	20195...	04/19/2023		1533010 · Water, Sewer & Irrigation		-65.95	65.95
Bill	20195...	04/19/2023		1533010 · Water, Sewer & Irrigation		-11.48	11.48
Bill	20308...	04/19/2023		1533010 · Water, Sewer & Irrigation		-65.40	65.40
Bill	20308...	04/19/2023		1533010 · Water, Sewer & Irrigation		-77.67	77.67
Bill	20308...	04/19/2023		1533010 · Water, Sewer & Irrigation		-41.38	41.38
Bill	20308...	04/19/2023		1533010 · Water, Sewer & Irrigation		-30.92	30.92
Bill	20308...	04/19/2023		1533010 · Water, Sewer & Irrigation		-257.35	257.35
Bill	20308...	04/19/2023		1533010 · Water, Sewer & Irrigation		-60.08	60.08
TOTAL						-2,326.46	2,326.46
<b>Bill Pmt -Check</b>	<b>10113</b>	<b>04/20/2023</b>	<b>ENVERA SYSTEMS</b>		<b>1100104 · SunTrust - operating - 2321</b>		<b>-3,340.00</b>
Bill	726507	04/19/2023		1521029 · Security - Virtual Guard		-3,340.00	3,340.00
TOTAL						-3,340.00	3,340.00
<b>Bill Pmt -Check</b>	<b>10114</b>	<b>04/20/2023</b>	<b>GATE TECH, INC</b>		<b>1100104 · SunTrust - operating - 2321</b>		<b>-54.94</b>
Bill	156714	04/19/2023		1546062 · Security Gate Maint&Rep -Cachet		-54.94	54.94
TOTAL						-54.94	54.94
<b>Bill Pmt -Check</b>	<b>10115</b>	<b>04/20/2023</b>	<b>HD SUPPLY</b>		<b>1100104 · SunTrust - operating - 2321</b>		<b>-382.00</b>
Bill	92128...	04/19/2023		1541091 · Outside Facilities Maintenance		-382.00	382.00
TOTAL						-382.00	382.00
<b>Bill Pmt -Check</b>	<b>10116</b>	<b>04/20/2023</b>	<b>JOHNSON ENGINEERING, INC.</b>		<b>1100104 · SunTrust - operating - 2321</b>		<b>-2,040.00</b>
Bill	20160...	04/19/2023		1513080 · Profserv - Engineering Services		-2,040.00	2,040.00
TOTAL						-2,040.00	2,040.00
<b>Bill Pmt -Check</b>	<b>10117</b>	<b>04/20/2023</b>	<b>LANDSCAPE MAINTENANCE PROFESSIONA...</b>		<b>1100104 · SunTrust - operating - 2321</b>		<b>-2,000.00</b>
Bill	175146	04/19/2023		1546005 · Annuals & Seasonal Plant Instal		-2,000.00	2,000.00
TOTAL						-2,000.00	2,000.00



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Cory Lakes CDD  
Check Detail  
April 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	10118	04/20/2023	STAR ENVIRONMENTAL, INC		1100104 · SunTrust - operating - 2321		-170.00
Bill	69227	04/19/2023			1534020 · Sewer Lift Stations	-85.00	85.00
Bill	69258	04/19/2023			1534020 · Sewer Lift Stations	-85.00	85.00
TOTAL						-170.00	170.00

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

**GENERAL**  
**LEDGER**

**Cory Lakes CDD  
General Ledger  
As of April 30, 2023**

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
<b>001 - Chase Bank Construction</b>								0.00
Total 001 - Chase Bank Construction								0.00
<b>1100101 - SunTrust - operating-2700 - OLD</b>								84,581.61
Check	04/14/2023	DD	Angela Delgatto	P/R W/E 04/07/23	-SPLIT-		281.50	84,300.11
Check	04/14/2023	DD	Yomna Kashian	P/R W/E 04/07/23	-SPLIT-		345.43	83,954.68
Check	04/14/2023	DD	AMANDA GE SHEWE	P/R W/E 04/07/23	-SPLIT-		1,675.22	82,279.46
Check	04/14/2023	DD	JOHN DAVID HALL	P/R W/E 04/07/23	-SPLIT-		2,084.46	80,195.00
Check	04/14/2023	DD	TOMMY E PERKINS	P/R W/E 04/07/23	-SPLIT-		46.81	80,148.19
General Journal	04/14/2023	7649		P/R W/E 04/07/23	-SPLIT-	4,433.42		84,581.61
General Journal	04/14/2023	7649		P/R W/E 04/07/23	1100101 - SunTrust - operating-2700 - ...		4,433.42	80,148.19
General Journal	04/14/2023	7649		P/R W/E TAXES 04/07/23	1100101 - SunTrust - operating-2700 - ...		1,134.05	79,014.14
Check	04/28/2023	DD	Shannon Camilien	P/R W/E 04/21/23	-SPLIT-		275.17	78,738.97
Check	04/28/2023	DD	Angela Delgatto	P/R W/E 04/21/23	-SPLIT-		82.22	78,656.75
Check	04/28/2023	DD	Yomna Kashian	P/R W/E 04/21/23	-SPLIT-		327.58	78,329.17
Check	04/28/2023	DD	Alexander Romero-Jones	P/R W/E 04/21/23	-SPLIT-		172.11	78,157.06
Check	04/28/2023	DD	AMANDA GE SHEWE	P/R W/E 04/21/23	-SPLIT-		1,675.23	76,481.83
Check	04/28/2023	DD	JOHN DAVID HALL	P/R W/E 04/21/23	-SPLIT-		2,084.47	74,397.36
Check	04/28/2023	DD	TOMMY E PERKINS	P/R W/E 04/21/23	-SPLIT-		93.60	74,303.76
General Journal	04/28/2023	7698		P/R W/E 04/21/23	-SPLIT-	4,710.38		79,014.14
General Journal	04/28/2023	7698		P/R W/E 04/21/23	1100101 - SunTrust - operating-2700 - ...		4,710.38	74,303.76
General Journal	04/28/2023	7698		P/R W/E TAXES 04/21/23	1100101 - SunTrust - operating-2700 - ...		1,179.96	73,123.80
General Journal	04/28/2023	7699		BOARD MEETING - 04/20/23	-SPLIT-	923.50		74,047.30
General Journal	04/28/2023	7699		BOARD MEETING - 04/20/23	1100101 - SunTrust - operating-2700 - ...		923.50	73,123.80
General Journal	04/28/2023	7699		BOARD MEETING - 04/20/23	1100101 - SunTrust - operating-2700 - ...		153.00	72,970.80
Check	04/28/2023	DD	Ronald Acoff (Board Member)	BOARD MEETING - 04/20/23	1511001 - P/R - Board of Supervisors		184.70	72,786.10
Check	04/28/2023	DD	Rene Fontcha (Board Member)	BOARD MEETING - 04/20/23	1511001 - P/R - Board of Supervisors		184.70	72,601.40
Check	04/28/2023	DD	Jorge Castillo (Board Member)	BOARD MEETING - 04/20/23	1511001 - P/R - Board of Supervisors		184.70	72,416.70
Check	04/28/2023	DD	Ann Belyea (Board Member)	BOARD MEETING - 04/20/23	1511001 - P/R - Board of Supervisors		184.70	72,232.00
Check	04/28/2023	DD	Cynthia McIntyre (Board Member)	BOARD MEETING - 04/20/23	1511001 - P/R - Board of Supervisors		184.70	72,047.30
Total 1100101 - SunTrust - operating-2700 - OLD						10,067.30	22,601.61	72,047.30
<b>1100102 - SunTrust - Debit card acct</b>								1,813.18
General Journal	04/13/2023	7653		DEBIT CARD TRANSFER	-SPLIT-	5,000.00		6,813.18
Total 1100102 - SunTrust - Debit card acct						5,000.00	0.00	6,813.18
<b>1100104 - SunTrust - operating - 2321</b>								120,801.17
General Journal	04/06/2023	7634		A/P 04/05/2023	1202002 - AP	13,938.07		134,739.24
General Journal	04/06/2023	7634		A/P 04/05/2023	1202002 - AP		13,938.07	120,801.17
Bill Pmt -Check	04/06/2023	CBI	FEDEX	8-088-77196	1202000 - Accounts Payable		10.45	120,790.72
Bill Pmt -Check	04/06/2023	CBI	FRONTIER COMMUNICATIONS	813-982-0545 04/02/23 - 05/01/23	1202000 - Accounts Payable		175.98	120,614.74
Bill Pmt -Check	04/06/2023	CBI	FRONTIER COMMUNICATIONS	813-982-0548 04/02/2023-05/01/2023	1202000 - Accounts Payable		255.98	120,358.76
Bill Pmt -Check	04/06/2023	CBI	FRONTIER COMMUNICATIONS	813-982-0696 04/02/2023-05/01/2023	1202000 - Accounts Payable		125.98	120,232.78
Bill Pmt -Check	04/06/2023	10096	GRAU AND ASSOCIATES	AUDIT FYE 09/30/2022	1202000 - Accounts Payable		2,500.00	117,732.78
Bill Pmt -Check	04/06/2023	10097	JOHNSON ENGINEERING, INC.	ENG. SVCS THROUGH 01/082023	1202000 - Accounts Payable		150.00	117,582.78
Bill Pmt -Check	04/06/2023	10098	LANDSCAPE MAINTENANCE PROF...		1202000 - Accounts Payable		1,547.68	116,035.10
Bill Pmt -Check	04/06/2023	10099	SOLITUDE LAKE MANAGEMENT	04/23 AQUATIC WEED CONTROL	1202000 - Accounts Payable		3,922.00	112,113.10
Bill Pmt -Check	04/06/2023	10100	WRATHHELL, HUNT & ASSOCIATES...	04/23 MGMT FEE	1202000 - Accounts Payable		5,250.00	106,863.10
General Journal	04/13/2023	7651		A/P 04/12/2023	1202002 - AP	51,922.67		158,785.77
General Journal	04/13/2023	7651		A/P 04/12/2023	1202002 - AP		51,922.67	106,863.10
Bill Pmt -Check	04/13/2023	CBI	TAMPA ELECTRIC	311000020199 02/10/23-03/10/23	1202000 - Accounts Payable		28,029.09	78,834.01
Bill Pmt -Check	04/13/2023	CBI	FRONTIER COMMUNICATIONS	813-982-0547 04/02/2023-05/01/2023	1202000 - Accounts Payable		175.98	78,658.03
Bill Pmt -Check	04/13/2023	CBI	NAVITAS CREDIT CORP.	LEASE PAYMENT ON CONTRACT #40934119	1202000 - Accounts Payable		839.74	77,818.29
Bill Pmt -Check	04/13/2023	10101	ALLIED UNIVERSAL SECURITY SE...		1202000 - Accounts Payable		17,186.37	60,631.92
Bill Pmt -Check	04/13/2023	10102	CIO TECHNOLOGIES SOLUTIONS, ...	02/23 FIREWALL, MANAGED WIRELESS AC...	1202000 - Accounts Payable		557.27	60,074.65
Bill Pmt -Check	04/13/2023	10103	GATE TECH, INC	REPAIR GATE, REPLACE GATE END WITH ...	1202000 - Accounts Payable		1,323.06	58,751.59
Bill Pmt -Check	04/13/2023	10104	STEVE GASKINS CONTRACTING, L...	03/23 PATROLLING	1202000 - Accounts Payable		1,260.00	57,491.59
Bill Pmt -Check	04/13/2023	10105	SUNCOAST POOL SERVICE	04/23-SWIMMING POOL SERVICE INCLUDIN...	1202000 - Accounts Payable		2,325.00	55,166.59
Bill Pmt -Check	04/13/2023	10106	VERIZON	842085579-00001 02/23/23-03/22/23	1202000 - Accounts Payable		226.16	54,940.43
Check	04/13/2023	10107	CORY LAKES CDD	REV #207396001 SERIES 2013 REFUNDING ...	1207005 - Due to DS 2013 Ref		2,198.40	52,742.03
Check	04/13/2023	10108	CORY LAKES CDD	REV #203422002 SERIES 2013 US BANK	1207004 - Due to DS 2013		2,436.06	50,305.97
General Journal	04/13/2023	7652		TAX TRANSFER	-SPLIT-	2,436.06		52,742.03
General Journal	04/13/2023	7652		TAX TRANSFER	1100104 - SunTrust - operating - 2321		2,436.06	50,305.97
General Journal	04/13/2023	7652		TAX TRANSFER	1100104 - SunTrust - operating - 2321		2,198.40	52,504.37

**Cory Lakes CDD  
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Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
General Journal	04/13/2023	7652		TAX TRANSFER	1100104 · SunTrust - operating - 2321		2,198.40	50,305.97
General Journal	04/13/2023	7653		DEBIT CARD TRANSFER	1100102 · SunTrust - Debit card acct		5,000.00	45,305.97
General Journal	04/14/2023	7679		ON-SITE DEPOSIT	-SPLIT-	1,580.00		46,885.97
Check	04/17/2023	CBP	SUNTRUST BANK	CBP CONFIRMATION #234HB5711ND14148	1100103 · Suntrust - Credit Card		1,888.29	44,997.68
General Journal	04/17/2023	7680		A/P - 04/17/2023	-SPLIT-	1,888.29		46,885.97
General Journal	04/17/2023	7680		A/P - 04/17/2023	1100104 · SunTrust - operating - 2321		1,888.29	44,997.68
General Journal	04/20/2023	7694		A/P 04/19/2023	1202002 · AP	34,547.10		79,544.78
General Journal	04/20/2023	7694		A/P 04/19/2023	1202002 · AP		34,547.10	44,997.68
Bill Pmt -Check	04/20/2023	CBI	FEDEX	8-103-21408	1202000 · Accounts Payable		10.45	44,987.23
Bill Pmt -Check	04/20/2023	CBI	SPARK ENERGY	10441 CORY LAKE DR 02/10/2023-03/10/2023	1202000 · Accounts Payable		10.38	44,976.85
Bill Pmt -Check	04/20/2023	CBI	TAMPA ELECTRIC		1202000 · Accounts Payable		1,342.07	43,634.78
Bill Pmt -Check	04/20/2023	10109	ALLIED UNIVERSAL SECURITY SE...		1202000 · Accounts Payable		17,043.32	26,591.46
Bill Pmt -Check	04/20/2023	10110	BOYETTE PUMP & WELL SERVICE...	MORRIS BRIDGE + CORY LAKES	1202000 · Accounts Payable		5,214.22	21,377.24
Bill Pmt -Check	04/20/2023	10111	CIO TECHNOLOGIES SOLUTIONS, ...	SETUP FIBER CONNECTIONS	1202000 · Accounts Payable		613.26	20,763.98
Bill Pmt -Check	04/20/2023	10112	CITY OF TAMPA UTILITIES		1202000 · Accounts Payable		2,326.46	18,437.52
Bill Pmt -Check	04/20/2023	10113	ENVERA SYSTEMS	KIOSK SYSTEM, GUARD MONITORING - 05/...	1202000 · Accounts Payable		3,340.00	15,097.52
Bill Pmt -Check	04/20/2023	10114	GATE TECH, INC	03/23 MONTHLY DOORKING CELLULAR SY...	1202000 · Accounts Payable		54.94	15,042.58
Bill Pmt -Check	04/20/2023	10115	HD SUPPLY	TRASH BAG	1202000 · Accounts Payable		382.00	14,660.58
Bill Pmt -Check	04/20/2023	10116	JOHNSON ENGINEERING, INC.	ENG. SVCS THROUGH 04/09/2023	1202000 · Accounts Payable		2,040.00	12,620.58
Bill Pmt -Check	04/20/2023	10117	LANDSCAPE MAINTENANCE PROF...	SPRING ANNUAL ROTATION - SUNPATIENS	1202000 · Accounts Payable		2,000.00	10,620.58
Bill Pmt -Check	04/20/2023	10118	STAR ENVIRONMENTAL, INC		1202000 · Accounts Payable		170.00	10,450.58
Check	04/25/2023	CBP	SUNTRUST BANK	CBP CONFIRMATION #234PC1938CT50239	1100103 · Suntrust - Credit Card		1,014.37	9,436.21
General Journal	04/25/2023	7696		A/P - 04/25/2023	-SPLIT-	1,014.37		10,450.58
General Journal	04/25/2023	7696		A/P - 04/25/2023	1100104 · SunTrust - operating - 2321		1,014.37	9,436.21
Total 1100104 · SunTrust - operating - 2321						109,524.96	220,889.92	9,436.21
<b>1101000 · First Horizon-Operating Account</b>								9,721.75
<b>1101001 · JSAPP - funding</b>								0.00
Total 1101001 · JSAPP - funding								0.00
<b>1101000 · First Horizon-Operating Account - Other</b>								9,721.75
Bill Pmt -Check	04/27/2023	1212	FINEMARK NATIONAL BANK & TRU...	ACCOUNT #00000300977-00001 05/01 PAYM...	1202000 · Accounts Payable		150,500.00	-140,778.25
General Journal	04/27/2023	7701		WIRE TRANSFER	-SPLIT-	350,000.00		209,221.75
General Journal	04/27/2023	7701		A/P 04/27/2023	1101000 · First Horizon-Operating Acc...	150,500.00		359,721.75
General Journal	04/27/2023	7701		A/P 04/27/2023	1101000 · First Horizon-Operating Acc...		150,500.00	209,221.75
Check	04/28/2023	1213	CORY LAKES CDD	SUNTRUST ACCT. 1100020452321	1299 · Undeposited funds		200,000.00	9,221.75
General Journal	04/28/2023	7703		MANUAL CHECK	-SPLIT-	200,000.00		209,221.75
General Journal	04/28/2023	7703		MANUAL CHECK	1101000 · First Horizon-Operating Acc...		200,000.00	9,221.75
Total 1101000 · First Horizon-Operating Account - Other						700,500.00	701,000.00	9,221.75
Total 1101000 · First Horizon-Operating Account						700,500.00	701,000.00	9,221.75
<b>1101002 · Debit card account</b>								2,856.05
Total 1101002 · Debit card account								2,856.05
<b>1101005 · First Horizon - MMK Account</b>								1,682,245.33
General Journal	04/05/2023	7635		TAX COLLECTION	-SPLIT-	59,416.19		1,741,661.52
General Journal	04/11/2023	7702		TAX COLLECTION	-SPLIT-	98.87		1,741,760.39
General Journal	04/27/2023	7701		WIRE TRANSFER	1101000 · First Horizon-Operating Acc...		350,000.00	1,391,760.39
Total 1101005 · First Horizon - MMK Account						59,515.06	350,000.00	1,391,760.39
<b>1101006 · First Horizon 1015</b>								0.00
Total 1101006 · First Horizon 1015								0.00
<b>1101007 · First Horizon 2401</b>								0.00
Total 1101007 · First Horizon 2401								0.00
<b>151.000 · Investments</b>								0.00
Total 151.000 · Investments								0.00
<b>2151000 · 1996 Revenue Trust Fund 201</b>								0.00
Total 2151000 · 1996 Revenue Trust Fund 201								0.00

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Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
<b>2151002 - 1996 Sinking Fund</b>								0.00
Total 2151002 - 1996 Sinking Fund								0.00
<b>2151003 - 1996 Prepayment Trust</b>								0.00
Total 2151003 - 1996 Prepayment Trust								0.00
<b>2151004 - 1996 Reserve Trust Fund 201</b>								0.00
Total 2151004 - 1996 Reserve Trust Fund 201								0.00
<b>2151005 - 1996 Interest Account</b>								0.00
Total 2151005 - 1996 Interest Account								0.00
<b>2151008 - 1996 Principal-Redemption Trust</b>								0.00
Total 2151008 - 1996 Principal-Redemption Trust								0.00
<b>2151010 - 1996B Revenue Trust Fund</b>								0.00
Total 2151010 - 1996B Revenue Trust Fund								0.00
<b>3151000 - 2013 Revenue Trust</b>								154,612.45
General Journal	04/03/2023	7650		03/23 INTEREST INCOME 2013 REVENUE	4151000 - 2013 A1 Revenue Trust Fund	536.73		155,149.18
General Journal	04/03/2023	7650		TRANSFER FROM 2013 RESERVE	4151000 - 2013 A1 Revenue Trust Fund	165.25		155,314.43
General Journal	04/03/2023	7650		TRANSFER FROM 2013 PREPAYMENT	4151000 - 2013 A1 Revenue Trust Fund	19.19		155,333.62
General Journal	04/13/2023	7652		TAX TRANSFER	1100104 - SunTrust - operating - 2321	2,436.06		157,769.68
Total 3151000 - 2013 Revenue Trust						3,157.23	0.00	157,769.68
<b>3151001 - 2013 Sinking Trust</b>								0.00
Total 3151001 - 2013 Sinking Trust								0.00
<b>3151002 - 2013 Interest Trust</b>								0.00
Total 3151002 - 2013 Interest Trust								0.00
<b>3151003 - 2013 Prepayment Trust</b>								9,746.87
General Journal	04/03/2023	7650		TRANSFER TO 2013 PREPAYMENT	4151000 - 2013 A1 Revenue Trust Fund	19.19		9,766.06
General Journal	04/03/2023	7650		TRANSFER TO 2013 REVENUE	4151000 - 2013 A1 Revenue Trust Fund		19.19	9,746.87
Total 3151003 - 2013 Prepayment Trust						19.19	19.19	9,746.87
<b>3151004 - 2013 Reserve Trust</b>								42,556.25
General Journal	04/03/2023	7650		03/23 INTEREST INCOME 2013 RESERVE	4151000 - 2013 A1 Revenue Trust Fund	165.25		42,721.50
General Journal	04/03/2023	7650		TRANSFER TO 2013 REVENUE	4151000 - 2013 A1 Revenue Trust Fund		165.25	42,556.25
Total 3151004 - 2013 Reserve Trust						165.25	165.25	42,556.25
<b>4151000 - 2013 A1 Revenue Trust Fund</b>								272,960.90
General Journal	04/03/2023	7650		03/23 INTEREST INCOME 2013 REVENUE	-SPLIT-	954.88		273,915.78
General Journal	04/03/2023	7650		TRANSFER FROM 2013 PREPAYMENT	4151000 - 2013 A1 Revenue Trust Fund	3.78		273,919.56
General Journal	04/13/2023	7652		TAX TRANSFER	1100104 - SunTrust - operating - 2321	2,198.40		276,117.96
Total 4151000 - 2013 A1 Revenue Trust Fund						3,157.06	0.00	276,117.96
<b>4151001 - 2013 A1 Sinking Trust Fund</b>								0.00
Total 4151001 - 2013 A1 Sinking Trust Fund								0.00
<b>4151002 - 2013 A1 Interest Trust</b>								0.00
Total 4151002 - 2013 A1 Interest Trust								0.00
<b>4151003 - 2013 A1 Prepayment Trust</b>								1,072.60
General Journal	04/03/2023	7650		03/23 INTEREST INCOME 2013 PREPAYMENT	4151000 - 2013 A1 Revenue Trust Fund	3.78		1,076.38
General Journal	04/03/2023	7650		TRANSFER TO 2013 REVENUE	4151000 - 2013 A1 Revenue Trust Fund		3.78	1,072.60
General Journal	04/03/2023	7650		TRANSFER FROM 2013 RESERVE	4151000 - 2013 A1 Revenue Trust Fund	11.11		1,083.71
Total 4151003 - 2013 A1 Prepayment Trust						14.89	3.78	1,083.71

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Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
<b>4151004 · 2013 A1 Reserve Trust Fund</b>								3,150.37
General Journal	04/03/2023	7650		03/23 INTEREST INCOME 2013 RESERVE	4151000 · 2013 A1 Revenue Trust Fund	11.11		3,161.48
General Journal	04/03/2023	7650		TRANSFER TO 2013 PREPAYMENT	4151000 · 2013 A1 Revenue Trust Fund		11.11	3,150.37
Total 4151004 · 2013 A1 Reserve Trust Fund						11.11	11.11	3,150.37
<b>5151000 · Revenue Trust Fund -Future Use</b>								0.00
Total 5151000 · Revenue Trust Fund -Future Use								0.00
<b>5151001 · Interest Trust Fund</b>								0.00
Total 5151001 · Interest Trust Fund								0.00
<b>5151004 · Reserve Trust Fund</b>								0.00
Total 5151004 · Reserve Trust Fund								0.00
<b>5151005 · Capital Interest Fund</b>								0.00
Total 5151005 · Capital Interest Fund								0.00
<b>5151006 · Cost of Issuance</b>								0.00
Total 5151006 · Cost of Issuance								0.00
<b>5151500 · 2017 Note Revenue Fund</b>								18,564.06
Total 5151500 · 2017 Note Revenue Fund								18,564.06
<b>5151504 · 2017 Note Reserve Fund</b>								10,001.42
Total 5151504 · 2017 Note Reserve Fund								10,001.42
<b>6151000 · Revenue Trust Fund 205</b>								0.00
Total 6151000 · Revenue Trust Fund 205								0.00
<b>6151001 · Interest Trust Fund 205</b>								0.00
Total 6151001 · Interest Trust Fund 205								0.00
<b>6151004 · Reserve Trust Fund 205</b>								0.00
Total 6151004 · Reserve Trust Fund 205								0.00
<b>6151005 · Capital Interest Fund 205</b>								0.00
Total 6151005 · Capital Interest Fund 205								0.00
<b>6151006 · Cost of Issuance 205</b>								0.00
Total 6151006 · Cost of Issuance 205								0.00
<b>7151000 · Revenue Trust Fund 206</b>								0.00
Total 7151000 · Revenue Trust Fund 206								0.00
<b>7151001 · Interest Trust Fund 206</b>								0.00
Total 7151001 · Interest Trust Fund 206								0.00
<b>7151004 · Reserve Trust Fund 206</b>								0.00
Total 7151004 · Reserve Trust Fund 206								0.00
<b>7151005 · Capital Interest Fund 206</b>								0.00
Total 7151005 · Capital Interest Fund 206								0.00
<b>7151006 · Cost of Issuance 206</b>								0.00
Total 7151006 · Cost of Issuance 206								0.00
<b>8103000 · Escrow Fund at S&amp;R</b>								0.00
Total 8103000 · Escrow Fund at S&R								0.00
<b>8151900 · Const. Trust Fund 301</b>								0.02
Total 8151900 · Const. Trust Fund 301								0.02
<b>9151900 · Construction Fund FY2015</b>								0.02
Total 9151900 · Construction Fund FY2015								0.02
<b>1115000 · Accounts Receivable</b>								0.00
Total 1115000 · Accounts Receivable								0.00

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Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
<b>1121000 - Assessments Receivable</b>								0.00
Total 1121000 - Assessments Receivable								0.00
<b>1122000 - Allowance for Uncollected Assmt</b>								0.00
Total 1122000 - Allowance for Uncollected Assmt								0.00
<b>2115000 - DS 1996 Accounts Receivable</b>								0.00
Total 2115000 - DS 1996 Accounts Receivable								0.00
<b>3115000 - DS2013 Accounts Receivable</b>								0.00
Total 3115000 - DS2013 Accounts Receivable								0.00
<b>4115000 - 2013 A1 Accounts Receivable</b>								0.00
Total 4115000 - 2013 A1 Accounts Receivable								0.00
<b>5115000 - Accounts Receivable 204</b>								0.00
Total 5115000 - Accounts Receivable 204								0.00
<b>5121000 - Assessments Receivable 204</b>								0.00
Total 5121000 - Assessments Receivable 204								0.00
<b>5122000 - Allowance for Uncolle 204</b>								0.00
Total 5122000 - Allowance for Uncolle 204								0.00
<b>6115000 - Accounts Receivable 205</b>								0.00
Total 6115000 - Accounts Receivable 205								0.00
<b>6121000 - Assessments Receivable 205</b>								0.00
Total 6121000 - Assessments Receivable 205								0.00
<b>6122000 - Allowance for Uncolle 205</b>								0.00
Total 6122000 - Allowance for Uncolle 205								0.00
<b>7115000 - Accounts Receivable 206</b>								0.00
Total 7115000 - Accounts Receivable 206								0.00
<b>7121000 - Assessments Receivable 206</b>								0.00
Total 7121000 - Assessments Receivable 206								0.00
<b>7122000 - Allowance for Uncolle 206</b>								0.00
Total 7122000 - Allowance for Uncolle 206								0.00
<b>8115000 - CIP Accounts Receivable</b>								0.00
Total 8115000 - CIP Accounts Receivable								0.00
<b>999999 - Invoice purpose</b>								0.00
Total 999999 - Invoice purpose								0.00
<b>111501 - Due from other</b>								3,845.51
Total 111501 - Due from other								3,845.51
<b>111502 - Due from other governments</b>								0.00
Total 111502 - Due from other governments								0.00
<b>1131002 - Due To/From 001/201</b>								0.00
<b>1131014 - 2014 DS Assessment/Excess Fees</b>								0.00
Total 1131014 - 2014 DS Assessment/Excess Fees								0.00
<b>1131002 - Due To/From 001/201 - Other</b>								0.00
Total 1131002 - Due To/From 001/201 - Other								0.00
Total 1131002 - Due To/From 001/201								0.00
<b>1131003 - Due from Capital Projects Fund</b>								0.00
Total 1131003 - Due from Capital Projects Fund								0.00
<b>1131004 - Due from CP2015</b>								0.00
Total 1131004 - Due from CP2015								0.00

11:19 AM

05/03/23

Accrual Basis

Cory Lakes CDD  
General Ledger  
As of April 30, 2023

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
<b>1131051 · Due From CPF 2019 to GF 001</b>								0.00
Total 1131051 · Due From CPF 2019 to GF 001								0.00
<b>115.000 · Assessment receivable</b>								0.00
Total 115.000 · Assessment receivable								0.00
<b>1155000 · Prepaid Items</b>								28,800.07
General Journal	04/01/2023	7627		LMP Inv #174604	1546001 · Landscaping		28,800.07	0.00
Total 1155000 · Prepaid Items						0.00	28,800.07	0.00
<b>1156500 · Utility Deposits</b>								23,154.38
Total 1156500 · Utility Deposits								23,154.38
<b>1156501 · Retainer</b>								5,000.00
Total 1156501 · Retainer								5,000.00
<b>1158501 · Letter of Credit -Wells Fargo</b>								0.00
Total 1158501 · Letter of Credit -Wells Fargo								0.00
<b>12100 · Inventory Asset</b>								0.00
Total 12100 · Inventory Asset								0.00
<b>1299 · Undeposited funds</b>								0.00
Check	04/28/2023	1213	CORY LAKES CDD	SUNTRUST ACCT. 1100020452321	1101000 · First Horizon-Operating Acc...	200,000.00		200,000.00
Total 1299 · Undeposited funds						200,000.00	0.00	200,000.00
<b>131.001 · Due from General fund</b>								0.00
Total 131.001 · Due from General fund								0.00
<b>131.002 · Due from Truist</b>								0.00
Total 131.002 · Due from Truist								0.00
<b>2131001 · Due From GF 001 to DS1996</b>								0.00
Total 2131001 · Due From GF 001 to DS1996								0.00
<b>3131001 · Due from GF to DS2013</b>								0.00
General Journal	04/05/2023	7635		TAX COLLECTION	1101005 · First Horizon - MMK Account	2,436.06		2,436.06
General Journal	04/11/2023	7702		TAX COLLECTION	1101005 · First Horizon - MMK Account	4.05		2,440.11
General Journal	04/13/2023	7652		TAX TRANSFER	1100104 · SunTrust - operating - 2321		2,436.06	4.05
Total 3131001 · Due from GF to DS2013						2,440.11	2,436.06	4.05
<b>4131001 · Due From GF 001 to DS2013</b>								-0.01
General Journal	04/05/2023	7635		TAX COLLECTION	1101005 · First Horizon - MMK Account	2,198.40		2,198.39
General Journal	04/11/2023	7702		TAX COLLECTION	1101005 · First Horizon - MMK Account	3.66		2,202.05
General Journal	04/13/2023	7652		TAX TRANSFER	1100104 · SunTrust - operating - 2321		2,198.40	3.65
Total 4131001 · Due From GF 001 to DS2013						2,202.06	2,198.40	3.65
<b>5131001 · Due From GF 001</b>								0.00
Total 5131001 · Due From GF 001								0.00
<b>6131001 · Due From GF 001 (205)</b>								0.00
Total 6131001 · Due From GF 001 (205)								0.00
<b>7131001 · Due From GF 001 (206)</b>								0.00
Total 7131001 · Due From GF 001 (206)								0.00
<b>7131007 · Due From GF To CPF 19</b>								0.00
Total 7131007 · Due From GF To CPF 19								0.00
<b>8131051 · Due From GF 001 (301)</b>								0.00
Total 8131051 · Due From GF 001 (301)								0.00
<b>9131051 · Due From GF to CP2015</b>								0.00
Total 9131051 · Due From GF to CP2015								0.00



**Cory Lakes CDD  
General Ledger  
As of April 30, 2023**

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
<b>1202000 - Accounts Payable</b>								-30,020.75
Bill	04/05/2023	8-088-...	FEDEX	8-088-77196	1513050 · Postage		10.45	-30,031.20
Bill	04/05/2023	813-98...	FRONTIER COMMUNICATIONS	813-982-0545 04/02/23 - 05/01/23	1541003 · Communication- Internet, Ca...		175.98	-30,207.18
Bill	04/05/2023	813-98...	FRONTIER COMMUNICATIONS	813-982-0548 04/02/2023-05/01/2023	1541003 · Communication- Internet, Ca...		255.98	-30,463.16
Bill	04/05/2023	813-98...	FRONTIER COMMUNICATIONS	813-982-0696 04/02/2023-05/01/2023	1541003 · Communication- Internet, Ca...		125.98	-30,589.14
Bill	04/05/2023	23837	GRAU AND ASSOCIATES	AUDIT FYE 09/30/2022	1513070 · Auditing Services	2,500.00		-33,089.14
Bill	04/05/2023	20160...	JOHNSON ENGINEERING, INC.	ENG. SVCS THROUGH 01/082023	1513080 · Profserv - Engineering Servi...	150.00		-33,239.14
Bill	04/05/2023	174938	LANDSCAPE MAINTENANCE PROF...	PALM REMOVAL WITH STUMP GRIND	1546006 · Tree Removal	800.00		-34,039.14
Bill	04/05/2023	174963	LANDSCAPE MAINTENANCE PROF...	IRRIGATION REPAIR	1546041 · Irrigation - Maintenance	747.68		-34,786.82
Bill	04/05/2023	PSI-64...	SOLITUDE LAKE MANAGEMENT	04/23 AQUATIC WEED CONTROL	1537005 · Lake and Pond Maintenance	3,922.00		-38,708.82
Bill	04/05/2023	2021-2...	WRATHHELL, HUNT & ASSOCIATES...	04/23 MGMT FEE	-SPLIT-		5,250.00	-43,958.82
Bill Pmt -Check	04/06/2023	CBI	FEDEX	8-088-77196	1100104 · SunTrust - operating - 2321	10.45		-43,948.37
Bill Pmt -Check	04/06/2023	CBI	FRONTIER COMMUNICATIONS	813-982-0545 04/02/23 - 05/01/23	1100104 · SunTrust - operating - 2321	175.98		-43,772.39
Bill Pmt -Check	04/06/2023	CBI	FRONTIER COMMUNICATIONS	813-982-0548 04/02/2023-05/01/2023	1100104 · SunTrust - operating - 2321	255.98		-43,516.41
Bill Pmt -Check	04/06/2023	CBI	FRONTIER COMMUNICATIONS	813-982-0696 04/02/2023-05/01/2023	1100104 · SunTrust - operating - 2321	125.98		-43,642.39
Bill Pmt -Check	04/06/2023	10096	GRAU AND ASSOCIATES	AUDIT FYE 09/30/2022	1100104 · SunTrust - operating - 2321	2,500.00		-40,890.43
Bill Pmt -Check	04/06/2023	10097	JOHNSON ENGINEERING, INC.	ENG. SVCS THROUGH 01/082023	1100104 · SunTrust - operating - 2321	150.00		-40,740.43
Bill Pmt -Check	04/06/2023	10098	LANDSCAPE MAINTENANCE PROF...		1100104 · SunTrust - operating - 2321	1,547.68		-39,192.75
Bill Pmt -Check	04/06/2023	10099	SOLITUDE LAKE MANAGEMENT	04/23 AQUATIC WEED CONTROL	1100104 · SunTrust - operating - 2321	3,922.00		-35,270.75
Bill Pmt -Check	04/06/2023	10100	WRATHHELL, HUNT & ASSOCIATES...	04/23 MGMT FEE	1100104 · SunTrust - operating - 2321	5,250.00		-30,020.75
Bill	04/12/2023	14092...	ALLIED UNIVERSAL SECURITY SE...	03/17/2023-03/30/2023 SECURITY SVCS	1521010 · Security Services - Contract		6,988.80	-37,009.55
Bill	04/12/2023	14092...	ALLIED UNIVERSAL SECURITY SE...	03/17/2023-03/30/2023 SECURITY SVCS	1521010 · Security Services - Contract		6,457.38	-43,466.93
Bill	04/12/2023	14092...	ALLIED UNIVERSAL SECURITY SE...	03/17/2023-03/30/2023 SECURITY SVCS	1521010 · Security Services - Contract		3,740.19	-47,207.12
Bill	04/12/2023	31689...	CIO TECHNOLOGIES SOLUTIONS, ...	02/23 FIREWALL, MANAGED WIRELESS AC...	1541003 · Communication- Internet, Ca...		557.27	-47,764.39
Bill	04/12/2023	813-98...	FRONTIER COMMUNICATIONS	813-982-0547 04/02/2023-05/01/2023	1541003 · Communication- Internet, Ca...		175.98	-47,940.37
Bill	04/12/2023	156617	GATE TECH, INC	REPAIR GATE, REPLACE GATE END WITH ...	1546062 · Security Gate Maint&Rep -C...	1,323.06		-49,263.43
Bill	04/12/2023	40934...	NAVITAS CREDIT CORP.	LEASE PAYMENT ON CONTRACT #40934119	1546099 · Rentals and Leases	839.74		-50,103.17
Bill	04/12/2023	0001461	STEVE GASKINS CONTRACTING, I...	03/23 PATROLLING	1521030 · Off-duty Policing	1,260.00		-51,363.17
Bill	04/12/2023	9183	SUNCOAST POOL SERVICE	04/23-SWIMMING POOL SERVICE INCLUDIN...	1541050 · Pool Maintenance -Contract	2,325.00		-53,688.17
Bill	04/12/2023	99307...	VERIZON	842085579-00001 02/23/23-03/22/23	1541003 · Communication- Internet, Ca...	226.16		-53,914.33
Bill	04/12/2023	31100...	TAMPA ELECTRIC	311000020199 02/10/23-03/10/23	-SPLIT-		28,029.09	-81,943.42
Bill Pmt -Check	04/13/2023	CBI	TAMPA ELECTRIC	311000020199 02/10/23-03/10/23	1100104 · SunTrust - operating - 2321	28,029.09		-53,914.33
Bill Pmt -Check	04/13/2023	CBI	FRONTIER COMMUNICATIONS	813-982-0547 04/02/2023-05/01/2023	1100104 · SunTrust - operating - 2321	175.98		-53,738.35
Bill Pmt -Check	04/13/2023	CBI	NAVITAS CREDIT CORP.	LEASE PAYMENT ON CONTRACT #40934119	1100104 · SunTrust - operating - 2321	839.74		-52,898.61
Bill Pmt -Check	04/13/2023	10101	ALLIED UNIVERSAL SECURITY SE...		1100104 · SunTrust - operating - 2321	17,186.37		-35,712.24
Bill Pmt -Check	04/13/2023	10102	CIO TECHNOLOGIES SOLUTIONS, ...	02/23 FIREWALL, MANAGED WIRELESS AC...	1100104 · SunTrust - operating - 2321	557.27		-35,154.97
Bill Pmt -Check	04/13/2023	10103	GATE TECH, INC	REPAIR GATE, REPLACE GATE END WITH ...	1100104 · SunTrust - operating - 2321	1,323.06		-33,831.91
Bill Pmt -Check	04/13/2023	10104	STEVE GASKINS CONTRACTING, I...	03/23 PATROLLING	1100104 · SunTrust - operating - 2321	1,260.00		-32,571.91
Bill Pmt -Check	04/13/2023	10105	SUNCOAST POOL SERVICE	04/23-SWIMMING POOL SERVICE INCLUDIN...	1100104 · SunTrust - operating - 2321	2,325.00		-30,246.91
Bill Pmt -Check	04/13/2023	10106	VERIZON	842085579-00001 02/23/23-03/22/23	1100104 · SunTrust - operating - 2321	226.16		-30,020.75
Bill	04/19/2023	14151...	ALLIED UNIVERSAL SECURITY SE...	03/31/2023-04/13/2023 SECURITY SVCS	1521010 · Security Services - Contract		6,973.20	-36,993.95
Bill	04/19/2023	14151...	ALLIED UNIVERSAL SECURITY SE...	03/31/2023-04/13/2023 SECURITY SVCS	1521010 · Security Services - Contract		6,991.72	-43,985.67
Bill	04/19/2023	14151...	ALLIED UNIVERSAL SECURITY SE...	03/31/2023-04/13/2023 SECURITY SVCS	1521010 · Security Services - Contract		3,078.40	-47,064.07
Bill	04/19/2023	4514	BOYETTE PUMP & WELL SERVICE...	MORRIS BRIDGE + CORY LAKES	1537010 · Well Maintenance - Irrigation	5,214.22		-52,278.29
Bill	04/19/2023	31989	CIO TECHNOLOGIES SOLUTIONS, ...	SETUP FIBER CONNECTIONS	1541003 · Communication- Internet, Ca...	613.26		-52,891.55
Bill	04/19/2023	20195...	CITY OF TAMPA UTILITIES	10441 CORY LAKES DR	1533010 · Water, Sewer & Irrigation	792.33		-53,683.88
Bill	04/19/2023	20195...	CITY OF TAMPA UTILITIES	10907 CORY LAKES DR UNIT ASSOC	1533010 · Water, Sewer & Irrigation	26.42		-53,710.30
Bill	04/19/2023	20195...	CITY OF TAMPA UTILITIES	10747 CORY LAKES DR UNIT ASSOC	1533010 · Water, Sewer & Irrigation	47.34		-53,757.64
Bill	04/19/2023	20195...	CITY OF TAMPA UTILITIES	10921 CORY LAKE DR UNIT ASSOC	1533010 · Water, Sewer & Irrigation	104.40		-53,862.04
Bill	04/19/2023	20195...	CITY OF TAMPA UTILITIES	10836 CORY LAKES DR UNIT ASSOC	1533010 · Water, Sewer & Irrigation	92.68		-53,954.72
Bill	04/19/2023	20195...	CITY OF TAMPA UTILITIES	10749 CORY LAKES DR UNIT ASSOC	1533010 · Water, Sewer & Irrigation	157.17		-54,111.89
Bill	04/19/2023	20195...	CITY OF TAMPA UTILITIES	10814 CORY LAKE DR UNIT ASSOC	1533010 · Water, Sewer & Irrigation	68.27		-54,180.16
Bill	04/19/2023	20195...	CITY OF TAMPA UTILITIES	10759 CORY LAKES DR UNIT ASSOC	1533010 · Water, Sewer & Irrigation	85.70		-54,265.86
Bill	04/19/2023	20195...	CITY OF TAMPA UTILITIES	10812 CORY LAKES DR UNIT ASSOC	1533010 · Water, Sewer & Irrigation	332.93		-54,598.79
Bill	04/19/2023	20195...	CITY OF TAMPA UTILITIES	12001 CORY LAKE BLVD	1533010 · Water, Sewer & Irrigation	8.99		-54,607.78
Bill	04/19/2023	20195...	CITY OF TAMPA UTILITIES	10581 CORY LAKES DR	1533010 · Water, Sewer & Irrigation	65.95		-54,673.73
Bill	04/19/2023	20195...	CITY OF TAMPA UTILITIES	10594 CORY LAKES DR	1533010 · Water, Sewer & Irrigation	11.48		-54,685.21
Bill	04/19/2023	20308...	CITY OF TAMPA UTILITIES	10800 W CORY LAKE BLVD	1533010 · Water, Sewer & Irrigation	65.40		-54,750.61
Bill	04/19/2023	20308...	CITY OF TAMPA UTILITIES	15200 ANGUIILLA ISLE AVE UNIT IRR	1533010 · Water, Sewer & Irrigation	77.67		-54,828.28
Bill	04/19/2023	20308...	CITY OF TAMPA UTILITIES	15231 ANGUIILLE ISLE AVE UNIT IRR	1533010 · Water, Sewer & Irrigation	41.38		-54,869.66
Bill	04/19/2023	20308...	CITY OF TAMPA UTILITIES	15218 ANTILLES ISLE LN UNIT DR	1533010 · Water, Sewer & Irrigation	30.92		-54,900.58
Bill	04/19/2023	20308...	CITY OF TAMPA UTILITIES	11021 TAHITI ISLE LN UNIT IRR	1533010 · Water, Sewer & Irrigation	257.35		-55,157.93
Bill	04/19/2023	20308...	CITY OF TAMPA UTILITIES	11026 TAHITI ISLE LN UNIT IRR	1533010 · Water, Sewer & Irrigation	60.08		-55,218.01
Bill	04/19/2023	726507	ENVERA SYSTEMS	KIOSK SYSTEM, GUARD MONITORING - 05/...	1521029 · Security - Virtual Guard	3,340.00		-58,558.01
Bill	04/19/2023	8-103-...	FEDEX	8-103-21408	1513050 · Postage	10.45		-58,568.46

**Cory Lakes CDD  
General Ledger  
As of April 30, 2023**

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Bill	04/19/2023	156714	GATE TECH, INC	03/23 MONTHLY DOORKING CELLULAR SY...	1546062 · Security Gate Maint&Rep -C...		54.94	-58,623.40
Bill	04/19/2023	92128...	HD SUPPLY	TRASH BAG	1541091 · Outside Facilities Maintenanc...		382.00	-59,005.40
Bill	04/19/2023	20160...	JOHNSON ENGINEERING, INC.	ENG. SVCS THROUGH 04/09/2023	1513080 · Profserv - Engineering Servi...		2,040.00	-61,045.40
Bill	04/19/2023	175146	LANDSCAPE MAINTENANCE PROF...	SPRING ANNUAL ROTATION - SUNPATIENS	1546005 · Annuals & Seasonal Plant In...		2,000.00	-63,045.40
Bill	04/19/2023	467725	SPARK ENERGY	10441 CORY LAKE DR 02/10/2023-03/10/2023	1531010 · Utilities- Electricity General		10.38	-63,055.78
Bill	04/19/2023	69227	STAR ENVIRONMENTAL, INC	04/23 LIFT STATION SVCS - CORY LAKES B...	1534020 · Sewer Lift Stations		85.00	-63,140.78
Bill	04/19/2023	69258	STAR ENVIRONMENTAL, INC	04/23 LIFT STATION SVCS - CAPRI ISLE	1534020 · Sewer Lift Stations		85.00	-63,225.78
Bill	04/19/2023	22100...	TAMPA ELECTRIC	221006489928 03/10/2023-04/10/2023	1531010 · Utilities- Electricity General		754.76	-63,980.54
Bill	04/19/2023	22100...	TAMPA ELECTRIC	221006489993 03/10/2023-04/10/2023	1531010 · Utilities- Electricity General		587.31	-64,567.85
Bill Pmt -Check	04/20/2023	CBI	FEDEX	8-103-21408	1100104 · SunTrust - operating - 2321	10.45		-64,557.40
Bill Pmt -Check	04/20/2023	CBI	SPARK ENERGY	10441 CORY LAKE DR 02/10/2023-03/10/2023	1100104 · SunTrust - operating - 2321	10.38		-64,547.02
Bill Pmt -Check	04/20/2023	CBI	TAMPA ELECTRIC		1100104 · SunTrust - operating - 2321	1,342.07		-63,204.95
Bill Pmt -Check	04/20/2023	10109	ALLIED UNIVERSAL SECURITY SE...		1100104 · SunTrust - operating - 2321	17,043.32		-46,161.63
Bill Pmt -Check	04/20/2023	10110	BOYETTE PUMP & WELL SERVICE...	MORRIS BRIDGE + CORY LAKES	1100104 · SunTrust - operating - 2321	5,214.22		-40,947.41
Bill Pmt -Check	04/20/2023	10111	CIO TECHNOLOGIES SOLUTIONS, ...	SETUP FIBER CONNECTIONS	1100104 · SunTrust - operating - 2321	613.26		-40,334.15
Bill Pmt -Check	04/20/2023	10112	CITY OF TAMPA UTILITIES		1100104 · SunTrust - operating - 2321	2,326.46		-38,007.69
Bill Pmt -Check	04/20/2023	10113	ENVERA SYSTEMS	KIOSK SYSTEM, GUARD MONITORING - 05/...	1100104 · SunTrust - operating - 2321	3,340.00		-34,667.69
Bill Pmt -Check	04/20/2023	10114	GATE TECH, INC	03/23 MONTHLY DOORKING CELLULAR SY...	1100104 · SunTrust - operating - 2321	54.94		-34,612.75
Bill Pmt -Check	04/20/2023	10115	HD SUPPLY	TRASH BAG	1100104 · SunTrust - operating - 2321	382.00		-34,230.75
Bill Pmt -Check	04/20/2023	10116	JOHNSON ENGINEERING, INC.	ENG. SVCS THROUGH 04/09/2023	1100104 · SunTrust - operating - 2321	2,040.00		-32,190.75
Bill Pmt -Check	04/20/2023	10117	LANDSCAPE MAINTENANCE PROF...	SPRING ANNUAL ROTATION - SUNPATIENS	1100104 · SunTrust - operating - 2321	2,000.00		-30,190.75
Bill Pmt -Check	04/20/2023	10118	STAR ENVIRONMENTAL, INC		1100104 · SunTrust - operating - 2321	170.00		-30,020.75
Bill	04/26/2023	776742	BORING	04/18/23-05/17/23 COPIER COVERAGE	1541041 · BC Office Equipment		91.09	-30,111.84
Bill	04/26/2023	8-111-...	FEDEX	8-111-33076	1513050 · Postage		99.63	-30,211.47
Bill	04/26/2023	26821	FITNESS SERVICES OF FLORIDA, I...	04/23 PREVENTATIVE MAINT. - 1 OF 2	1539050 · Recreation Equipmt R&M		275.00	-30,486.47
Bill	04/26/2023	239-18...	FRONTIER COMMUNICATIONS	239-188-0733 04/19/23-05/18/23	1541003 · Communication- Internet, Ca...		150.64	-30,637.11
Bill	04/26/2023	92129...	HD SUPPLY	GOJO SOAP FOAM REFILL	1541091 · Outside Facilities Maintenanc...		236.37	-30,873.48
Bill	04/26/2023	04042...	SITE MASTERS OF FLORIDA, LLC.	CAPRI ISLE POND MES REPAIRS - BALANCE	1546063 · Storm Water Drainage		4,000.00	-34,873.48
Bill	04/26/2023	04042...	SITE MASTERS OF FLORIDA, LLC.	CONCRETE BASE SUPPORTS FOR SAFETY...	1539050 · Recreation Equipmt R&M		1,600.00	-36,473.48
Bill	04/26/2023	12807...	BRIGHT HOUSE	128076001 04/14/2023-05/13/2023	1541003 · Communication- Internet, Ca...		1,013.12	-37,486.60
Bill	04/26/2023	701236	TRENAM KEMKER SCHARF BARKI...	LEGAL SVCS THROUGH 03/31/23	1514010 · Profserv - Legal Services		47.50	-37,534.10
Bill	04/26/2023	49939...	US BANK EQUIPMENT FINANCE	KONICA MINOLTA C258 COPIER	1541041 · BC Office Equipment		158.63	-37,692.73
Bill	04/26/2023	50247...	WELLS FARGO VENDOR FIN SERV	COPIER LEASE	1541041 · BC Office Equipment		130.24	-37,822.97
Bill	04/26/2023	67573-1	STAR ENVIRONMENTAL, INC	11/22 LIFT STATION SVCS - CORY LAKES B...	1534020 · Sewer Lift Stations		85.00	-37,907.97
Bill	04/27/2023	30097...	FINEMARK NATIONAL BANK & TRU...	ACCOUNT #0000300977-00001 05/01 PAYM...	-SPLIT-		150,500.00	-188,407.97
Bill Pmt -Check	04/27/2023	1212	FINEMARK NATIONAL BANK & TRU...	ACCOUNT #0000300977-00001 05/01 PAYM...	1101000 · First Horizon-Operating Acc...	150,500.00		-37,907.97
Total 1202000 · Accounts Payable						250,907.84	258,795.06	-37,907.97
<b>2202000 · DS1996 Accounts Payable</b>								0.00
Total 2202000 · DS1996 Accounts Payable								0.00
<b>5202000 · Account Payable</b>								0.00
Total 5202000 · Account Payable								0.00
<b>5211000 · Matured Bonds Payable</b>								0.00
Total 5211000 · Matured Bonds Payable								0.00
<b>5212000 · Matured Interest Payable</b>								0.00
Total 5212000 · Matured Interest Payable								0.00
<b>5215000 · Accured Interest Payable</b>								0.00
Total 5215000 · Accured Interest Payable								0.00
<b>6202000 · Account Payable 205</b>								0.00
Total 6202000 · Account Payable 205								0.00
<b>6211000 · Matured Bonds Payable 205</b>								0.00
Total 6211000 · Matured Bonds Payable 205								0.00
<b>6212000 · Matured Interest Payable 205</b>								0.00
Total 6212000 · Matured Interest Payable 205								0.00
<b>6215000 · Accured Interest Payable 205</b>								0.00
Total 6215000 · Accured Interest Payable 205								0.00

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As of April 30, 2023

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
<b>7202000 - Account Payable 206</b>								0.00
Total 7202000 - Account Payable 206								0.00
<b>7211000 - Matured Bonds Payable 206</b>								0.00
Total 7211000 - Matured Bonds Payable 206								0.00
<b>7212000 - Matured Interest Payable 206</b>								0.00
Total 7212000 - Matured Interest Payable 206								0.00
<b>7215000 - Accrued Interest Payable 206</b>								0.00
Total 7215000 - Accrued Interest Payable 206								0.00
<b>1100103 - Suntrust - Credit Card</b>								-1,527.41
Check	04/17/2023	CBP	SUNTRUST BANK	CBP CONFIRMATION #234HB5711ND14148	1100104 - SunTrust - operating - 2321	1,888.29		360.88
Check	04/25/2023	CBP	SUNTRUST BANK	CBP CONFIRMATION #234PC1938CT50239	1100104 - SunTrust - operating - 2321	1,014.37		1,375.25
Total 1100103 - Suntrust - Credit Card						2,902.66	0.00	1,375.25
<b>1125500 - Wages Payable</b>								0.00
Total 1125500 - Wages Payable								0.00
<b>1125501 - Payroll Taxes Payable</b>								0.00
Total 1125501 - Payroll Taxes Payable								0.00
<b>1201001 - Due to Other</b>								0.00
Total 1201001 - Due to Other								0.00
<b>1202002 - AP</b>								0.00
General Journal	04/05/2023	7633		A/P 04/05/2023	-SPLIT-	13,938.07		13,938.07
General Journal	04/05/2023	7633		A/P 04/05/2023	1202002 - AP		13,938.07	0.00
General Journal	04/06/2023	7634		A/P 04/05/2023	-SPLIT-	13,938.07		13,938.07
General Journal	04/06/2023	7634		A/P 04/05/2023	1202002 - AP		13,938.07	0.00
General Journal	04/12/2023	7650		A/P 04/12/2023	-SPLIT-	51,922.67		51,922.67
General Journal	04/12/2023	7650		A/P 04/12/2023	1202002 - AP		51,922.67	0.00
General Journal	04/13/2023	7651		A/P 04/12/2023	-SPLIT-	51,922.67		51,922.67
General Journal	04/13/2023	7651		A/P 04/12/2023	1202002 - AP		51,922.67	0.00
General Journal	04/19/2023	7693		A/P 04/19/2023	-SPLIT-	34,547.10		34,547.10
General Journal	04/19/2023	7693		A/P 04/19/2023	1202002 - AP		34,547.10	0.00
General Journal	04/20/2023	7694		A/P 04/19/2023	-SPLIT-	34,547.10		34,547.10
General Journal	04/20/2023	7694		A/P 04/19/2023	1202002 - AP		34,547.10	0.00
General Journal	04/26/2023	7697		A/P 04/26/2023	-SPLIT-	7,887.22		7,887.22
General Journal	04/26/2023	7697		A/P 04/26/2023	1202002 - AP		7,887.22	0.00
General Journal	04/27/2023	7700		A/P 04/27/23	-SPLIT-	150,500.00		150,500.00
General Journal	04/27/2023	7700		A/P 04/27/23	1202002 - AP		150,500.00	0.00
General Journal	04/27/2023	7701		A/P 04/27/2023	1101000 - First Horizon-Operating Acc...	150,500.00		150,500.00
General Journal	04/27/2023	7701		A/P 04/27/2023	1101000 - First Horizon-Operating Acc...		150,500.00	0.00
Total 1202002 - AP						509,702.90	509,702.90	0.00
<b>1202100 - Accrued Expenses</b>								0.00
Total 1202100 - Accrued Expenses								0.00
<b>1203001 - Due to CPF</b>								0.00
Total 1203001 - Due to CPF								0.00
<b>1203007 - Due To CPF 2019</b>								0.00
Total 1203007 - Due To CPF 2019								0.00
<b>1207001 - DTFD - Due to DS1996A</b>								0.00
Total 1207001 - DTFD - Due to DS1996A								0.00
<b>1207002 - DTFD - Due to DS 1996B</b>								0.00
Total 1207002 - DTFD - Due to DS 1996B								0.00

**Cory Lakes CDD  
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Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
<b>1207004 · Due to DS 2013</b>								
General Journal	04/05/2023	7635		TAX COLLECTION	1101005 · First Horizon - MMK Account		2,436.06	-2,436.06
General Journal	04/11/2023	7702		TAX COLLECTION	1101005 · First Horizon - MMK Account		4.05	-2,440.11
Check	04/13/2023	10108	CORY LAKES CDD	REV #203422002 SERIES 2013 US BANK	1100104 · SunTrust - operating - 2321	2,436.06		-4.05
Total 1207004 · Due to DS 2013						2,436.06	2,440.11	-4.05
<b>1207005 · Due to DS 2013 Ref</b>								
General Journal	04/05/2023	7635		TAX COLLECTION	1101005 · First Horizon - MMK Account		2,198.40	-2,198.40
General Journal	04/11/2023	7702		TAX COLLECTION	1101005 · First Horizon - MMK Account		3.66	-2,202.06
Check	04/13/2023	10107	CORY LAKES CDD	REV #207396001 SERIES 2013 REFUNDING ...	1100104 · SunTrust - operating - 2321	2,198.40		-3.66
Total 1207005 · Due to DS 2013 Ref						2,198.40	2,202.06	-3.66
<b>1207006 · Due to DS 2017 Note</b>								
Total 1207006 · Due to DS 2017 Note								0.00
<b>1207030 · Due to C I P</b>								
Total 1207030 · Due to C I P								0.00
<b>1208001 · Deposits - JSAPP</b>								
Total 1208001 · Deposits - JSAPP								0.00
<b>1218000 · Rental Deposits</b>								
Total 1218000 · Rental Deposits								-4,214.35
<b>122300 · Deferred Revenue</b>								
Total 122300 · Deferred Revenue								0.00
<b>125500 · Sales Tax Payable</b>								
Total 125500 · Sales Tax Payable								0.00
<b>207.001 · Due to other government</b>								
Total 207.001 · Due to other government								0.00
<b>207.216 · Due to 2016 Note</b>								
Total 207.216 · Due to 2016 Note								0.00
<b>2207201 · Due to GF 001 fm DS1996(201)</b>								
Total 2207201 · Due to GF 001 fm DS1996(201)								0.00
<b>24000 · Payroll Liabilities</b>								
Total 24000 · Payroll Liabilities								0.00
<b>6207201 · Due to GF 001 fm 205 (205)</b>								
Total 6207201 · Due to GF 001 fm 205 (205)								0.00
<b>6223000 · Deferred Revenue 205</b>								
Total 6223000 · Deferred Revenue 205								0.00
<b>7207201 · Due to GF 001 fm 206 (206)</b>								
Total 7207201 · Due to GF 001 fm 206 (206)								0.00
<b>7223000 · Deferred Revenue 206</b>								
Total 7223000 · Deferred Revenue 206								0.00
<b>8202100 · Accrued Expenses - Constr</b>								
Total 8202100 · Accrued Expenses - Constr								0.00
<b>8207101 · Due to GF</b>								
Total 8207101 · Due to GF								0.00
<b>9207101 · Due to GF (from CP 2015)</b>								
Total 9207101 · Due to GF (from CP 2015)								0.00
<b>9255000 · Retainage Payable</b>								
Total 9255000 · Retainage Payable								0.00

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General Ledger  
As of April 30, 2023

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
<b>1271000 · FB - Unreserved</b>								-613,602.62
Total 1271000 · FB - Unreserved								-613,602.62
<b>1271500 · FB- RESERVED</b>								-769,385.00
Total 1271500 · FB- RESERVED								-769,385.00
<b>132000 · Unrestricted Net Assets</b>								676,223.33
Total 132000 · Unrestricted Net Assets								676,223.33
<b>2271500 · Fund Balance Assigned</b>								-365,842.96
Total 2271500 · Fund Balance Assigned								-365,842.96
<b>3271500 · 2013 Fund Balance Assigned</b>								-71,747.13
Total 3271500 · 2013 Fund Balance Assigned								-71,747.13
<b>4271500 · 2013 A1 Fund Balance Assigned</b>								-332,573.93
Total 4271500 · 2013 A1 Fund Balance Assigned								-332,573.93
<b>8271500 · Capital Fund Balance - Assigned</b>								-63,319.43
Total 8271500 · Capital Fund Balance - Assigned								-63,319.43
<b>9271500 · CP2015 Fund Balance - Assigned</b>								0.00
Total 9271500 · CP2015 Fund Balance - Assigned								0.00
<b>1300001 · Temporary Deposit account</b>								0.00
Total 1300001 · Temporary Deposit account								0.00
<b>1300009 · Uncoded Revenue</b>								0.00
Total 1300009 · Uncoded Revenue								0.00
<b>1361001 · Interest - Investments</b>								-5,164.71
Total 1361001 · Interest - Investments								-5,164.71
<b>1363001 · Special Assessments - On Roll</b>								-2,274,276.82
<b>1363019 · O&amp;M Assessment/Excess Fees</b>								0.00
Total 1363019 · O&M Assessment/Excess Fees								0.00
<b>1363020 · PY Assessment/Excess Fees</b>								0.00
Total 1363020 · PY Assessment/Excess Fees								0.00
<b>1363001 · Special Assessments - On Roll - Other</b>								-2,274,276.82
General Journal	04/05/2023	7635		TAX COLLECTION	1101005 · First Horizon - MMK Account		54,722.31	-2,328,999.13
General Journal	04/05/2023	7635		TAX COLLECTOR FEE	1101005 · First Horizon - MMK Account		1,116.78	-2,330,115.91
General Journal	04/11/2023	7702		TAX COLLECTION	1101005 · First Horizon - MMK Account		91.06	-2,330,206.97
Total 1363001 · Special Assessments - On Roll - Other						0.00	55,930.15	-2,330,206.97
Total 1363001 · Special Assessments - On Roll						0.00	55,930.15	-2,330,206.97
<b>1363090 · Special Assessments - Discounts</b>								0.00
Total 1363090 · Special Assessments - Discounts								0.00
<b>1363095 · Rental Income</b>								-5,467.50
General Journal	04/14/2023	7679		ON-SITE DEPOSIT	1100104 · SunTrust - operating - 2321		1,150.00	-6,617.50
Total 1363095 · Rental Income						0.00	1,150.00	-6,617.50
<b>1363096 · Recreation Center Use Fee</b>								0.00
Total 1363096 · Recreation Center Use Fee								0.00
<b>1363097 · Bar Code Access</b>								-2,046.56
Total 1363097 · Bar Code Access								-2,046.56
<b>1363098 · Parking related - JASPP</b>								0.00
Total 1363098 · Parking related - JASPP								0.00
<b>1363099 · Event/Sponsorship</b>								-1,260.00
Total 1363099 · Event/Sponsorship								-1,260.00

**Cory Lakes CDD  
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Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
<b>1363100 · Off Roll Assessments - Lot Clsg</b>								0.00
Total 1363100 · Off Roll Assessments - Lot Clsg								0.00
<b>1363111 · Assessments On Roll - Cachet Is</b>								-2,469.35
General Journal	04/05/2023	7635		TAX COLLECTION	1101005 · First Horizon - MMK Account		59.42	-2,528.77
General Journal	04/05/2023	7635		TAX COLLECTOR FEE	1101005 · First Horizon - MMK Account		1.21	-2,529.98
General Journal	04/11/2023	7702		TAX COLLECTION	1101005 · First Horizon - MMK Account		0.10	-2,530.08
Total 1363111 · Assessments On Roll - Cachet Is						0.00	60.73	-2,530.08
<b>1363116 · Assessments levy - 2017 Note</b>								0.00
Total 1363116 · Assessments levy - 2017 Note								0.00
<b>1363135 · Insurance settlement</b>								0.00
Total 1363135 · Insurance settlement								0.00
<b>1363136 · Settlement</b>								0.00
Total 1363136 · Settlement								0.00
<b>1364000 · Fund Balance Forward</b>								0.00
Total 1364000 · Fund Balance Forward								0.00
<b>1369001 · Miscellaneous Revenue</b>								-534.58
General Journal	04/14/2023	7679		ON-SITE DEPOSIT - TENNIS COACH FACILI...	1100104 · SunTrust - operating - 2321		430.00	-964.58
Total 1369001 · Miscellaneous Revenue						0.00	430.00	-964.58
<b>2351004 · Miscellaneous Revenue DS1996</b>								0.00
Total 2351004 · Miscellaneous Revenue DS1996								0.00
<b>2361001 · Interest- Investment DS1996</b>								0.00
Total 2361001 · Interest- Investment DS1996								0.00
<b>2363100 · Prior Period Revenue DS1996</b>								0.00
Total 2363100 · Prior Period Revenue DS1996								0.00
<b>2363109 · Assessments On Roll DS1996 A</b>								0.00
Total 2363109 · Assessments On Roll DS1996 A								0.00
<b>2363110 · Assessments On Roll 1996B</b>								0.00
Total 2363110 · Assessments On Roll 1996B								0.00
<b>2363115 · Assessment Discount DS1996</b>								0.00
Total 2363115 · Assessment Discount DS1996								0.00
<b>2363116 · Assessments Off Roll DS1996</b>								0.00
Total 2363116 · Assessments Off Roll DS1996								0.00
<b>2363120 · Prepaid Assessment on Bond</b>								0.00
Total 2363120 · Prepaid Assessment on Bond								0.00
<b>2384200 · Developer Contributions DS1996</b>								0.00
Total 2384200 · Developer Contributions DS1996								0.00
<b>2394000 · Intrafund Transfer In DS1996</b>								0.00
Total 2394000 · Intrafund Transfer In DS1996								0.00
<b>3361001 · Interest Revenue DS2013</b>								-3,367.03
General Journal	04/03/2023	7650		03/23 INTEREST INCOME 2013 REVENUE	4151000 · 2013 A1 Revenue Trust Fund		536.73	-3,903.76
General Journal	04/03/2023	7650		03/23 INTEREST INCOME 2013 RESERVE	4151000 · 2013 A1 Revenue Trust Fund		165.25	-4,069.01
Total 3361001 · Interest Revenue DS2013						0.00	701.98	-4,069.01

**Cory Lakes CDD  
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Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
<b>3363109 · On Roll Assessments DS2013</b>								-101,243.58
General Journal	04/05/2023	7635		TAX COLLECTION	1101005 · First Horizon - MMK Account		2,436.06	-103,679.64
General Journal	04/05/2023	7635		TAX COLLECTOR FEE	1101005 · First Horizon - MMK Account		49.72	-103,729.36
General Journal	04/11/2023	7702		TAX COLLECTION	1101005 · First Horizon - MMK Account		4.05	-103,733.41
Total 3363109 · On Roll Assessments DS2013						0.00	2,489.83	-103,733.41
<b>3363112 · Off Roll Assessments - KLP</b>								0.00
Total 3363112 · Off Roll Assessments - KLP								0.00
<b>353.333 · Prepayment assessments</b>								0.00
Total 353.333 · Prepayment assessments								0.00
<b>381.000 · Transfer in</b>								0.00
Total 381.000 · Transfer in								0.00
<b>385.000 · Receipts of 2017 note proceeds</b>								0.00
Total 385.000 · Receipts of 2017 note proceeds								0.00
<b>4351004 · Miscellaneous Revenue 203</b>								0.00
Total 4351004 · Miscellaneous Revenue 203								0.00
<b>4361001 · Interest- Investment DS2013</b>								-3,756.80
General Journal	04/03/2023	7650		03/23 INTEREST INCOME 2013 REVENUE	4151000 · 2013 A1 Revenue Trust Fund		954.88	-4,711.68
General Journal	04/03/2023	7650		03/23 INTEREST INCOME 2013 PREPAYMENT	4151000 · 2013 A1 Revenue Trust Fund		3.78	-4,715.46
General Journal	04/03/2023	7650		03/23 INTEREST INCOME 2013 RESERVE	4151000 · 2013 A1 Revenue Trust Fund		11.11	-4,726.57
General Journal	04/03/2023	7650		TRANSFER TO 2013 PREPAYMENT	4151000 · 2013 A1 Revenue Trust Fund		19.19	-4,745.76
Total 4361001 · Interest- Investment DS2013						0.00	988.96	-4,745.76
<b>4363100 · Prior Period Revenue DS2013</b>								0.00
Total 4363100 · Prior Period Revenue DS2013								0.00
<b>4363109 · Assessment On Roll DS2013</b>								-91,366.17
General Journal	04/05/2023	7635		TAX COLLECTION	1101005 · First Horizon - MMK Account		2,198.40	-93,564.57
General Journal	04/05/2023	7635		TAX COLLECTOR FEE	1101005 · First Horizon - MMK Account		44.87	-93,609.44
General Journal	04/11/2023	7702		TAX COLLECTION	1101005 · First Horizon - MMK Account		3.66	-93,613.10
Total 4363109 · Assessment On Roll DS2013						0.00	2,246.93	-93,613.10
<b>4363110 · Assessment Prepayment DS2013</b>								0.00
Total 4363110 · Assessment Prepayment DS2013								0.00
<b>4363115 · Assessment Discount 203</b>								0.00
Total 4363115 · Assessment Discount 203								0.00
<b>4363116 · SPEC Assessment Off Roll 2013</b>								0.00
Total 4363116 · SPEC Assessment Off Roll 2013								0.00
<b>4384200 · Developer Contributions 2013</b>								0.00
Total 4384200 · Developer Contributions 2013								0.00
<b>4394000 · Intrafund Transfer-In DS2013</b>								0.00
Total 4394000 · Intrafund Transfer-In DS2013								0.00
<b>5363110 · Assessment Prepayment Note 2017</b>								0.00
Total 5363110 · Assessment Prepayment Note 2017								0.00
<b>6351004 · Miscellaneous Revenue 205</b>								0.00
Total 6351004 · Miscellaneous Revenue 205								0.00
<b>6361001 · Interest- Investment 205</b>								0.00
Total 6361001 · Interest- Investment 205								0.00
<b>6363100 · Prior Period Revenue 205</b>								0.00
Total 6363100 · Prior Period Revenue 205								0.00

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Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
<b>6363109 · SPEC Assessment On Roll 205</b>								0.00
Total 6363109 · SPEC Assessment On Roll 205								0.00
<b>6363115 · Assessment Discount 205</b>								0.00
Total 6363115 · Assessment Discount 205								0.00
<b>6363116 · SPEC Assessment Off Roll 205</b>								0.00
Total 6363116 · SPEC Assessment Off Roll 205								0.00
<b>6384200 · Developer Contributions 205</b>								0.00
Total 6384200 · Developer Contributions 205								0.00
<b>6394000 · Intrafund Transfer In 205</b>								0.00
Total 6394000 · Intrafund Transfer In 205								0.00
<b>7351004 · Miscellaneous Revenue 206</b>								0.00
Total 7351004 · Miscellaneous Revenue 206								0.00
<b>7361001 · Interest- Investment 206</b>								0.00
Total 7361001 · Interest- Investment 206								0.00
<b>7363100 · Prior Period Revenue 206</b>								0.00
Total 7363100 · Prior Period Revenue 206								0.00
<b>7363109 · Assessments On Roll - CP2019</b>								0.00
Total 7363109 · Assessments On Roll - CP2019								0.00
<b>7363115 · Assessment Discount 206</b>								0.00
Total 7363115 · Assessment Discount 206								0.00
<b>7363116 · SPEC Assessment Off Roll 206</b>								0.00
Total 7363116 · SPEC Assessment Off Roll 206								0.00
<b>7384200 · Developer Contributions 206</b>								0.00
Total 7384200 · Developer Contributions 206								0.00
<b>7394000 · Intrafund Transfer In 206</b>								0.00
Total 7394000 · Intrafund Transfer In 206								0.00
<b>8361001 · Interest - Investment 301</b>								0.00
Total 8361001 · Interest - Investment 301								0.00
<b>8363109 · Assessments On Roll - CIP</b>								0.00
Total 8363109 · Assessments On Roll - CIP								0.00
<b>8394000 · Intrafund Transfer In 301</b>								0.00
Total 8394000 · Intrafund Transfer In 301								0.00
<b>9361001 · Interest - CIP fund</b>								0.00
Total 9361001 · Interest - CIP fund								0.00
<b>9363109 · Assessments On Roll - CP2015</b>								0.00
Total 9363109 · Assessments On Roll - CP2015								0.00
<b>50000 · Cost of Goods Sold</b>								0.00
Total 50000 · Cost of Goods Sold								0.00
<b>1100000 · Administrative</b>								47,938.02
<b>1511001 · P/R - Board of Supervisors</b>								5,000.00
General Journal	04/28/2023	7699		BOARD MEETING - 04/20/23	1100101 · SunTrust - operating-2700 - ...	76.50		5,076.50
Check	04/28/2023	DD	Ronald Acoff (Board Member)	BOARD MEETING - 04/20/23	1100101 · SunTrust - operating-2700 - ...	184.70		5,261.20
Check	04/28/2023	DD	Rene Fontcha (Board Member)	BOARD MEETING - 04/20/23	1100101 · SunTrust - operating-2700 - ...	184.70		5,445.90
Check	04/28/2023	DD	Jorge Castillo (Board Member)	BOARD MEETING - 04/20/23	1100101 · SunTrust - operating-2700 - ...	184.70		5,630.60
Check	04/28/2023	DD	Ann Belyea (Board Member)	BOARD MEETING - 04/20/23	1100101 · SunTrust - operating-2700 - ...	184.70		5,815.30
Check	04/28/2023	DD	Cynthia McIntyre (Board Member)	BOARD MEETING - 04/20/23	1100101 · SunTrust - operating-2700 - ...	184.70		6,000.00
Total 1511001 · P/R - Board of Supervisors						1,000.00	0.00	6,000.00



**Cory Lakes CDD  
General Ledger  
As of April 30, 2023**

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
<b>1511115 · FICA Taxes</b>								382.50
General Journal	04/28/2023	7699		BOARD MEETING - 04/20/23	1100101 · SunTrust - operating-2700 - ...	76.50		459.00
Total 1511115 · FICA Taxes						76.50	0.00	459.00
<b>1511116 · Unemployment Insurance</b>								0.00
Total 1511116 · Unemployment Insurance								0.00
<b>1511117 · Payroll Services Fee</b>								389.43
Total 1511117 · Payroll Services Fee								389.43
<b>1513010 · CDD Management -Spec Svcs</b>								0.00
Total 1513010 · CDD Management -Spec Svcs								0.00
<b>1513020 · CDD Management - Contract</b>								27,500.04
Bill	04/05/2023	2021-2...	WRATHELL, HUNT & ASSOCIATES...	04/23 MGMT FEE	1202000 · Accounts Payable	4,583.34		32,083.38
Total 1513020 · CDD Management - Contract						4,583.34	0.00	32,083.38
<b>1513022 · Gen Operating - Office Supplies</b>								512.58
Total 1513022 · Gen Operating - Office Supplies								512.58
<b>1513034 · CC discount</b>								133.41
Total 1513034 · CC discount								133.41
<b>1513035 · Misc-Bank Charges</b>								594.67
Total 1513035 · Misc-Bank Charges								594.67
<b>1513036 · Contingency</b>								194.78
Total 1513036 · Contingency								194.78
<b>1513040 · Annual District Filing Fee</b>								175.00
Total 1513040 · Annual District Filing Fee								175.00
<b>1513050 · Postage</b>								601.12
Bill	04/05/2023	8-088-...	FEDEX	8-088-77196	1202000 · Accounts Payable	10.45		611.57
Bill	04/19/2023	8-103-...	FEDEX	8-103-21408	1202000 · Accounts Payable	10.45		622.02
Bill	04/26/2023	8-111-...	FEDEX	8-111-33076	1202000 · Accounts Payable	99.63		721.65
Total 1513050 · Postage						120.53	0.00	721.65
<b>1513055 · Legal Advertising &amp; Mailing</b>								0.00
Total 1513055 · Legal Advertising & Mailing								0.00
<b>1513060 · Accounting Services</b>								0.00
Total 1513060 · Accounting Services								0.00
<b>1513070 · Auditing Services</b>								2,500.00
Bill	04/05/2023	23837	GRAU AND ASSOCIATES	AUDIT FYE 09/30/2022	1202000 · Accounts Payable	2,500.00		5,000.00
Total 1513070 · Auditing Services						2,500.00	0.00	5,000.00
<b>1513080 · Profserv - Engineering Services</b>								7,415.00
Bill	04/05/2023	20160...	JOHNSON ENGINEERING, INC.	ENG. SVCS THROUGH 01/08/2023	1202000 · Accounts Payable	150.00		7,565.00
Bill	04/19/2023	20160...	JOHNSON ENGINEERING, INC.	ENG. SVCS THROUGH 04/09/2023	1202000 · Accounts Payable	2,040.00		9,605.00
Total 1513080 · Profserv - Engineering Services						2,190.00	0.00	9,605.00
<b>1513090 · Jsapp Expense</b>								0.00
Total 1513090 · Jsapp Expense								0.00
<b>1514010 · Profserv - Legal Services</b>								2,539.49
<b>1514011 · Profserv - Legal-General</b>								2,539.49
Total 1514011 · Profserv - Legal-General								2,539.49
<b>1514012 · Profserv - Legal-Pool</b>								0.00
Total 1514012 · Profserv - Legal-Pool								0.00

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Accrual Basis

**Cory Lakes CDD  
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Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
<b>1514010 · Profserv - Legal Services - Other</b>								0.00
Bill	04/26/2023	701236	TRENAM KEMKER SCHARF BARKI...	LEGAL SVCS THROUGH 03/31/23	1202000 · Accounts Payable	47.50		47.50
Total 1514010 · Profserv - Legal Services - Other						47.50	0.00	47.50
Total 1514010 · Profserv - Legal Services						47.50	0.00	2,586.99
<b>1549001 · Miscellaneous Expenses</b>								0.00
Total 1549001 · Miscellaneous Expenses								0.00
<b>1100000 · Administrative - Other</b>								0.00
Total 1100000 · Administrative - Other								0.00
Total 1100000 · Administrative						10,517.87	0.00	58,455.89
<b>1110000 · Insurance</b>								43,514.31
<b>1513100 · Insurance-Gen Liability, Prop&amp;</b>								39,344.00
Total 1513100 · Insurance-Gen Liability, Prop&								39,344.00
<b>1513110 · Insurance-Worker's Compensation</b>								4,170.31
Total 1513110 · Insurance-Worker's Compensation								4,170.31
<b>1110000 · Insurance - Other</b>								0.00
Total 1110000 · Insurance - Other								0.00
Total 1110000 · Insurance								43,514.31
<b>1120000 · Assessment Administration</b>								2,499.96
<b>1513115 · Profserv -Special Assessment</b>								2,499.96
Bill	04/05/2023	2021-2...	WRATHELL, HUNT & ASSOCIATES...	04/23 MGMT FEE	1202000 · Accounts Payable	416.66		2,916.62
Total 1513115 · Profserv -Special Assessment						416.66	0.00	2,916.62
<b>1549070 · County Assessment Collection</b>								0.00
Total 1549070 · County Assessment Collection								0.00
<b>1120000 · Assessment Administration - Other</b>								0.00
Total 1120000 · Assessment Administration - Other								0.00
Total 1120000 · Assessment Administration						416.66	0.00	2,916.62
<b>1130000 · Debt Service Administration</b>								9,204.13
<b>1513028 · Arbitrage</b>								0.00
Total 1513028 · Arbitrage								0.00
<b>1513029 · Bond Amortization Sched Fee</b>								0.00
Total 1513029 · Bond Amortization Sched Fee								0.00
<b>1513030 · Trustee Fees</b>								7,704.13
Total 1513030 · Trustee Fees								7,704.13
<b>1513125 · Dissemination Agent</b>								1,500.00
Bill	04/05/2023	2021-2...	WRATHELL, HUNT & ASSOCIATES...	04/23 MGMT FEE	1202000 · Accounts Payable	250.00		1,750.00
Total 1513125 · Dissemination Agent						250.00	0.00	1,750.00
<b>1513126 · Trust Fund Accounting</b>								0.00
Total 1513126 · Trust Fund Accounting								0.00
<b>1513131 · Notes Payable - Soave-DS</b>								0.00
Total 1513131 · Notes Payable - Soave-DS								0.00
<b>1130000 · Debt Service Administration - Other</b>								0.00
Total 1130000 · Debt Service Administration - Other								0.00
Total 1130000 · Debt Service Administration						250.00	0.00	9,454.13

**Cory Lakes CDD  
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Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
<b>1140000 · Utilities</b>								176,623.68
<b>1513014 · Website Hosting &amp; Management</b>								0.00
Total 1513014 · Website Hosting & Management								0.00
<b>1531010 · Utilities- Electricity General</b>								38,993.23
Bill	04/12/2023	31100...	TAMPA ELECTRIC	311000020199 02/10/23-03/10/23	1202000 · Accounts Payable	6,076.42		45,069.65
Bill	04/19/2023	467725	SPARK ENERGY	10441 CORY LAKE DR 02/10/2023-03/10/2023	1202000 · Accounts Payable	10.38		45,080.03
Bill	04/19/2023	22100...	TAMPA ELECTRIC	221006489928 03/10/2023-04/10/2023	1202000 · Accounts Payable	754.76		45,834.79
Bill	04/19/2023	22100...	TAMPA ELECTRIC	221006489993 03/10/2023-04/10/2023	1202000 · Accounts Payable	587.31		46,422.10
Total 1531010 · Utilities- Electricity General						7,428.87	0.00	46,422.10
<b>1531030 · Streetlights - (TECO)</b>								103,313.51
Bill	04/12/2023	31100...	TAMPA ELECTRIC	311000020199 02/10/23-03/10/23	1202000 · Accounts Payable	21,902.26		125,215.77
Total 1531030 · Streetlights - (TECO)						21,902.26	0.00	125,215.77
<b>1531040 · Propane Gas</b>								0.00
Total 1531040 · Propane Gas								0.00
<b>1533010 · Water, Sewer &amp; Irrigation</b>								5,822.06
Bill	04/19/2023	20195...	CITY OF TAMPA UTILITIES	10441 CORY LAKES DR	1202000 · Accounts Payable	792.33		6,614.39
Bill	04/19/2023	20195...	CITY OF TAMPA UTILITIES	10907 CORY LAKES DR UNIT ASSOC	1202000 · Accounts Payable	26.42		6,640.81
Bill	04/19/2023	20195...	CITY OF TAMPA UTILITIES	10747 CORY LAKES DR UNIT ASSOC	1202000 · Accounts Payable	47.34		6,688.15
Bill	04/19/2023	20195...	CITY OF TAMPA UTILITIES	10921 CORY LAKE DR UNIT ASSOC	1202000 · Accounts Payable	104.40		6,792.55
Bill	04/19/2023	20195...	CITY OF TAMPA UTILITIES	10836 CORY LAKES DR UNIT ASSOC	1202000 · Accounts Payable	92.68		6,885.23
Bill	04/19/2023	20195...	CITY OF TAMPA UTILITIES	10749 CORY LAKES DR UNIT ASSOC	1202000 · Accounts Payable	157.17		7,042.40
Bill	04/19/2023	20195...	CITY OF TAMPA UTILITIES	10814 CORY LAKE DR UNIT ASSOC	1202000 · Accounts Payable	68.27		7,110.67
Bill	04/19/2023	20195...	CITY OF TAMPA UTILITIES	10759 CORY LAKES DR UNIT ASSOC	1202000 · Accounts Payable	85.70		7,196.37
Bill	04/19/2023	20195...	CITY OF TAMPA UTILITIES	10812 CORY LAKES DR UNIT ASSOC	1202000 · Accounts Payable	332.93		7,529.30
Bill	04/19/2023	20195...	CITY OF TAMPA UTILITIES	12001 CORY LAKE BLVD	1202000 · Accounts Payable	8.99		7,538.29
Bill	04/19/2023	20195...	CITY OF TAMPA UTILITIES	10581 CORY LAKES DR	1202000 · Accounts Payable	65.95		7,604.24
Bill	04/19/2023	20195...	CITY OF TAMPA UTILITIES	10594 CORY LAKES DR	1202000 · Accounts Payable	11.48		7,615.72
Bill	04/19/2023	20308...	CITY OF TAMPA UTILITIES	10800 W CORY LAKE BLVD	1202000 · Accounts Payable	65.40		7,681.12
Bill	04/19/2023	20308...	CITY OF TAMPA UTILITIES	15200 ANGUILLA ISLE AVE UNIT IRR	1202000 · Accounts Payable	77.67		7,758.79
Bill	04/19/2023	20308...	CITY OF TAMPA UTILITIES	15231 ANGUILLE ISLE AVE UNIT IRR	1202000 · Accounts Payable	41.38		7,800.17
Bill	04/19/2023	20308...	CITY OF TAMPA UTILITIES	15218 ANTILLES ISLE LN UNIT DR	1202000 · Accounts Payable	30.92		7,831.09
Bill	04/19/2023	20308...	CITY OF TAMPA UTILITIES	11021 TAHITI ISLE LN UNIT IRR	1202000 · Accounts Payable	257.35		8,088.44
Bill	04/19/2023	20308...	CITY OF TAMPA UTILITIES	11026 TAHITI ISLE LN UNIT IRR	1202000 · Accounts Payable	60.08		8,148.52
Total 1533010 · Water, Sewer & Irrigation						2,326.46	0.00	8,148.52
<b>1533030 · Utilities - Web-Site/Maintenanc</b>								0.00
Total 1533030 · Utilities - Web-Site/Maintenanc								0.00
<b>1534010 · Solid Waste Disposal</b>								4,983.66
Total 1534010 · Solid Waste Disposal								4,983.66
<b>1534020 · Sewer Lift Stations</b>								935.00
Bill	04/19/2023	69227	STAR ENVIRONMENTAL, INC	04/23 LIFT STATION SVCS - CORY LAKES B...	1202000 · Accounts Payable	85.00		1,020.00
Bill	04/19/2023	69258	STAR ENVIRONMENTAL, INC	04/23 LIFT STATION SVCS - CAPRI ISLE	1202000 · Accounts Payable	85.00		1,105.00
Bill	04/26/2023	67573-1	STAR ENVIRONMENTAL, INC	11/22 LIFT STATION SVCS - CORY LAKES B...	1202000 · Accounts Payable	85.00		1,190.00
Total 1534020 · Sewer Lift Stations						255.00	0.00	1,190.00

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Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
<b>1541003 · Communication- Internet, Cable</b>								
Bill	04/05/2023	813-98...	FRONTIER COMMUNICATIONS	813-982-0545 04/02/23 - 05/01/23	1202000 · Accounts Payable	175.98		22,576.22
Bill	04/05/2023	813-98...	FRONTIER COMMUNICATIONS	813-982-0548 04/02/2023-05/01/2023	1202000 · Accounts Payable	255.98		22,752.20
Bill	04/05/2023	813-98...	FRONTIER COMMUNICATIONS	813-982-0696 04/02/2023-05/01/2023	1202000 · Accounts Payable	125.98		23,008.18
Bill	04/12/2023	31689-...	CIO TECHNOLOGIES SOLUTIONS, ...	02/23 FIREWALL, MANAGED WIRELESS AC...	1202000 · Accounts Payable	557.27		23,134.16
Bill	04/12/2023	813-98...	FRONTIER COMMUNICATIONS	813-982-0547 04/02/2023-05/01/2023	1202000 · Accounts Payable	175.98		23,691.43
Bill	04/12/2023	99307...	VERIZON	842085579-00001 02/23/23-03/22/23	1202000 · Accounts Payable	226.16		23,867.41
Bill	04/19/2023	31989	CIO TECHNOLOGIES SOLUTIONS, ...	SETUP FIBER CONNECTIONS	1202000 · Accounts Payable	613.26		24,093.57
Bill	04/26/2023	239-18...	FRONTIER COMMUNICATIONS	239-188-0733 04/19/23-05/18/23	1202000 · Accounts Payable	150.64		24,706.83
Bill	04/26/2023	12807...	BRIGHT HOUSE	128076001 04/14/2023-05/13/2023	1202000 · Accounts Payable	1,013.12		24,857.47
Total 1541003 · Communication- Internet, Cable						3,294.37	0.00	25,870.59
<b>1140000 · Utilities - Other</b>								
Total 1140000 · Utilities - Other								0.00
Total 1140000 · Utilities						35,206.96	0.00	211,830.64
<b>1150000 · Security</b>								
<b>1521010 · Security Services - Contract</b>								
Bill	04/12/2023	14092...	ALLIED UNIVERSAL SECURITY SE...	03/17/2023-03/30/2023 SECURITY SVCS	1202000 · Accounts Payable	6,988.80		224,182.35
Bill	04/12/2023	14092...	ALLIED UNIVERSAL SECURITY SE...	03/17/2023-03/30/2023 SECURITY SVCS	1202000 · Accounts Payable	6,457.38		187,186.22
Bill	04/12/2023	14092...	ALLIED UNIVERSAL SECURITY SE...	03/17/2023-03/30/2023 SECURITY SVCS	1202000 · Accounts Payable	3,740.19		194,175.02
Bill	04/19/2023	14151...	ALLIED UNIVERSAL SECURITY SE...	03/31/2023-04/13/2023 SECURITY SVCS	1202000 · Accounts Payable	6,973.20		200,632.40
Bill	04/19/2023	14151...	ALLIED UNIVERSAL SECURITY SE...	03/31/2023-04/13/2023 SECURITY SVCS	1202000 · Accounts Payable	6,991.72		204,372.59
Bill	04/19/2023	14151...	ALLIED UNIVERSAL SECURITY SE...	03/31/2023-04/13/2023 SECURITY SVCS	1202000 · Accounts Payable	3,078.40		211,345.79
Total 1521010 · Security Services - Contract						34,229.69	0.00	218,337.51
<b>1521020 · Security Service - Other</b>								
Total 1521020 · Security Service - Other								221,415.91
<b>1521025 · Security-Maintenance</b>								
<b>1521026 · Security-Contractual Maint</b>								
Total 1521026 · Security-Contractual Maint								0.00
<b>1521027 · Security - Equip &amp; Maint</b>								
Total 1521027 · Security - Equip & Maint								0.00
<b>1521029 · Security - Virtual Guard</b>								
Bill	04/19/2023	726507	ENVERA SYSTEMS	KIOSK SYSTEM, GUARD MONITORING - 05/...	1202000 · Accounts Payable	3,340.00		31,532.13
Total 1521029 · Security - Virtual Guard						3,340.00	0.00	34,872.13
<b>1521025 · Security-Maintenance - Other</b>								
Total 1521025 · Security-Maintenance - Other								0.00
Total 1521025 · Security-Maintenance						3,340.00	0.00	34,872.13
<b>1521028 · Security - Spec Events &amp; Safety</b>								
Total 1521028 · Security - Spec Events & Safety								0.00
<b>1521030 · Off-duty Policing</b>								
Bill	04/12/2023	0001461	STEVE GASKINS CONTRACTING, I...	03/23 PATROLLING	1202000 · Accounts Payable	1,260.00		5,464.00
Total 1521030 · Off-duty Policing						1,260.00	0.00	6,724.00
<b>1150000 · Security - Other</b>								
Total 1150000 · Security - Other								0.00
Total 1150000 · Security						38,829.69	0.00	263,012.04

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Accrual Basis

**Cory Lakes CDD  
General Ledger  
As of April 30, 2023**

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
<b>1160000 · Field Operations</b>								160,193.75
<b>1513012 · Field Manager</b>								34,286.26
Check	04/14/2023	DD	JOHN DAVID HALL	P/R W/E 04/07/23	1100101 · SunTrust - operating-2700 - ...	2,463.46		36,749.72
Check	04/14/2023	DD	TOMMY E PERKINS	P/R W/E 04/07/23	1100101 · SunTrust - operating-2700 - ...	50.68		36,800.40
Check	04/28/2023	DD	JOHN DAVID HALL	P/R W/E 04/21/23	1100101 · SunTrust - operating-2700 - ...	2,463.46		39,263.86
Check	04/28/2023	DD	TOMMY E PERKINS	P/R W/E 04/21/23	1100101 · SunTrust - operating-2700 - ...	101.36		39,365.22
Total 1513012 · Field Manager						5,078.96	0.00	39,365.22
<b>1513013 · Assistant Field Manager</b>								0.00
Total 1513013 · Assistant Field Manager								0.00
<b>1513015 · Assistant Office Administrator</b>								0.00
Total 1513015 · Assistant Office Administrator								0.00
<b>1513016 · Office Administrator</b>								26,856.86
Check	04/14/2023	DD	AMANDA GE SHEWE	P/R W/E 04/07/23	1100101 · SunTrust - operating-2700 - ...	1,978.85		28,835.71
Check	04/28/2023	DD	AMANDA GE SHEWE	P/R W/E 04/21/23	1100101 · SunTrust - operating-2700 - ...	1,978.85		30,814.56
Total 1513016 · Office Administrator						3,957.70	0.00	30,814.56
<b>1513017 · Payroll Taxes</b>								4,909.72
Check	04/14/2023	DD	Angela Delgatto	P/R W/E 04/07/23	1100101 · SunTrust - operating-2700 - ...		23.30	4,886.42
Check	04/14/2023	DD	Yomna Kashian	P/R W/E 04/07/23	1100101 · SunTrust - operating-2700 - ...		28.61	4,857.81
Check	04/14/2023	DD	AMANDA GE SHEWE	P/R W/E 04/07/23	1100101 · SunTrust - operating-2700 - ...		303.63	4,554.18
Check	04/14/2023	DD	JOHN DAVID HALL	P/R W/E 04/07/23	1100101 · SunTrust - operating-2700 - ...		379.00	4,175.18
Check	04/14/2023	DD	TOMMY E PERKINS	P/R W/E 04/07/23	1100101 · SunTrust - operating-2700 - ...		3.87	4,171.31
General Journal	04/14/2023	7649		P/R W/E TAXES 04/07/23	1100101 · SunTrust - operating-2700 - ...	1,134.05		5,305.36
Check	04/28/2023	DD	Shannon Camilien	P/R W/E 04/21/23	1100101 · SunTrust - operating-2700 - ...		22.79	5,282.57
Check	04/28/2023	DD	Angela Delgatto	P/R W/E 04/21/23	1100101 · SunTrust - operating-2700 - ...		6.82	5,275.75
Check	04/28/2023	DD	Yomna Kashian	P/R W/E 04/21/23	1100101 · SunTrust - operating-2700 - ...		27.14	5,248.61
Check	04/28/2023	DD	Alexander Romero-Jones	P/R W/E 04/21/23	1100101 · SunTrust - operating-2700 - ...		14.25	5,234.36
Check	04/28/2023	DD	AMANDA GE SHEWE	P/R W/E 04/21/23	1100101 · SunTrust - operating-2700 - ...		303.62	4,930.74
Check	04/28/2023	DD	JOHN DAVID HALL	P/R W/E 04/21/23	1100101 · SunTrust - operating-2700 - ...		378.99	4,551.75
Check	04/28/2023	DD	TOMMY E PERKINS	P/R W/E 04/21/23	1100101 · SunTrust - operating-2700 - ...		7.76	4,543.99
General Journal	04/28/2023	7698		P/R W/E TAXES 04/21/23	1100101 · SunTrust - operating-2700 - ...	1,179.96		5,723.95
Total 1513017 · Payroll Taxes						2,314.01	1,499.78	5,723.95
<b>1513018 · U.C. Tax</b>								0.00
Total 1513018 · U.C. Tax								0.00
<b>1513026 · Special Residential Mailing</b>								0.00
Total 1513026 · Special Residential Mailing								0.00
<b>1513045 · Communication - Telephone -Gate</b>								0.00
Total 1513045 · Communication - Telephone -Gate								0.00
<b>1513331 · Pool &amp; Beach Club Attendant</b>								3,715.64
Check	04/14/2023	DD	Angela Delgatto	P/R W/E 04/07/23	1100101 · SunTrust - operating-2700 - ...	304.80		4,020.44
Check	04/14/2023	DD	Yomna Kashian	P/R W/E 04/07/23	1100101 · SunTrust - operating-2700 - ...	374.04		4,394.48
Check	04/28/2023	DD	Shannon Camilien	P/R W/E 04/21/23	1100101 · SunTrust - operating-2700 - ...	297.96		4,692.44
Check	04/28/2023	DD	Angela Delgatto	P/R W/E 04/21/23	1100101 · SunTrust - operating-2700 - ...	89.04		4,781.48
Check	04/28/2023	DD	Yomna Kashian	P/R W/E 04/21/23	1100101 · SunTrust - operating-2700 - ...	354.72		5,136.20
Check	04/28/2023	DD	Alexander Romero-Jones	P/R W/E 04/21/23	1100101 · SunTrust - operating-2700 - ...	186.36		5,322.56
Total 1513331 · Pool & Beach Club Attendant						1,606.92	0.00	5,322.56
<b>1513341 · Community Events - Coordinator</b>								0.00
Total 1513341 · Community Events - Coordinator								0.00
<b>1541020 · Guard Office Equipment</b>								0.00
Total 1541020 · Guard Office Equipment								0.00
<b>1541021 · Guard Office Supplies</b>								0.00
Total 1541021 · Guard Office Supplies								0.00

**Cory Lakes CDD  
General Ledger  
As of April 30, 2023**

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
<b>1541022 · CMMS License and Support</b>								0.00
Total 1541022 · CMMS License and Support								0.00
<b>1541030 · Entry &amp; Walls Maintenance</b>								0.00
Total 1541030 · Entry & Walls Maintenance								0.00
<b>1541040 · Seasonal Decorations</b>								58,950.00
Total 1541040 · Seasonal Decorations								58,950.00
<b>1541041 · BC Office Equipment</b>								3,837.29
Bill	04/26/2023	776742	BORING	04/18/23-05/17/23 COPIER COVERAGE	1202000 · Accounts Payable	91.09		3,928.38
Bill	04/26/2023	49939...	US BANK EQUIPMENT FINANCE	KONICA MINOLTA C258 COPIER	1202000 · Accounts Payable	158.63		4,087.01
Bill	04/26/2023	50247...	WELLS FARGO VENDOR FIN SERV	COPIER LEASE	1202000 · Accounts Payable	130.24		4,217.25
Total 1541041 · BC Office Equipment						379.96	0.00	4,217.25
<b>1541090 · Miscellaneous Field Expense</b>								9,450.00
Total 1541090 · Miscellaneous Field Expense								9,450.00
<b>1541092 · Beach Club Office Supplies</b>								3,002.22
Total 1541092 · Beach Club Office Supplies								3,002.22
<b>1541094 · Beach Club Gym Supplies</b>								2,116.69
<b>1541098 · Capital Lease #3354508</b>								1,153.86
Total 1541098 · Capital Lease #3354508								1,153.86
<b>1541094 · Beach Club Gym Supplies - Other</b>								962.83
Total 1541094 · Beach Club Gym Supplies - Other								962.83
Total 1541094 · Beach Club Gym Supplies								2,116.69
<b>1541800 · Community Events (Supplies )</b>								13,069.07
Total 1541800 · Community Events (Supplies )								13,069.07
<b>1546033 · R&amp;M - Fence</b>								0.00
Total 1546033 · R&M - Fence								0.00
<b>1573010 · Pool &amp; Beach Club Attendants</b>								0.00
Total 1573010 · Pool & Beach Club Attendants								0.00
<b>1573016 · Food Service Plans</b>								0.00
Total 1573016 · Food Service Plans								0.00
<b>534022 · Contracts - Access Control</b>								0.00
Total 534022 · Contracts - Access Control								0.00
<b>546035 · R&amp;M - Gatehouse</b>								0.00
Total 546035 · R&M - Gatehouse								0.00
<b>1160000 · Field Operations - Other</b>								0.00
Total 1160000 · Field Operations - Other								0.00
Total 1160000 · Field Operations						13,337.55	1,499.78	172,031.52
<b>1170000 · Property Maintenance</b>								358,133.53
<b>1537005 · Lake and Pond Maintenance</b>								23,359.29
Bill	04/05/2023	PSI-64...	SOLITUDE LAKE MANAGEMENT	04/23 AQUATIC WEED CONTROL	1202000 · Accounts Payable	3,922.00		27,281.29
Total 1537005 · Lake and Pond Maintenance						3,922.00	0.00	27,281.29
<b>1537010 · Well Maintenance - Irrigation</b>								397.84
Bill	04/19/2023	4514	BOYETTE PUMP & WELL SERVICE...	MORRIS BRIDGE + CORY LAKES	1202000 · Accounts Payable	5,214.22		5,612.06
Total 1537010 · Well Maintenance - Irrigation						5,214.22	0.00	5,612.06

**Cory Lakes CDD  
General Ledger  
As of April 30, 2023**

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
<b>1546001 · Landscaping</b>								289,864.98
General Journal	04/01/2023	7627		LMP Inv #174604	-SPLIT-	28,800.07		318,665.05
Total 1546001 · Landscaping						28,800.07	0.00	318,665.05
<b>1546002 · Plant Replacement</b>								1,179.31
Total 1546002 · Plant Replacement								1,179.31
<b>1546003 · SOD Replacement</b>								0.00
Total 1546003 · SOD Replacement								0.00
<b>1546004 · Street Tree Maintenance</b>								0.00
Total 1546004 · Street Tree Maintenance								0.00
<b>1546005 · Annuals &amp; Seasonal Plant Instal</b>								2,000.00
Bill	04/19/2023	175146	LANDSCAPE MAINTENANCE PROF...	SPRING ANNUAL ROTATION - SUNPATIENS	1202000 · Accounts Payable	2,000.00		4,000.00
Total 1546005 · Annuals & Seasonal Plant Instal						2,000.00	0.00	4,000.00
<b>1546006 · Tree Removal</b>								27,537.85
Bill	04/05/2023	174938	LANDSCAPE MAINTENANCE PROF...	PALM REMOVAL WITH STUMP GRIND	1202000 · Accounts Payable	800.00		28,337.85
Total 1546006 · Tree Removal						800.00	0.00	28,337.85
<b>1546026 · R&amp;M - Fertilizer</b>								0.00
Total 1546026 · R&M - Fertilizer								0.00
<b>1546041 · Irrigation - Maintenance</b>								13,794.26
Bill	04/05/2023	174963	LANDSCAPE MAINTENANCE PROF...	IRRIGATION REPAIR	1202000 · Accounts Payable	747.68		14,541.94
Total 1546041 · Irrigation - Maintenance						747.68	0.00	14,541.94
<b>1546042 · Inspection Services (OLM)</b>								0.00
Total 1546042 · Inspection Services (OLM)								0.00
<b>1546043 · Irrigation/Repair Landsc area</b>								0.00
Total 1546043 · Irrigation/Repair Landsc area								0.00
<b>1546059 · Mulch</b>								0.00
Total 1546059 · Mulch								0.00
<b>1546060 · Beach Sand</b>								0.00
Total 1546060 · Beach Sand								0.00
<b>1170000 · Property Maintenance - Other</b>								0.00
Total 1170000 · Property Maintenance - Other								0.00
Total 1170000 · Property Maintenance						41,483.97	0.00	399,617.50
<b>1171000 · Facilities Maintenance</b>								189,425.74
<b>1539050 · Recreation Equipmt R&amp;M</b>								8,639.30
Bill	04/26/2023	26821	FITNESS SERVICES OF FLORIDA, I...	04/23 PREVENTATIVE MAINT. - 1 OF 2	1202000 · Accounts Payable	275.00		8,914.30
Bill	04/26/2023	04042...	SITE MASTERS OF FLORIDA, LLC.	CONCRETE BASE SUPPORTS FOR SAFETY...	1202000 · Accounts Payable	1,600.00		10,514.30
Total 1539050 · Recreation Equipmt R&M						1,875.00	0.00	10,514.30
<b>1539051 · Bldg/ Eqpmt Maint &amp; Rep</b>								5,337.65
Total 1539051 · Bldg/ Eqpmt Maint & Rep								5,337.65
<b>1541010 · Fountain Repairs &amp; Maintenance</b>								400.00
Total 1541010 · Fountain Repairs & Maintenance								400.00
<b>1541015 · Monuments and Signs</b>								0.00
Total 1541015 · Monuments and Signs								0.00

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Accrual Basis

**Cory Lakes CDD  
General Ledger  
As of April 30, 2023**

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
<b>1541091 · Outside Facilities Maintenance</b>								
Bill	04/19/2023	92128...	HD SUPPLY	TRASH BAG	1202000 · Accounts Payable	382.00		104,452.84
Bill	04/26/2023	92129...	HD SUPPLY	GOJO SOAP FOAM REFILL	1202000 · Accounts Payable	236.37		104,834.84
Total 1541091 · Outside Facilities Maintenance						618.37	0.00	105,071.21
<b>1541093 · Cleaning (BC &amp; GH )</b>								
Total 1541093 · Cleaning (BC & GH )								10,010.00
<b>1541095 · Pest Control</b>								
Total 1541095 · Pest Control								600.00
<b>1541096 · Barcode Database</b>								
Total 1541096 · Barcode Database								0.00
<b>1541097 · Car and Cart Repairs and Maint</b>								
Total 1541097 · Car and Cart Repairs and Maint								3,373.86
<b>1546061 · Security Gate Maint &amp; Repair</b>								
Total 1546061 · Security Gate Maint & Repair								5,801.86
<b>1546062 · Security Gate Maint&amp;Rep -Cachet</b>								
Bill	04/12/2023	156617	GATE TECH, INC	REPAIR GATE, REPLACE GATE END WITH ...	1202000 · Accounts Payable	1,323.06		2,349.27
Bill	04/19/2023	156714	GATE TECH, INC	03/23 MONTHLY DOORKING CELLULAR SY...	1202000 · Accounts Payable	54.94		3,672.33
Total 1546062 · Security Gate Maint&Rep -Cachet						1,378.00	0.00	3,727.27
<b>1546063 · Storm Water Drainage</b>								
Bill	04/26/2023	04042...	SITE MASTERS OF FLORIDA, LLC.	CAPRI ISLE POND MES REPAIRS - BALANCE	1202000 · Accounts Payable	4,000.00		5,200.00
Total 1546063 · Storm Water Drainage						4,000.00	0.00	9,200.00
<b>1546064 · Storage</b>								
Total 1546064 · Storage								0.00
<b>1546065 · Security Technology Repairs</b>								
Total 1546065 · Security Technology Repairs								0.00
<b>1546093 · Street Sweeping</b>								
Total 1546093 · Street Sweeping								0.00
<b>1546095 · Paver Repairs</b>								
Total 1546095 · Paver Repairs								38,133.26
<b>1546096 · Pressure Washing</b>								
Total 1546096 · Pressure Washing								1,500.00
<b>1546097 · Clean &amp; Repair Monument Lantern</b>								
Total 1546097 · Clean & Repair Monument Lantern								0.00
<b>1546098 · Commercial Window Cleaning</b>								
Total 1546098 · Commercial Window Cleaning								0.00
<b>1546099 · Rentals and Leases</b>								
Bill	04/12/2023	40934...	NAVITAS CREDIT CORP.	LEASE PAYMENT ON CONTRACT #40934119	1202000 · Accounts Payable	839.74		3,627.70
Total 1546099 · Rentals and Leases						839.74	0.00	4,467.44
<b>1171000 · Facilities Maintenance - Other</b>								
Total 1171000 · Facilities Maintenance - Other								0.00
Total 1171000 · Facilities Maintenance						8,711.11	0.00	198,136.85
<b>1180000 · Facilities Maintenance (Pool)</b>								
<b>1534022 · Contracts- Access Control</b>								
Total 1534022 · Contracts- Access Control								0.00



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Accrual Basis

Cory Lakes CDD  
General Ledger  
As of April 30, 2023

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
<b>1541050 · Pool Maintenance -Contract</b>								10,165.00
Bill	04/12/2023	9183	SUNCOAST POOL SERVICE	04/23-SWIMMING POOL SERVICE INCLUDIN...	1202000 · Accounts Payable	2,325.00		12,490.00
Total 1541050 · Pool Maintenance -Contract						2,325.00	0.00	12,490.00
<b>1541052 · Pool Repairs</b>								150.35
Total 1541052 · Pool Repairs								150.35
<b>1541054 · Pool Permits</b>								0.00
Total 1541054 · Pool Permits								0.00
<b>1541056 · Pool Janitorial Services</b>								0.00
Total 1541056 · Pool Janitorial Services								0.00
<b>1546035 · R&amp;M - Gatehouse</b>								0.00
Total 1546035 · R&M - Gatehouse								0.00
<b>1546094 · Utilities - Pool Heaters</b>								1,861.08
Bill	04/12/2023	31100...	TAMPA ELECTRIC	311000020199 02/10/23-03/10/23	1202000 · Accounts Payable	50.41		1,911.49
Total 1546094 · Utilities - Pool Heaters						50.41	0.00	1,911.49
<b>1551000 · Pool Contingency</b>								0.00
Total 1551000 · Pool Contingency								0.00
<b>546093 · R&amp;M - Street Sweeping</b>								0.00
Total 546093 · R&M - Street Sweeping								0.00
<b>546094 · R&amp;M - Street Lighting</b>								0.00
Total 546094 · R&M - Street Lighting								0.00
<b>1180000 · Facilities Maintenance (Pool) - Other</b>								0.00
Total 1180000 · Facilities Maintenance (Pool) - Other								0.00
Total 1180000 · Facilities Maintenance (Pool)						2,375.41	0.00	14,551.84
<b>1190000 · Capital Improvements</b>								0.00
<b>1539052 · Fitness Equipment - New</b>								0.00
Total 1539052 · Fitness Equipment - New								0.00
<b>1539055 · Fence</b>								0.00
Total 1539055 · Fence								0.00
<b>9539053 · Playground/Sail Shade Structure</b>								0.00
Total 9539053 · Playground/Sail Shade Structure								0.00
<b>9539054 · 2 Tennis Courts</b>								0.00
Total 9539054 · 2 Tennis Courts								0.00
<b>9539056 · Garage Door</b>								0.00
Total 9539056 · Garage Door								0.00
<b>9539057 · Valuation and Consulting</b>								0.00
Total 9539057 · Valuation and Consulting								0.00
<b>1190000 · Capital Improvements - Other</b>								0.00
Total 1190000 · Capital Improvements - Other								0.00
Total 1190000 · Capital Improvements								0.00
<b>120000 · Debt Services</b>								318,011.18
<b>2517710 · Principal Retirement 1996</b>								0.00
Total 2517710 · Principal Retirement 1996								0.00
<b>2517720 · Interest Expense 1996</b>								0.00
Total 2517720 · Interest Expense 1996								0.00

**Cory Lakes CDD  
General Ledger  
As of April 30, 2023**

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
<b>2517730 · Principal Prepayment 1996</b>								0.00
Total 2517730 · Principal Prepayment 1996								0.00
<b>2517740 · Reserve Reduction Prepayment</b>								0.00
Total 2517740 · Reserve Reduction Prepayment								0.00
<b>3517710 · Principal Retirement 2013</b>								260,000.00
Total 3517710 · Principal Retirement 2013								260,000.00
<b>3517720 · Interest Expense 2013</b>								36,268.76
Total 3517720 · Interest Expense 2013								36,268.76
<b>4517710 · Principal Retirement 2013 A1</b>								0.00
Total 4517710 · Principal Retirement 2013 A1								0.00
<b>4517715 · 2013A1 Princ Prepayment</b>								5,000.00
Total 4517715 · 2013A1 Princ Prepayment								5,000.00
<b>4517720 · Interest Expense 203</b>								6,300.75
Total 4517720 · Interest Expense 203								6,300.75
<b>5517720 · Interest Expense Note 2017</b>								0.00
Total 5517720 · Interest Expense Note 2017								0.00
<b>6517710 · Principal Retirement 2022</b>								0.00
Bill	04/27/2023	30097...	FINEMARK NATIONAL BANK & TRU...	ACCOUNT #00000300977-00001 05/01 PAYM...	1202000 · Accounts Payable	140,000.00		140,000.00
Total 6517710 · Principal Retirement 2022						140,000.00	0.00	140,000.00
<b>6517720 · Interest Expense Note 2022</b>								10,441.67
Bill	04/27/2023	30097...	FINEMARK NATIONAL BANK & TRU...	ACCOUNT #00000300977-00001 05/01 PAYM...	1202000 · Accounts Payable	10,500.00		20,941.67
Total 6517720 · Interest Expense Note 2022						10,500.00	0.00	20,941.67
<b>120000 · Debt Services - Other</b>								0.00
Total 120000 · Debt Services - Other								0.00
Total 120000 · Debt Services						150,500.00	0.00	468,511.18
<b>1394001 · DS- Transfer-in</b>								0.00
Total 1394001 · DS- Transfer-in								0.00
<b>1539054 · Capital improvement program</b>								0.00
Total 1539054 · Capital improvement program								0.00
<b>1539060 · Capital Outlay</b>								0.00
Total 1539060 · Capital Outlay								0.00
<b>1539500 · ADA Website Compliance</b>								210.00
Total 1539500 · ADA Website Compliance								210.00
<b>1539622 · Hurricane Clean-Up</b>								0.00
Total 1539622 · Hurricane Clean-Up								0.00
<b>1588001 · DS- Transfer- out</b>								0.00
Total 1588001 · DS- Transfer- out								0.00
<b>1600000 · Common Area</b>								0.00
<b>534027 · Contracts - Janitorial Services</b>								0.00
Total 534027 · Contracts - Janitorial Services								0.00
<b>534029 · Access Control Pool &amp; Rec Ctr</b>								0.00
Total 534029 · Access Control Pool & Rec Ctr								0.00
<b>543013 · Electricity - Streetlighting</b>								0.00
Total 543013 · Electricity - Streetlighting								0.00

**Cory Lakes CDD  
General Ledger  
As of April 30, 2023**

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
<b>546074 · R&amp;M - Pools</b>								0.00
Total 546074 · R&M - Pools								0.00
<b>546078 · R&amp;M - Recreation Center</b>								0.00
Total 546078 · R&M - Recreation Center								0.00
<b>546085 · R&amp;M - Signage</b>								0.00
Total 546085 · R&M - Signage								0.00
<b>546090 · R&amp;M - Stormwater System</b>								0.00
Total 546090 · R&M - Stormwater System								0.00
<b>546091 · R&amp;M - Tot Lot</b>								0.00
Total 546091 · R&M - Tot Lot								0.00
<b>546115 · R&amp;M - Fitness Equipment</b>								0.00
Total 546115 · R&M - Fitness Equipment								0.00
<b>1600000 · Common Area - Other</b>								0.00
Total 1600000 · Common Area - Other								0.00
Total 1600000 · Common Area								0.00
<b>512001 · Payroll - Salaried</b>								0.00
Total 512001 · Payroll - Salaried								0.00
<b>513.615 · Tax Collector</b>								49,366.27
General Journal	04/05/2023	7635	TAX COLLECTOR FEE		1101005 · First Horizon - MMK Account	1,116.78		50,483.05
General Journal	04/05/2023	7635	TAX COLLECTOR FEE		1101005 · First Horizon - MMK Account	1.21		50,484.26
General Journal	04/05/2023	7635	TAX COLLECTOR FEE		1101005 · First Horizon - MMK Account	49.72		50,533.98
General Journal	04/05/2023	7635	TAX COLLECTOR FEE		1101005 · First Horizon - MMK Account	44.87		50,578.85
Total 513.615 · Tax Collector						1,212.58	0.00	50,578.85
<b>524001 · Workers' Compensation</b>								0.00
Total 524001 · Workers' Compensation								0.00
<b>534020 · Contracts - Guard Services</b>								0.00
Total 534020 · Contracts - Guard Services								0.00
<b>534023 · Contracts - Access Control Old</b>								0.00
Total 534023 · Contracts - Access Control Old								0.00
<b>534026 · Contracts - Janitorial - Gate</b>								0.00
Total 534026 · Contracts - Janitorial - Gate								0.00
<b>534037 · Contracts - Security Services</b>								0.00
Total 534037 · Contracts - Security Services								0.00
<b>534040 · Contracts - Streetlighting</b>								0.00
Total 534040 · Contracts - Streetlighting								0.00
<b>534100 · Contracts - Sheriff</b>								0.00
Total 534100 · Contracts - Sheriff								0.00
<b>538.800 · Pmt to escrow agent for refi</b>								0.00
Total 538.800 · Pmt to escrow agent for refi								0.00
<b>538.850 · COI</b>								0.00
Total 538.850 · COI								0.00
<b>541650 · Construction in Progress</b>								0.00
Total 541650 · Construction in Progress								0.00
<b>546112 · R&amp;M - Gazebo</b>								0.00
Total 546112 · R&M - Gazebo								0.00

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Accrual Basis

Cory Lakes CDD  
General Ledger  
As of April 30, 2023

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
<b>549061 · Misc - Water License Fees</b>								0.00
Total 549061 · Misc - Water License Fees								0.00
<b>5517710 · Principal Retirement Note 2017</b>								0.00
Total 5517710 · Principal Retirement Note 2017								0.00
<b>5517715 · 2017 Princ Prepayment</b>								0.00
Total 5517715 · 2017 Princ Prepayment								0.00
<b>552028 · OP Supplies - Uniforms</b>								0.00
Total 552028 · OP Supplies - Uniforms								0.00
<b>581.000 · Transfer out</b>								0.00
Total 581.000 · Transfer out								0.00
<b>66000 · Payroll Expenses</b>								0.00
Total 66000 · Payroll Expenses								0.00
<b>8541650 · Construction In Progress 301</b>								0.00
Total 8541650 · Construction In Progress 301								0.00
<b>8588000 · Intrafund Transfer 301</b>								0.00
Total 8588000 · Intrafund Transfer 301								0.00
<b>9999999 · Uncoded Expense</b>								0.00
Total 9999999 · Uncoded Expense								0.00
<b>1369900 · Other Miscellaneous Revenues</b>								0.00
Total 1369900 · Other Miscellaneous Revenues								0.00
<b>386.000 · Misc Capital Improvements Loan</b>								0.00
Total 386.000 · Misc Capital Improvements Loan								0.00
<b>No acct</b>								0.00
Total no acct								0.00
<b>TOTAL</b>						<u>2,166,763.88</u>	<u>2,166,763.88</u>	<u>0.00</u>

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**7**

# Office Administrator & Events Monthly Report

Meeting date: June 15, 2023

## CDD Office

- Routine barcodes, lease renewals and new resident processing.
- Routine invoice coding and AP aging reports.
- Continued training of office staff. Includes working with Envera staff to learn all systems properly and efficiently.
- Currently doing file audits to update records for renters and owners in the files, Morpho, the database, Envera and emerge
- Also removing access from unapproved and old renters and homeowners to limit access to only current residents of the community with updated information on file.
- Hired facility attendants and trained them to properly staff after events at the clubhouse and pool.
- Implementing new CDD approved policies for after hour clubhouse usage
- Implementing systems with staff to maintain organization and consistency with everything we do

## CDD Events

UPCOMING:

- None scheduled at the moment

COMPLETED:

- Spring Festival | 3/18/23 11am-1pm- This event was a success. Lots of families came out to enjoy the entertainment and egg hunts.

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

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**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2024**



**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
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**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024	% +/-
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected		
<b>REVENUES</b>						
Assessment levy: all residents	\$ 2,477,358				\$ 2,524,818	2%
Assessment levy: Cachet	2,170				2,713	20%
Allowable discounts (4%)	(99,181)				(101,101)	2%
Assessment levy - net	2,380,347	\$ 2,274,277	\$ 106,070	\$ 2,380,347	2,426,430	2%
Interest and miscellaneous	30,000	16,941	13,059	30,000	30,000	0%
Total revenues	2,410,347	2,291,218	119,129	2,410,347	2,456,430	2%
<b>EXPENDITURES</b>						
<b>Professional &amp; admin</b>						
Supervisors	12,000	5,000	7,000	12,000	12,000	0%
Payroll services	600	389	211	600	600	0%
Payroll taxes - FICA	900	383	517	900	900	0%
Payroll taxes - unemployment	325	-	325	325	325	0%
District management	55,000	27,500	27,500	55,000	55,000	0%
Assessment roll preparation	5,000	2,500	2,500	5,000	5,000	0%
Bond amortization schedule fee	1,500	-	1,500	1,500	1,500	0%
Disclosure report	3,000	1,500	1,500	3,000	3,000	0%
Trustee	7,200	7,704	-	7,704	7,750	7%
Audit	6,400	2,500	3,900	6,400	6,400	0%
Arbitrage rebate calculation	2,500	-	2,500	2,500	2,500	0%
Legal - general counsel	10,000	2,539	7,461	10,000	10,000	0%
Engineering	10,000	7,415	2,585	10,000	10,000	0%
Insurance: general liability & public officials&prop	42,000	39,344	-	39,344	40,500	-4%
Insurance: worker's compensation	5,500	4,170	1,330	5,500	5,500	0%
Legal advertising and Sunshine Board	4,500	-	1,000	1,000	1,500	-200%
Bank fees	1,500	595	905	1,500	1,500	0%
Credit card discount	200	133	67	200	200	0%
Dues & licenses	175	175	-	175	175	0%
Postage	2,000	601	1,399	2,000	2,000	0%
Tax collector	99,181	45,516	53,665	99,181	101,101	2%
Contingencies	2,000	708	1,292	2,000	2,000	0%
Total professional & admin	271,481	148,672	117,157	265,829	269,451	-1%

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024	% +/-
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023			
<b>EXPENDITURES (continued)</b>						
<b>Field Operations</b>						
Utilities						
Communication	20,000	22,576	3,000	25,576	20,000	0%
Website	705	-	705	705	705	0%
ADA website compliance	210	210	-	210	210	0%
Streetlights	155,000	103,314	75,000	178,314	165,000	6%
Electricity	60,000	38,993	30,000	68,993	75,000	20%
Propane	400	-	400	400	400	0%
Water, sewer & irrigation	20,000	5,822	10,000	15,822	17,000	-18%
Solid waste removal	8,000	4,984	3,016	8,000	8,000	0%
Sewer lift stations	2,500	935	1,565	2,500	2,500	0%
Security operations						
Security staffing contract services	445,000	187,186	257,814	445,000	445,000	0%
Contractual Virtual Guard	59,000	31,532	27,468	59,000	59,000	0%
Off-duty policing	21,000	5,464	10,000	15,464	21,000	0%
Field office administration						
Field Manager	67,100	34,286	32,814	67,100	73,810	9%
Assistant field manager	-	-	-	-	-	n/a
Office administrator	53,900	26,857	27,043	53,900	62,595	14%
Payroll taxes	15,000	4,910	7,500	12,410	15,000	0%
Seasonal decorations	60,000	58,950	1,050	60,000	60,000	0%
Beach club office equipment	4,500	3,837	663	4,500	4,500	0%
Beach club office supplies	3,000	3,002	1,500	4,502	4,500	33%
Beach club gym supplies	20,600	2,117	15,000	17,117	20,600	0%
Guard office equipment	1,000	-	1,000	1,000	1,000	0%
Guard office supplies	1,500	-	1,500	1,500	1,500	0%
Community events supplies	18,500	13,069	5,431	18,500	18,500	0%
Pool & beach club attendants	26,000	3,716	22,284	26,000	26,000	0%
Miscellaneous field expense	-	9,450	-	9,450	-	n/a

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024	% +/-
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023			
<b>EXPENDITURES (continued)</b>						
<b>Property maintenance</b>						
Landscape Maintenance						
Landscaping	407,000	289,865	117,135	407,000	419,000	3%
Beach sand	3,000	-	-	-	3,000	0%
Annuals & seasonal plant installation	5,000	2,000	3,000	5,000	5,000	0%
Plant replacement	30,000	1,179	20,000	21,179	30,000	0%
Sod replacement	10,000	-	5,000	5,000	10,000	0%
Well maintenance - irrigation	3,000	398	2,602	3,000	3,000	0%
Irrigation - maintenance	7,500	13,794	5,000	18,794	7,500	0%
Tree removal, replacement and maintenance	35,000	27,538	7,462	35,000	35,000	0%
Lake & pond maintenance	55,640	23,359	32,281	55,640	55,640	0%
Facilities maintenance						
Outside facilities maintenance	100,000	106,053	10,000	116,053	100,000	0%
Capital reinvestment note 2022 repayment	161,292	10,442	150,850	161,292	154,000	-5%
Car and cart repairs and maintenance	6,000	3,374	2,626	6,000	6,000	0%
Rentals and leases	31,644	3,628	28,016	31,644	31,644	0%
Cleaning	16,000	10,010	10,000	20,010	20,000	20%
Pest control	1,800	600	1,200	1,800	1,800	0%
Security gate maintenance & repair	5,000	5,802	2,000	7,802	5,000	0%
Security gate maintenance & repair - Cachet	2,000	2,349	500	2,849	2,500	20%
Monuments & signs	5,000	-	5,000	5,000	5,000	0%
Fountains	7,000	400	3,500	3,900	7,000	0%
Storm water drainage	35,000	5,200	29,800	35,000	35,000	0%
Recreation equipment maintenance & repair	15,000	7,039	7,961	15,000	15,000	0%
Building equipment maintenance & repair	15,000	5,338	7,500	12,838	15,000	0%
Pressure washing	7,500	1,500	6,000	7,500	7,500	0%
Paver, streets and sidewalk repairs, cleaning	75,000	38,133	36,867	75,000	75,000	0%
Facilities maintenance (pool)						
Pool maintenance	21,000	10,165	10,835	21,000	21,000	0%
Pool repairs	7,000	151	6,849	7,000	7,000	0%
Pool heater utilities	8,000	1,861	1,500	3,361	8,000	0%
Pool permit	575	-	575	575	575	0%
Capital improvement program	360,000	-	360,000	360,000	-	n/a
Total field expenses	2,498,866	1,131,388	1,408,812	2,540,200	2,186,979	-14%
Total expenditures	2,770,347	1,280,060	1,525,969	2,806,029	2,456,430	-13%

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024	% +/-
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023			
<b>EXPENDITURES (continued)</b>						
Excess/(deficiency) of revenues over/(under) expenditures	(360,000)	1,011,158	(1,406,840)	(395,682)	-	
Fund balance - beginning (unaudited)	<u>1,004,835</u>	<u>915,898</u>	<u>1,927,056</u>	<u>915,898</u>	<u>520,216</u>	
Fund balance - ending (projected)						
Assigned						
3 months working capital	482,069	482,069	482,069	482,069	491,286	
Unassigned	162,766	1,444,987	38,147	38,147	28,930	
Fund balance - ending	<u>\$ 644,835</u>	<u>\$ 1,927,056</u>	<u>\$ 520,216</u>	<u>\$ 520,216</u>	<u>\$ 520,216</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	7,750
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	10,000
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
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.	
Insurance: general liability & public officials&prop	40,500
The Districts carry public officials and general liability insurance with a limit of liability set at \$1,000,000 for general liability (\$2,000,000 general aggregate) and \$1,000,000 for public officials liability.	
Insurance: worker's compensation	5,500
The Districts worker's compensation for the District employees.	
Legal advertising and Sunshine Board	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Bank fees	1,500
Bank charges incurred during the year.	
Credit card discount	200
Dues & licenses	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Postage	2,000
For mailing out agenda packages and debt service payments.	
Tax collector	101,101
The tax collector's fee is 2% of assessments collected.	
Contingencies	2,000
Automated AP routing and miscellaneous items	
<b>Field Operations</b>	
Utilities	
Communication	20,000
Intended to provide for the cost of communications related provider for phone, cable, internet etc at the Beach Club and gatehouses.	
Website	705
Intended to cover the cost associated with annual registration and maintenance of the District's website.	
ADA website compliance	210
Streetlights	165,000
Intended to cover the cost paid to TECO for the District's streetlight maintenance and power.	
Electricity	75,000
Intended to cover the cost for electricity at all the District's facilities.	
Propane	400
Intended to cover the cost of propane for the District's facilities.	
Water, sewer & irrigation	17,000
Intended to cover the cost of water and sewer services provided to the District's facilities.	
Solid waste removal	8,000
Intended to cover the cost of the dumpster at the Beach Club and the port o let provided for the landscape maintenance contractor.	
Sewer lift stations	2,500
Intended to cover the cost of operating and maintaining the District's lift station.	

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

**EXPENDITURES (continued)**

Security operations	
Security staffing contract services	445,000
The District contracts with US Security Associates for the personnel services required for guardhouse and roving patrol services.	
Contractual Virtual Guard	59,000
Covers virtual guard services at guardhouses, beach club and pool.	
Off Duty Policing	21,000
Covers the costs of engaging off duty Police for periodic traffic law enforcement within the community.	
Field office administration	
Field Manager	73,810
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.	
Office administrator	62,595
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.	
Payroll taxes	15,000
Intended to provide for the cost of payroll taxes associated with the onsite employee payroll.	
Seasonal decorations	60,000
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	4,500
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**

<b>EXPENDITURES (continued)</b>	
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	419,000
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	30,000
Intended to provide for the replacement of dead or deteriorated plants within the District's common areas and right of ways that are not the result of the maintenance contractor's negligence.	
Sod replacement	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	3,000
Intended to provide for the costs of repairs, maintenance and periodic replacements of well pumps, motors and controls.	
Irrigation - maintenance	7,500
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, replacement and maintenance	35,000
Intended to provide for the costs of removing and/or replacing tree and maintenance within the District's common areas and right of ways.	
Lake & pond maintenance	55,640
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	100,000
Intended to provide for the costs of small equipment and supplies necessary in the day to day maintenance of various District facilities.	
Capital reinvestment note 2022 repayment	154,000
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	31,644
Intended to cover the cost of a lease/purchase of 1 -half ton pickup and 2-utility carts for a 4 year term and replacement of roving patrol occurred in 2022.	

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

**EXPENDITURES (continued)**

Cleaning	20,000
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	2,500
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	35,000
Intended to provide for the periodic inspection and cleaning of the District's roadway drainage inlets and lake interconnecting pipes.	
Recreation equipment maintenance & repair	15,000
Intended to provide for repair and maintenance of the Districts recreational equipment at the Beach Club and Tennis Courts.	
Building equipment maintenance & repair	15,000
Intended to provide for repair and maintenance of the Beach Club building and associated systems.	
Pressure washing	7,500
Intended to provide for the periodic pressure washing of the District's facilities.	
Paver, streets and sidewalk repairs, cleaning	75,000
Intended to provide for periodic repair, maintenance and pressure washing of the Districts roadways, sidewalks, gutters and parking lots.	
Facilities maintenance (pool)	
Pool maintenance	21,000
Intended to cover the cost associated with routine cleaning, water testing and water chemistry services at the District's pool.	
Pool repairs	7,000
Intended to provide for repairs and maintenance to the District's pool pumps, motors and controls system.	
Pool heater utilities	8,000
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>\$ 2,456,430</u></u>

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2013 BONDS  
FISCAL YEAR 2024**

	Fiscal Year 2023			Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	
<b>REVENUE</b>				
Assessment levy - gross	\$ 110,640			\$ 108,343
Allowable discounts (4%)	(4,426)			(4,334)
Assessment levy - net	106,214	\$ 101,244	\$ 4,970	\$ 106,214
Interest	-	3,367	-	3,367
Total revenue	106,214	104,611	4,970	109,581
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	30,000	30,000	-	30,000
Principal prepayment	-	230,000	(220,000)	10,000
Interest	71,788	36,269	35,519	71,788
Total debt service	101,788	296,269	(184,481)	111,788
<b>Other fees &amp; charges</b>				
Tax collector	4,426	2,024	2,402	4,426
Total other fees & charges	4,426	2,024	2,402	4,426
Total expenditures	106,214	298,293	(182,079)	116,214
Excess/(deficiency) of revenues over/(under) expenditures	-	(193,682)	187,049	(6,633)
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers out	-	-	(226,170)	(226,170)
Total other financing sources	-	-	(226,170)	(226,170)
Net change in fund balances	-	(193,682)	(39,121)	(232,803)
Beginning fund balance (unaudited)	175,749	400,598	206,916	400,598
Ending fund balance (projected)	\$175,749	\$206,916	\$ 167,795	\$ 167,795
Use of fund balance:				
Debt service reserve account balance (required)				(51,024)
Principal expense - November 1, 2024				(30,000)
Interest expense - November 1, 2024				(34,463)
Projected fund balance surplus/(deficit) as of September 30, 2024				<u>\$ 82,308</u>

# CORY LAKES

Community Development District

Series 2013 Bonds

\$1,425,000

## Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2022	30,000.00	5.000%	36,268.75	66,268.75
05/01/2023			35,518.75	35,518.75
11/01/2023	30,000.00	5.000%	35,212.50	65,212.50
05/01/2024			34,462.50	34,462.50
11/01/2024	30,000.00	5.625%	34,462.50	64,462.50
05/01/2025			33,618.75	33,618.75
11/01/2025	35,000.00	5.625%	33,618.75	68,618.75
05/01/2026			32,634.38	32,634.38
11/01/2026	35,000.00	5.625%	32,634.38	67,634.38
05/01/2027			31,650.00	31,650.00
11/01/2027	40,000.00	5.625%	31,650.00	71,650.00
05/01/2028			30,525.00	30,525.00
11/01/2028	40,000.00	5.625%	30,525.00	70,525.00
05/01/2029			29,400.00	29,400.00
11/01/2029	45,000.00	5.625%	29,400.00	74,400.00
05/01/2030			28,134.38	28,134.38
11/01/2030	45,000.00	5.625%	28,134.38	73,134.38
05/01/2031			26,868.75	26,868.75
11/01/2031	50,000.00	5.625%	26,868.75	76,868.75
05/01/2032			25,462.50	25,462.50
11/01/2032	50,000.00	5.625%	25,462.50	75,462.50
05/01/2033			24,056.25	24,056.25
11/01/2033	55,000.00	5.625%	24,056.25	79,056.25
05/01/2034			22,509.38	22,509.38
11/01/2034	55,000.00	6.125%	22,509.38	77,509.38
05/01/2035			20,825.00	20,825.00
11/01/2035	60,000.00	6.125%	20,825.00	80,825.00
05/01/2036			18,987.50	18,987.50
11/01/2036	60,000.00	6.125%	18,987.50	78,987.50
05/01/2037			17,150.00	17,150.00
11/01/2037	65,000.00	6.125%	17,150.00	82,150.00
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>\$1,190,000.00</b>		<b>\$899,256.25</b>	<b>\$2,089,256.25</b>

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2013 REFUNDING BONDS  
FISCAL YEAR 2024**

	Fiscal Year 2023			Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	
<b>REVENUE</b>				
Assessment levy - gross	\$ 97,873			\$ -
Allowable discounts (4%)	(3,915)			-
Assessment levy - net	93,958	\$ 91,366	\$ 2,592	\$ 93,958
Interest	-	3,757	-	3,757
Total revenue	93,958	95,123	2,592	97,715
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	460,000	-	460,000	460,000
Principal prepayment	5,000	5,000	-	5,000
Interest	12,534	6,301	6,233	12,534
Total debt service	477,534	11,301	466,233	477,534
<b>Other fees &amp; charges</b>				
Tax collector	3,915	1,826	2,089	3,915
Total other fees & charges	3,915	1,826	2,089	3,915
Total expenditures	481,449	13,127	468,322	481,449
Excess/(deficiency) of revenues over/(under) expenditures	(387,491)	81,996	(465,730)	(383,734)
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers in	-	-	226,170	226,170
Total other financing sources	-	-	226,170	226,170
Net change in fund balances	(387,491)	81,996	(239,560)	(157,564)
Beginning fund balance (unaudited)	387,491	195,188	277,184	195,188
Ending fund balance (projected)	\$ -	\$ 277,184	\$ 37,624	\$ 37,624
Use of fund balance:				
Debt service reserve account balance (required)				-
Interest expense - November 1, 2024				-
Projected fund balance surplus/(deficit) as of September 30, 2024				\$ 37,624

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT SUMMARY  
FISCAL YEAR 2024**

**FY 2023 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	\$2,577.90	\$0.00	\$38.61
O&M 1.2 CI	1	\$0.00	\$0.00	\$0.00	\$2,577.90	\$0.00	\$46.33
O&M	51	\$0.00	\$0.00	\$0.00	\$2,577.90	\$0.00	\$0.00
1.1, 1.4 and 1.5	113	\$0.00	\$0.00	\$0.00	\$2,577.90	\$0.00	\$0.00
1.1 CI	5	\$0.00	\$0.00	\$0.00	\$2,577.90	\$0.00	\$38.61
1.11 and 1.51	2	\$0.00	\$0.00	\$0.00	\$5,155.80	\$0.00	\$0.00
1.2 CI	35	\$0.00	\$0.00	\$0.00	\$2,577.90	\$0.00	\$46.33
1.3 CI	7	\$0.00	\$0.00	\$0.00	\$2,577.90	\$0.00	\$38.61
2	121	\$0.00	\$0.00	\$0.00	\$2,577.90	\$0.00	\$0.00
2.0 96B	1	\$0.00	\$0.00	\$0.00	\$2,577.90	\$0.00	\$0.00
2.0 96AB	10	\$0.00	\$0.00	\$0.00	\$2,577.90	\$0.00	\$0.00
2.1 96B	1	\$0.00	\$0.00	\$0.00	\$5,155.80	\$0.00	\$0.00
3	91	\$0.00	\$212.98	\$0.00	\$2,577.90	\$0.00	\$0.00
4	74	\$0.00	\$89.11	\$0.00	\$2,577.90	\$0.00	\$0.00
5	238	\$0.00	\$302.09	\$0.00	\$2,577.90	\$0.00	\$0.00
6	92	\$0.00	\$0.00	\$0.00	\$2,577.90	\$0.00	\$0.00
7	115	\$0.00	\$0.00	\$962.09	\$2,577.90	\$0.00	\$0.00
	<b>1,025</b>						
			\$0.00				

**FY 2024 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	\$2,627.28	\$0.00	\$48.27
O&M 1.2 CI	1	\$0.00	\$0.00	\$0.00	\$2,627.28	\$0.00	\$57.93
O&M	55	\$0.00	\$0.00	\$0.00	\$2,627.28	\$0.00	\$0.00
1.1, 1.4 and 1.5	113	\$0.00	\$0.00	\$0.00	\$2,627.28	\$0.00	\$0.00
1.1 CI	5	\$0.00	\$0.00	\$0.00	\$2,627.28	\$0.00	\$48.27
1.11 and 1.51	2	\$0.00	\$0.00	\$0.00	\$5,254.57	\$0.00	\$0.00
1.2 CI	35	\$0.00	\$0.00	\$0.00	\$2,627.28	\$0.00	\$57.93
1.3 CI	7	\$0.00	\$0.00	\$0.00	\$2,627.28	\$0.00	\$48.27
2	121	\$0.00	\$0.00	\$0.00	\$2,627.28	\$0.00	\$0.00
2.0 96B	1	\$0.00	\$0.00	\$0.00	\$2,627.28	\$0.00	\$0.00
2.0 96AB	10	\$0.00	\$0.00	\$0.00	\$2,627.28	\$0.00	\$0.00
2.1 96B	1	\$0.00	\$0.00	\$0.00	\$5,254.57	\$0.00	\$0.00
3	91	\$0.00	\$0.00	\$0.00	\$2,627.28	\$0.00	\$0.00
4	74	\$0.00	\$0.00	\$0.00	\$2,627.28	\$0.00	\$0.00
5	234	\$0.00	\$0.00	\$0.00	\$2,627.28	\$0.00	\$0.00
6	92	\$0.00	\$0.00	\$0.00	\$2,627.28	\$0.00	\$0.00
7	115	\$0.00	\$0.00	\$942.11	\$2,627.28	\$0.00	\$0.00
	<b>1,025</b>						

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**9**



# RESERVE STUDY UPDATE PROPOSAL

Cory Lakes Community Development District, Inc.

Prepared for:

Mr. Chesley “Chuck” E. Adams, Director of Operations  
c/o Wrathell, Hunt and Associates, LLC,

June 1, 2023



Prepared by:

**Reserve Advisors, LLC**

201 E. Kennedy Boulevard, Suite 1150

Tampa, FL 33602

(800) 980-9881

[www.reserveadvisors.com](http://www.reserveadvisors.com)





June 1, 2023

Dear Mr. Chesley “Chuck” E. Adams,

Thank you for the opportunity to present Cory Lakes Community Development District, Inc. with this proposal for a reserve study update, with site-visit (Level II).

As a fiduciary, your Board of Directors has been entrusted to represent and protect the best interests of their community. Our expert reserve study update will be the guide that you and your board rely on for maintaining sufficient reserve funds and prioritizing long-term capital planning.

While our industry-leading team of consultants have conducted over 26,000 reserve studies, they will approach your study with the firm understanding that your community’s needs are truly unique. That’s why we guarantee:

**FULL ENGAGEMENT**



It’s our job to understand your specific concerns and to discuss your priorities in order to ensure your reserve study experience exceeds your expectations.

**DETAILED UNDERSTANDING**



We will do whatever it takes to ensure Cory Lakes Community Development District, Inc. has complete confidence in interpreting and putting into practice our findings and recommendations.



**ONGOING SUPPORT**



This will not be a one-and-done report. Unlike other firms, we provide your current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery.

At Reserve Advisors, we take great pride in helping communities thrive. By applying industry leading expertise, we deliver unbiased guidance that supports the Cory Lakes Community Development District, Inc. Board with maintaining their community’s long-term physical and financial health.

Please sign and return the [Confirmation of Services](#) page to get started.

Sincerely,

Matt Kuisle, Southeast Regional Executive Director  
(800) 980-9881

# RESERVE STUDY BENEFITS



## FOR BOARDS

- ✓ Fulfills your fiduciary responsibility
- ✓ Supports board decisions
- ✓ Streamlines your budget process
- ✓ Prioritizes capital projects



## FOR HOMEOWNERS

- ✓ Ensures fair and equitable reserve contributions
- ✓ Reduces long-term cost of ownership
- ✓ Minimizes risk of assessments

## MAIN REASONS COMMUNITIES CHOOSE RESERVE ADVISORS

<ul style="list-style-type: none"> <li>✓ <b>Multi-disciplined Expert Engineers</b> <ul style="list-style-type: none"> <li>• With more than 40 engineers, we match our expertise with your community rather than a “one size fits all” engineer</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>✓ <b>Dedicated Support During and After the Reserve Study</b> <ul style="list-style-type: none"> <li>• Industry leading support by our team of multi-disciplined engineers ensures your complete satisfaction</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>✓ <b>Comprehensive Reports to Solve Problems Before They Escalate</b> <ul style="list-style-type: none"> <li>• Thorough condition assessments that prioritize your near-term projects</li> <li>• Best practices and technical illustrations to better understand project scope and compare contractor bids</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>✓ <b>Knowledge of Local Replacement Costs</b> <ul style="list-style-type: none"> <li>• Our proprietary cost database comprises actual client project costs and is the basis for adequate — not excessive — reserve budgets</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>✓ <b>Unbiased Recommendations With Your Best Interests in Mind</b> <ul style="list-style-type: none"> <li>• We do not provide design or project management services</li> <li>• We do not profit from your capital projects</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>✓ <b>Exclusive and Unique Easy-to-use Expenditures Table</b> <ul style="list-style-type: none"> <li>• View all of your community’s reserve components in one place</li> <li>• See all of your prioritized capital projects for the next 30 years</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>✓ <b>Unmatched Local Experience</b> <ul style="list-style-type: none"> <li>• Intimate working knowledge of local costs and conditions that affect your community</li> </ul> </li> </ul>	



## QUALIFICATIONS

### SPECIALIZING IN RESERVE STUDIES SINCE 1991

Reserve Advisors is an engineering firm that specializes in reserve study consulting services for common-interest communities. We've partnered with more than 29,000 clients, providing communities across the United States the peace of mind that comes from long-term planning and proactive asset management. Our full-time staff of engineers conduct life and valuation analyses for building, mechanical system, site and recreational components and utilizes its breadth of experience to deliver the most realistic capital planning solutions in the industry.

**60+**  
ENGINEERS

**29,000**  
RESERVE STUDIES CONDUCTED

**300+**  
YEARS OF RESERVE STUDY EXPERIENCE

### A LEADERSHIP TEAM LIKE NO OTHER

Reserve Advisors' leadership team comprises 6 licensed professional engineers with a combined 90 years of reserve study experience. What sets our leadership team apart is the around-the-clock collaboration they demonstrate to share field intelligence, market trends and to discover new products, materials, and best practices. The intelligence they gather is constantly enhancing our recommendations for the good of your community, and keeps Reserve Advisors a step ahead.

**Matt Kuisle**  
**REGIONAL  
EXECUTIVE DIRECTOR**

*23 Years of Experience  
275+ Studies Conducted*



**PROFESSIONAL ENGINEER (FL)**

Reserve Specialist  
Professional Reserve Analyst

**Nancy Daniel**  
**REGIONAL  
ENGINEERING MANAGER**

*9 Years of Experience  
400+ Studies Conducted*



**PROFESSIONAL ENGINEER (TX)**

Reserve Specialist  
Licensed Community Association Manager (FL)

**Colin Niemeyer**  
**REGIONAL  
ENGINEERING MANAGER**

*6 Years of Experience  
500+ Studies Conducted*



**PROFESSIONAL ENGINEER (FL, NC)**

Reserve Specialist



## SCOPE OF WORK

### FOR CONFIDENCE IN ALL DECISIONS

Reserve Advisors will perform a Reserve Study Update, with Site-Visit (Level II) in accordance with Community Associations Institute (CAI) National Reserve Study Standards. The reserve study includes both a physical analysis and financial analysis of your association's common property. Your reserve study comprises the following activities:

**Physical Analysis:** If applicable, the reserve study consultant updates the list of reserve components to reflect any changes to the property since the previous reserve study. A new condition assessment or physical evaluation is completed for each reserve component and the current condition of each is documented with photographs. Updated life and valuation estimates are performed to determine estimated useful lives, remaining useful lives and current cost of repair or replacement.

**Financial Analysis:** The reserve study consultant identifies the current reserve fund status in terms of cash value. An updated funding plan is then prepared. The funding plan outlines recommended annual reserve contributions to offset the future cost of capital projects over the next 30 years.

---

Cory Lakes Community Development District, Inc. comprises 825 homes in Tampa. We've identified and will include the following reserve components in your Reserve Study Update:

#### Site Components

- Pool including Fence, Deck, Mechanicals & Furniture
- Pool House
- Basketball Court
- Tennis Courts (3)
- Volleyball Court
- Playgrounds (2)
- Streets & Curbs
- Catch Basins
- Sidewalks
- Pond
- Irrigation System
- Landscaping
- Fences
- Gates
- Gate House
- Signage
- Fountain
- Skating Rink
- Boat Ramp
- Wood Bridge
- Utility Vehicle
- Water Slide

#### Beach House

- Roofing and Assembly
- Windows and Doors
- Building Services Equipment
- Decks
- Exercise Equipment
- Interior Finishes

Scope of work includes all property owned-in-common as defined in your association's declaration and other property specifically identified that you'd like us to include.



## KEY ELEMENTS OF YOUR RESERVE ADVISORS RESERVE STUDY UPDATE

### INDUSTRY LEADING SUPPORT

- ✓ Your reserve study experience is tailored to your specific needs, ensuring your community's concerns are thoroughly addressed and its priorities are met
- ✓ We provide current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery

### TABLES AND GRAPHS EXCLUSIVE TO RESERVE ADVISORS

- ✓ **Reserve Expenditures** - View your community's entire schedule of prioritized expenditures for the next 30-years; on one spreadsheet

### RESERVE EXPENDITURES

Reserve Component Inventory	Estimated 1st Year of Event	RUL = 0 FY2021	1 2022	2 2023	3 2024	4 2025	5 2026
<b>Exterior Building Elements</b>							
Roofs, Asphalt Shingles, Phased	2025					228,696	234,414
Roofs, Flat, Phased	2025					71,748	73,542
Walls, Stucco, Paint Finishes and Capital Repairs	2022		38,438	39,398	40,383		
Walls, Trim, Soffits and Fascia, Paint Finishes	2022		12,812	13,133	13,461		
<b>Property Site Elements</b>							
Asphalt Pavement, Mill and Overlay, Phased	2025					108,643	111,359
Pavers, Masonry	2025					22,518	
Retaining Walls, Timber (Replace with Masonry)	2024				76,998	78,923	
<b>Anticipated Expenditures, By Year</b>		0	51,250	52,531	130,842	510,528	419,315



- ✓ **Funding Plan** - Establishes adequate, not excessive recommended annual reserve contributions to meet your future project needs

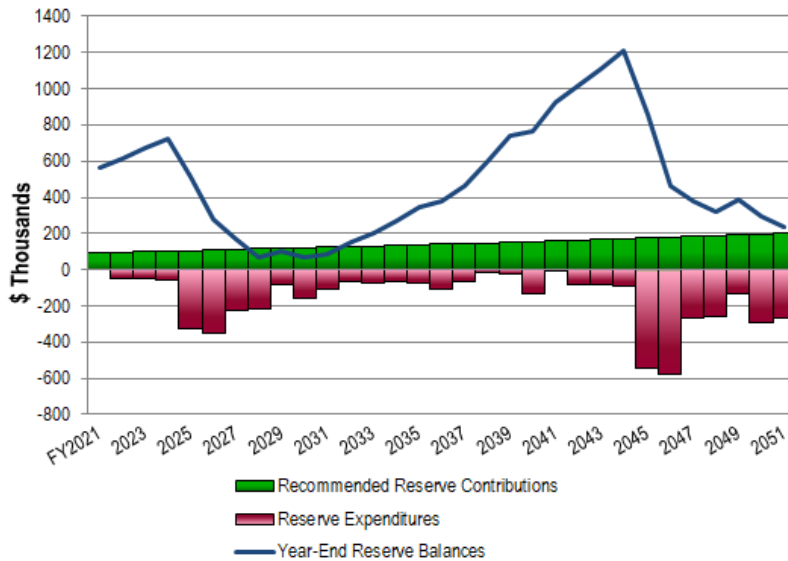
### RESERVE FUNDING PLAN

	Individual Reserve Budgets & Cash Flows for the Next 30 Years					
	FY2021	2022	2023	2024	2025	2026
Reserves at Beginning of Year	567,289	666,648				357,432
<b>Total Recommended Reserve Contributions</b>	<b>92,000</b>	<b>95,500</b>				<b>109,500</b>
Estimated Interest Earned, During Year	7,359	8,265				2,430
Anticipated Expenditures, By Year	0	(51,250)	(52,531)	(130,842)	(510,528)	(419,315)
<b>Anticipated Reserves at Year End</b>	<b>\$666,648</b>	<b>\$719,163</b>	<b>\$774,541</b>	<b>\$755,323</b>	<b>\$357,432</b>	<b>\$50,047</b>



## KEY ELEMENTS OF YOUR RESERVE ADVISORS RESERVE STUDY UPDATE

- ✓ **Reserve Funding Graph** highlights your community's financial health and provides visibility to your projected 30-year cash flow



## COMPREHENSIVE REPORTS

Reserve Advisors delivers insights that enhance your ability to make informed decisions. Our reports:

- ✓ Include detailed photos that document the condition of your property
- ✓ Provide project-specific best practices and diagrams to help you understand the scope of future projects
- ✓ Recommend preventative maintenance activities to maximize component useful lives



**Roofs, Asphalt Shingles**  
Line Items: 1,286 through 1,293  
Quantity: Approximately 5,800 square feet at the following locations:

Location	Quantity (Square Feet)	Years of Construction
Concord Lane	500	2001-2003
Kenwood Drive	600	1985
Briarcliff and Thrive Streets	600	2004-2007
Spokane Hill Drive	500	2005-2006
Maple Creek and Ocean Lakes	500	2006
Washington Drive	200	1988
Jefferson Drive	400	2008-2010
Alaska and Central Lakes	500	2012-2015
Jefferson Avenue	500	2012-2015

**History:** The roof shingles at Concord Lane and Kenwood Drive were replaced from 2019 to 2020. The remaining roof systems are original to construction.  
**Condition:** The original roof systems exhibit signs of aging, including granular loss. The roof systems at Washington and Jefferson Drive exhibit weathering, including missing shingles and missing fasteners. Signs of aging are evident at the Ridge and Central Lakes north. The Board informs us of an extensive history of water infiltration due to ice dam formation, primarily at the head of the roof.

Photographs documenting present condition and early signs of weathering are provided below. Please refer to the report for details.

[↓ DOWNLOAD EXAMPLE](#)

## EXCEL SPREADSHEETS

Make more informed financial decisions using the industry's most advanced Excel spreadsheets with formulas and funding calculator.

- ✓ Evaluate the financial implications of adjusting expenditures and/or annual funding levels
- ✓ Create and compare various reserve funding schedules to help guide your budget process
- ✓ Address the unexpected - Make adjustments to take into account unanticipated expenses
- ✓ Keep your reserve expenditures and funding schedules current between studies

[Download Our Report Overview](#)



**It is more than just a reserve study.  
It's added value and peace of mind with unconditional support.**

**CONFIRMATION OF SERVICES FOR  
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT, INC.**

**Reserve Study Update with Site-Visit (Level II)** for a total investment of **\$7,350** (includes all expenses). You'll receive:



- Electronic PDF Report with 30-year Reserve Expenditure and Funding Plan tables



- Excel file of Reserve Expenditures and Funding Plan tables with formulas for creating alternate expenditure and funding schedules



- We tailor your experience to your specific needs and ensure your priorities are addressed
- Meeting with our engineer on the day of our visual property inspection
- We are available to answer questions and to provide guidance well beyond report delivery

**OPTIONAL SERVICES**

\_\_\_ One (1) Bound Report hard copy (no charge); Additional copies at \$75 ea. – indicate quantity: \_\_\_

**To authorize the reserve study update:**

- 1. Sign and email agreement to  
Matt@reserveadvisors.com.**

Signature: \_\_\_\_\_  
 (Print Name): \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 For: **Cory Lakes Community Development  
 District, Inc. (080001)**

- 2. Send \$3,675 retainer to:**  
 Reserve Advisors, LLC  
 735 N. Water Street, Suite 175  
 Milwaukee, WI 53202

\*Retainer invoice will be emailed to you and is due upon authorization and prior to inspection. The balance is due net 30 days from report shipment. Following receipt of balance due, you may request one set of complimentary changes within six months of report shipment. Agreement is subject to our Professional Services Conditions.

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, signed above by Reserve Advisors, LLC and dated June 1, 2023, is valid for 45 days, and may be executed and delivered by facsimile, portable document format (.pdf) or other electronic signature pages, and in any number of counterparts, which taken together shall be deemed one and the same instrument.





## PROFESSIONAL SERVICE CONDITIONS

**Our Services** - Reserve Advisors, LLC (“RA” or “us” or “we”) performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property’s energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. The reserve report and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the “Report”) are based upon a “snapshot in time” at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the property’s conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide invasive testing on any mechanical systems that provide energy to the property, nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report contains opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA’s willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an “RA Party”) harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys’ fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA’S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF

USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.



**Report** - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

**Your Obligations** - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

**Use of Our Report** - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part is not and cannot be used as a design specification for design engineering purposes or as an appraisal. You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited to, any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report to any party that conducts reserve studies or energy benchmarking services without the written consent of RA.

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

**Payment Terms, Due Dates and Interest Charges** - If reserve study and energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law.

**Miscellaneous** – Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim brought by or on behalf of the parties hereto with respect to any matter related to this agreement.

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**12**

## BEACH CLUB FACILITY RENTAL POLICIES

**(This is to be replace what is in the Rules and Regs currently)**

The beautiful Cory Lake Isle Beach Club is available for use by the residents of Cory Lake Isles for their private use. The CDD manages this facility and is therefore responsible for granting access to it for private use.

Only legal Cory Lake Isles residents at least 21 years of age that are homeowners and registered renters may use the Beach Club. Residents interested in reserving the Beach Club must submit to the CDD Main Office a completed Beach Club Facility Agreement and the appropriate "Short Term Rental Agreement" or "Long Term Rental Agreement."

Rentals up to 6 hours (i.e. Long-Term Rentals): The Beach Club is available for private rental for up to 6 hours for a fee of \$350. The Beach Club is closed and not available for Long Term Rentals during legal holidays. An additional fee of \$100 is required if alcohol is served. Reservations cannot be made less than 30 days in advance or more than 6 months prior to the event.

Rentals up to 2 hours (i.e. Short-Term Rentals) The Beach Club is available for rent for up to 2 hours at no charge during the following times/dates: 9am to 9pm 7days a week with a maximum attendance of 25 people. If more than 25 people are anticipated then a Long-Term Rental agreement should be signed. If more than 25 people attend the event the resident will be charged the Long-Term rental fee.

A \$500 deposit is required for a Long-Term Rental and \$200 deposit for a Short-Term Rental.

The Pool and pool deck area are not available for private rental and shall remain open to other residents and their guests during normal operating hours.

A resident may not rent the Beach Club for use by a non-resident (i.e. someone that is NOT a CLI homeowner or registered renter). The resident must be present during the entire event or their deposit is forfeited.

Upon submission of the appropriate forms to the Office Administrator or the Facility Manager, they will confirm that the requested dates are available and will then accept all fees associated with the rental. Only after the rental fee and/or security deposit is received will the rental request will the rental be confirmed. Your check and money order is to be made payable to CORY LAKE CDD. Cash is never accepted.

Cancellation Policy: Cancellation of the reservation less than thirty (30) days from date of the rental listed on the Long-Term Usage Agreement will result in a forfeiture of one half (1/2) of the rental fee.

The maximum capacity allowed for use of the Beach Club is one hundred (100) persons.

For more detailed information refer to the "Beach Club Facility Agreement," the "Short Term Rental Agreement" and the "Long Term Rental Agreement."

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

# **12A**

**Cory Lake Isles CDD Beach Club**  
**SHORT-TERM RENTAL AGREEMENT**

- \_\_\_\_\_ Residents (i.e. homeowners and registered renters) over 21 years of age may reserve the Beach Club for up to two hours for special activities from 9 am to 9pm as defined by the Beach Club Facility Agreement. The two hours of the rental agreement includes set up and post-event clean up.
  
- \_\_\_\_\_ The maximum number of guests allowed under the terms of this Short-Term Rental Agreement is not to exceed 25 people. Any exceptions to this rule will require the approval of the CDD at their monthly meeting.
  
- \_\_\_\_\_ Failure to comply with this Short-Term Rental Agreement can result in loss of your privilege to use the Beach Club in the future and/or loss of your deposit.
  
- \_\_\_\_\_ A security deposit of \$200 is required to be paid before the rental is confirmed. The deposit can be waived by the CDD Board of Supervisors at their monthly meeting.
  
- \_\_\_\_\_ The resident reserving an area of the Beach Club Shall be responsible for any and all damage(s) and any expenses arising as a result of the event or damage caused by those in attendance.
  
- \_\_\_\_\_ The resident MUST be present during the entire event or they forfeit the deposit. NOTE- Per the Beach Club Facility Agreement, "Allowing another person to access the Beach Club (other than their guests for the event) can result in Suspension and Termination of the Residents' privileges. As outlined in the CDD Rules and Regulations."
  
- \_\_\_\_\_ To reserve the Beach Club, the resident must have a signed "Beach Club Facility Agreement" on file and their finger prints must be in the system as a homeowner or registered renter.
  
- \_\_\_\_\_ The Office Administrator and/or the Facilities Manager, at their sole discretion, has the authority to deny a reservation request. Denial of a request may be appealed to the CDD Supervisors at their next CDD Meeting.
  
- \_\_\_\_\_ Depending upon the event, the Office Administrator and/or Facilities Manager may allow more than one event at the same time to be scheduled.
  
- \_\_\_\_\_ Children under 18 must be accompanied by a parent or an adult at least 21 years of age.
  
- \_\_\_\_\_ Failure to remove all trash and garbage and placed in the appropriate receptacle at the end of your event will result in losing your deposit.
  
- \_\_\_\_\_ All furniture must be returned to the original position.
  
- \_\_\_\_\_ The Cory Lakes Community Development District is not responsible or liable for any issues, injuries, reactions, illnesses, or death caused by food brought by residents, vendors, organizations, or third parties for events held on the CDD's property. I acknowledge that food preparation, handling, transportation, and storage carries with it inherent risks that include, but are not limited to, health hazards resulting from: 1) not cooking food thoroughly, 2) cross contamination 3) not cleaning foodstuffs, instruments, and hands used in and for food preparation 4) not heating, chilling, or refrigerating food appropriately.
  
- \_\_\_\_\_ In consideration of being permitted to participate in any event on the CDD's property where food (perishable or otherwise) is prepared, handled, transported, or stored, I agree to assume all risk of issues, injuries, reactions, illness, or death resulting from consumption of food items.
  
- \_\_\_\_\_ In consideration of being permitted to participate in any event on the CDD's property where food (perishable or otherwise) is prepared, handled, transported, or stored, I agree to assume all risk of issues, injuries, reactions, illness, or death resulting from consumption of food items. In signing below, I acknowledge and represent that 1) I have read, understood, and sign it voluntarily as my own free act and deed, 2) No oral representations, statements, or inducements have been made 3) I am at least 18 years of age and fully competent 4) I execute this acknowledgment for full, adequate and complete consideration fully intending to be bound by same; and this acknowledgment is in addition to any prior agreement with the CDD and in addition to the CDD's policies.

\_\_\_\_\_ For any hired vendor (caterer, entertainer, etc.) a valid certificate of Insurance (COI) must be on file with the CDD office naming Cory Lake CDD additional insure and Cory Lakes CDD as certificate holder. (See staff for COI example)

Name of Homeowner \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Type of Event \_\_\_\_\_

Briefly describe the event/activities \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Anticipated attendance \_\_\_\_\_ Date of the event \_\_\_\_\_ Times \_\_\_\_\_

Signature \_\_\_\_\_ Date signed \_\_\_\_\_

CDD Staff \_\_\_\_\_ Date approved \_\_\_\_\_

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

# **12B**



**Cory Lake Isles CDD Beach Club  
LONG-TERM RENTAL AGREEMENT**

This agreement is made between the Cory Lake Isles Community Development District here after referred to as the "District" and a resident (i.e. a resident or registered renter) named below for private rental use of the Cory Lake Isles Beach Club. Residents can reserve and rent the Beach Club for private events. Reservations may not be made less than 30-days in advance or more than 6 months prior to the event.

Resident name \_\_\_\_\_

Address \_\_\_\_\_

Phone number \_\_\_\_\_ Event date \_\_\_\_\_

Start time \_\_\_\_\_ End Time \_\_\_\_\_

Type of event \_\_\_\_\_

\_\_\_\_\_ All fees are payable at the time of the reservation. The reservation will not be valid until the rental fee and security deposit are paid. The resident will be liable and responsible for all damage in excess of the security deposit. All checks must be in the name of the resident who completes the agreement. No cash is accepted for payment of the deposit and/or rental fee.

\_\_\_\_\_ The Beach Club is CLOSED on all Federal Holidays and is not available for Long Term Rentals: New Years Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, Day after Thanksgiving, Martin Luther Kind Day, Veterans Day, Christmas Day.

RENTAL FEE	ADDITIONAL FEE IF ALCOHOL SERVED	DEPOSIT REQUIRED
\$350	+ \$100	+\$500

\_\_\_\_\_ Events may run a MAXIMUM of 6 hours. The possible rental times available are from 9 am -11pm, 7 days a week. The 6-hour rental includes set up, and clean up. If renting the beach club until 11pm, the party MUST end no later than 10pm. All guests must leave the building (and the music turned off) by 10pm. Only those people from the event involved with the clean up can remain in the building from 10pm-11pm.

\_\_\_\_\_ The resident may NOT pay for extra time after 11pm. No extra time will be allowed after 6 hours. Failure to have the facility returned to its pre-event state by the end of the rented time will result in a loss of your deposit.

\_\_\_\_\_ Alcohol WILL or WILL NOT be served. \_\_\_\_\_ (full signature). If you have indicated that alcohol will NOT be served and, in fact, District staff find that alcohol was consumed, you will lose your entire deposit.

\_\_\_\_\_ I will ensure that no one under 21 years of age will consume alcohol at this event.

\_\_\_\_\_ Residents reserving the Beach Club for Long Term Rental must be at least 21 years of age.

\_\_\_\_\_ Events where more than 50% of the guests are under 21 years of age require at least 2 responsible adult chaperones present during the entire event.

Name of chaperone \_\_\_\_\_ phone \_\_\_\_\_

Name of chaperone \_\_\_\_\_ phone \_\_\_\_\_

- \_\_\_\_\_ One CDD staff member is required to work during this six (6) hour Long Term Usage Agreement. Two CDD staff members are required to work if alcohol is served.
- \_\_\_\_\_ The resident confirms that no more than 100 persons will be in attendance during the time of the rental as permitted by the City of Tampa, FL. The resident, their guests and employees shall not use the Beach Club for any unlawful purpose. The resident is responsible to ensure that their agents, employees, and guests abide by the districts rental policies. **THE MAXIMUM NUMBER OF ATTENDEES IS NOT TO EXCEED 100 PERSONS.**
- \_\_\_\_\_ Cancellations must be made at least 30 days before the scheduled event in order to receive a refund of ½ of the rental fee paid.
- \_\_\_\_\_ The district provides a variety of rectangle tables and fold-out metal chairs. The resident is required to return the chairs and tables to their storage areas inside the Beach Club before the end of their allotted time. Rental of extra chairs, tables, dance floor etc. is not the responsibility of the Beach Club and is the sole responsibility of the resident. The district is not responsible for any property left on district property prior to, or after the event, including but not limited to rented property left at the Beach Club. All rentals must be picked up no later than 5pm the next business day after the date rented.
- \_\_\_\_\_ Garbage and trash MUST be removed from the Beach Club and placed in the large garbage container outside at the end of the event. If garbage and trash is left behind, the security deposit is forfeited in FULL. *Once the Facility manager or Office Administrator has confirmed the condition of the Beach Club after the event, by visual inspection and review of the "after checklist," the deposit will be returned.*
- \_\_\_\_\_ A "before" and "after" checklist will be used by the CDD staff to confirm the appearance of the Beach Club before and after the event. With satisfactory completion of all items on the "after" checklist, the deposit will be returned. The resident is required to sign the "before" check list. If the resident does not sign the "before" or "after" checklist, the renter forfeits their right to any damages after the event and can forfeit their deposit. *The after checklist will be completed by CDD staff immediately after the event and it will be signed by the resident to confirm the appearance of the Beach Club.*
- \_\_\_\_\_ On-site attendant(s) will periodically check activity at the Beach Club during the event. They are authorized to END THE EVENT, BY ALL MEANS NECESSARY, if they observe any damage being done to the property or reckless/inappropriate/dangerous behavior.
- \_\_\_\_\_ The resident to the fullest extent of the law, hereby waives, releases, and discharges the district from any and all losses, claims, liability or damages, including but not limited to losses, claims, liability or damages, including but not limited to losses, claims, liability or damages to personal property or for any personal injury or harm suffered on District property in connection with the rental. The resident further agrees to hold the district harmless from and will indemnify and defect the district against all liability or damage which may arise in any manner whatsoever, whether directly or indirectly from the rental.
- \_\_\_\_\_ The resident will NOT damage, mar or in any manner deface the Beach Club and shall not cause or permit anything to be done which may in any manner damage, mar or deface the Beach Club. If the Beach Club, during the term of this agreement, becomes damaged by and act, default or negligence by the resident or any of the resident' agents, employees, guests or any persons admitted to the Beach Club by the resident, or their guests, the Resident agrees to pay the district upon demand all sums as necessary to restore the Beach Club to its condition prior to the rental.
- \_\_\_\_\_ The resident will comply with all laws, codes and regulations of the USA, the State of Florida, the City of Tampa and Hillsborough County. The resident will pay all sales taxes, fees due to any authority arising out the resident's use of the Beach Club.

\_\_\_ The park and beach close as sunset. No one is authorized to be in these areas after sunset.

\_\_\_ This agreement is made and shall be construed under the laws of the State of Florida with venue in Hillsborough County Florida.

\_\_\_ In the event of any dispute or damage claim arising with respect to the enforcement of this agreement, the prevailing party shall be entitled, in addition to all other relief granted by the court, to a judgment for reasonable attorney fees and costs incurred by reason of such action including appellate proceedings.

\_\_\_ Resident may not assign their right or interest under this agreement and a resident may not rent the Beach Club for use by a non-resident.

\_\_\_ The resident has received and agrees to follow and adhere to the attached "Beach Club Facility Agreement"

\_\_\_ The Cory Lakes Community Development District is not responsible or liable for any issues, injuries, reactions, illnesses, or death caused by food brought by residents, vendors, organizations, or third parties for events held on the CDD's property. I acknowledge that food preparation, handling, transportation, and storage carries with it inherent risks that include, but are not limited to, health hazards resulting from: 1) not cooking food thoroughly, 2) cross contamination 3) not cleaning foodstuffs, instruments, and hands used in and for food preparation 4) not heating, chilling, or refrigerating food appropriately.

\_\_\_ In consideration of being permitted to participate in any event on the CDD's property where food (perishable or otherwise) is prepared, handled, transported, or stored, I agree to assume all risk of issues, injuries, reactions, illness, or death resulting from consumption of food items.

\_\_\_ In consideration of being permitted to participate in any event on the CDD's property where food (perishable or otherwise) is prepared, handled, transported, or stored, I agree to assume all risk of issues, injuries, reactions, illness, or death resulting from consumption of food items. In signing below, I acknowledge and represent that 1) I have read, understood, and sign it voluntarily as my own free act and deed, 2) No oral representations, statements, or inducements have been made 3) I am at least 18 years of age and fully competent 4) I execute this acknowledgment for full, adequate and complete consideration fully intending to be bound by same; and this acknowledgment is in addition to any prior agreement with the CDD and in addition to the CDD's policies.

\_\_\_ The resident MUST be present during the entire event or they forfeit the deposit. NOTE- Per the Beach Club Facility Agreement, "Allowing another person to access the Beach Club (other than their guests for the event) can result in Suspension and Termination of the Residents' privileges. As outlined in the CDD Rules and Regulations."

\_\_\_ Will you have any vendors? \_\_\_ YES \_\_\_ NO. If Yes, indicate the name and type of vendors below:

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_ A valid certificate of insurance for all vendors must be provided at least 7 days prior to the scheduled event. If no COI is provided, the event may be canceled and/or vendor will be turned away at the time of the event at the discretion of the Office Administrator.

Resident signature \_\_\_\_\_ date \_\_\_\_\_

District staff signature \_\_\_\_\_ date \_\_\_\_\_

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

**13B**

## **Safety and security Committee Charter**

### **Mission Statement: (approved by s&s committee on 5/16/23)**

1. " Our mission is to create a safe, welcoming, and inclusive neighborhood that is safe, vibrant, and resilient by fostering a strong sense of community, advocating for effective safety measures & crime prevention measures and promoting positive relationships among residents, local businesses, and law enforcement."

### **Membership**

The Safety and Security will consist of a minimum of three members. The CDD Supervisors have the right to remove an individual committee member at any time. The Chair person or Co- Chairs will be selected by the members and approved by the CDD board. The Safety Committee would consist of CLI residents plus those with specific training and experience in the appropriate areas such as emergency medical responders, fire fighters, CPR/First Aid, etc. If deemed appropriate or needed, the Safety and Security Committee may elect a Secretary, Vice Chair and/or Treasurer.

### **Authority**

The Safety and Security Committee works under the auspices of the CDD Board of Supervisors.

### **Responsibilities**

The Safety and Security Committee has a community-wide, all-hazards approach that emphasizes the engagement of the community and stresses the criticality of awareness and education. The Safety and Security Committee will serve as a resource to driving the development and implementation process for security policies, procedures, and education for residents of Cory Lake Isles. It will set strategic agenda, goals, and objectives for itself. The Security Committee will work in collaboration with the CDD board and CDD staff, Tampa and Hillsborough County enforcement agencies, public officials and the security company employed by the CDD in the further development and implementation of a comprehensive safety and security strategy. The formal existence of a strong, active Safety and Security Committee can further assist the CDD board by ensuring that issues related to safety and security remain a priority in Cory Lake Isles.

### **Meetings**

The Committee meets monthly (or at the direction of the Chairperson) and will present its recommendations to the full board at the monthly CDD meetings

## **Termination of Membership**

The CDD supervisors can terminate the membership of any member of the Safety and Security Committee for any reason but especially for the following reasons:

1. Violation of the Sunshine Laws.
2. Violation of Committee Rules: If a homeowner consistently violates the rules or bylaws of the neighborhood security committee, it could be a valid reason for termination. This could include failure to attend meetings, engage in inappropriate behavior, or not fulfilling responsibilities or obligations as a committee member.
3. Conflict of Interest: If a homeowner's actions or decisions on the security committee are determined to be in conflict with the best interests of the neighborhood or the committee's goals, it could be grounds for termination. This could include engaging in activities that personally benefit the homeowner at the expense of the committee or the neighborhood as a whole.
4. Breach of Confidentiality: If a homeowner on the security committee breaches the confidentiality requirements of the committee, such as sharing sensitive information with unauthorized individuals or entities, it could be considered a serious violation of trust and may result in termination.
5. Illegal or Unethical Behavior: If a homeowner engages in illegal or unethical behavior, it could be a valid reason for termination from the security committee. This could include actions such as fraud, theft, harassment, discrimination, or other unlawful or unethical conduct.
6. Lack of Participation or Inactivity: If a homeowner consistently fails to participate in committee activities, neglects their responsibilities, or shows a lack of commitment to the committee's objectives, it could be a reason for termination. Committees typically rely on active participation from their members to fulfill their goals and responsibilities.
7. Loss of Homeownership: If a homeowner is no longer a homeowner in the neighborhood due to selling their property or other reasons, their membership on the security committee may be terminated automatically as they are no longer eligible to serve.

**The objectives of the Safety & Security Committee of the CDD ( approved by S&S committee on 5/16/23)**

1. **Crime Prevention:** One of the primary objectives of a safety and security committee is to promote a safe living environment and implementing measures to prevent crime. This may include collaborating with local law enforcement, conducting security assessments, and working with our Security Company.
2. **Emergency Preparedness:** The committee will evaluate and make recommendations to the CDD to enhance the community's preparedness for emergencies, such as natural disasters or medical emergencies. This can include developing emergency response plans, organizing drills or training sessions, and ensuring the availability of emergency resources and supplies.
3. **Safety Education:** Educating community members about safety practices and procedures is crucial. The committee may organize workshops, seminars, or information sessions on topics such as personal safety, home security, fire safety, CPR, Alligator awareness info or disaster preparedness.
4. **Maintenance of Security Infrastructure:** The committee may evaluate and make recommendations to the CDD about the security infrastructure within the community.
5. **Policy Development:** The S&S Committee may recommend policies that promote safety and security within the community.
6. **Communication and Collaboration:** The committee may focus on fostering communication and collaboration among community members, local law enforcement, and other relevant stakeholders. This can involve organizing regular meetings, maintaining communication channels, and facilitating dialogue to address safety concerns effectively.
7. **Assessing Risks and Implementing Solutions:** The committee should regularly assess safety and security risks within the community and develop strategies to mitigate them. This can include identifying potential vulnerabilities, evaluating incidents or patterns, and implementing appropriate measures to address identified risks.
8. **Liaison with Local Authorities:** The committee may act as a liaison between the CDD and local law enforcement or emergency services. This can involve reporting concerns, coordinating responses to incidents, and sharing information to ensure a timely and effective response to safety and security issues.
9. **The committee will always work closely with the Facility Manager and maintain a collaborative relationship with him.**

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

**MINUTES**

**AI**



DRAFT

MINUTES OF MEETING  
CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on May 18, 2023 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647. Members of the public were able to listen and/or participate in the meeting via Zoom, at <https://us02web.zoom.us/j/83397954590>, and telephonically at 1-929-205-6099, Meeting ID: 833 9795 4590, for both.

**Present were:**

Jorge Castillo	Chair
Ann Belyea	Vice Chair
Ronald Acoff	Assistant Secretary
Rene Fontcha	Assistant Secretary
Cynthia McIntyre	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Dominique Green	Office Administrator
John Hall	Facilities Manager
Heather Thompson	Security Committee Chairperson
Becky Abbott	Allied Security
Amanda Atwood	Allied Security

**Residents who spoke were:**

Todd Apple	Prasad Yealuru	Prosanna Kota	Seema Verma	Aha Khan Sreedhar
Kishare Joga	Harry Ramphal	Carlos Guzman	Mark Gorton	Sreedhar Garyavalli
Karen Wolf	Lilibeth Gorton	Kara Greco	Laymi Prosad	Narender Metuku
Dr. Siddique	Ganesh Halade	Roberta Carroll	Steven Franco	Rama K. Vudutala
Rajesh Sethi	Alicia Karetsky	Santosh Varma	Don Reich	Prashanth Bodhe
Dr. Sunil				

**On MOTION by Mr. Acoff and seconded by Ms. McIntyre, with all in favor, terminating the survey and any associated activities related to building a new gym and the sale of The Meadows, effective immediately, was approved.**

**On MOTION by Mr. Acoff and seconded by Ms. McIntyre, with all in favor, requiring the sale of any CDD land to be approved by 51% of voters participating in the latest General Election, was approved.**

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

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**On MOTION by Ms. McIntyre and seconded by Mr. Acoff, with all in favor, Resolution 2023-04, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 17, 2023 at 6:00 p.m., at Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

**On MOTION by Mr. Castillo and seconded by Ms. Belyea, with all in favor, the Cory Lakes CDD Employee Handbook, as amended, was approved.**

**On MOTION by Mr. Castillo and seconded by Ms. McIntyre, with all in favor, requiring pre-employment drug testing for all new employees, was approved.**

**On MOTION by Mr. Castillo and seconded by Mr. Fontcha, with all in favor, rescinding the requirement for pre-employment drug testing for all new employees, was approved.**

**On MOTION by Ms. McIntyre and seconded by Mr. Acoff, with all in favor, the Food Safety Waiver Form for CDD Events, in substantial form and subject to edits and the revisions requested, was approved.**

**On MOTION by Ms. McIntyre and seconded by Mr. Castillo, with all in favor, the Facility Usage Requests and Agreements for the Cricket and Table Tennis Tournaments, were approved.**

**On MOTION by Ms. McIntyre and seconded by Ms. Belyea, with all in favor, the Beach Club Facility Agreement, was approved.**

**On MOTION by Ms. McIntyre and seconded by Ms. Castillo, with all in favor, MRI Inspection, LLC, Estimate #4088 for the 2023 Inspection of storm structures, in a not-to-exceed amount of \$8,500, was approved.**

**On MOTION by Ms. McIntyre and seconded by Mr. Castillo, with all in favor, Resolution 2023-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date, was adopted.**

**On MOTION by Ms. McIntyre and seconded by Mr. Acoff, with all in favor, the April 20, 2023 Summary of Motions, as presented, and April 20, 2023 Regular Meeting Minutes, as amended, were approved.**

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Secretary/Assistant Secretary

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Chair/Vice Chair

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

**MINUTES**

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

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Todd Apple	Prasad Yealuru	Prosanna Kota	Seema Verma	Aha Khan Sreedhar
Kishare Joga	Harry Ramphal	Carlos Guzman	Mark Gorton	Sreedhar Garyavalli
Karen Wolf	Lilibeth Gorton	Kara Greco	Laymi Prosad	Narender Metuku
Dr. Siddique	Ganesh Halade	Roberta Carroll	Steven Franco	Rama K. Vudutala
Rajesh Sethi	Alicia Karetsky	Santosh Varma	Don Reich	Prashanth Bodhe
Dr. Sunil				

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call/Pledge of Allegiance**

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

**SECOND ORDER OF BUSINESS**

**Chairman’s Opening Comments**

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

41 Mr. Castillo welcomed attendees and thanked them for coming to discuss agenda items.  
42 He encouraged attendees to speak respectfully and refrain from personal comments.

43

44 **THIRD ORDER OF BUSINESS** **Other Supervisors’ Opening Comments**

45

46 Ms. Belyea welcomed all attendees and stated it is nice to see many new faces.

47

48 Ms. McIntyre urged new attendees to remain active and interested by attending  
49 meetings and viewing the highlights she sends after each meeting. She welcomed comments  
50 and input and noted that residents have the legal right to express their opinions. She disagreed  
51 with the CDD policy stating that Supervisors cannot read emails from residents into the record.  
52 She reminded everyone to treat others respectfully.

53

54 Mr. Acoff hoped that the attendees will gain a newfound respect for the Board’s roles  
55 and responsibilities and the direction it will take moving forward. He noted the need to discuss  
56 the proposed Fiscal Year 2024 budget and determine priorities for the community’s benefit.

57

58 Mr. Fontcha encouraged participation and a positive, respectful spirit for the meeting.

59 **▪ Pledge of Allegiance**

60 **This item, previously part of the First Order of Business, was presented out of order.**

61 All present recited the Pledge of Allegiance.

62

63 **FOURTH ORDER OF BUSINESS** **Public Comments (agenda items) [3**  
64 **minutes per speaker]**

65

66 An unidentified resident stated he surveyed the opinions of Cory Lake Isles (CLI)  
67 residents regarding the proposed new gym. He submitted documents signed by residents and  
68 noted that over 90% of the residents he polled do not support a new gym or selling The  
69 Meadows. He asked the CDD to respect the opinions of these 850+ residents.

70

71 An unidentified resident opposed construction of a new gym and the proposed sale of  
72 The Meadows. He spoke with 200 residents and estimated that 98% of them oppose the gym  
and the sale of The Meadows. He noted that the CDD has a \$700,000 loan and expressed  
concern about more immediate needs and encumbering property owners with additional debt.

73

74 Resident Sreedhar Gauvavalli thanked the CDD Board for their service and asked them  
75 to make right, fiscally responsible decisions for the benefit of CLI residents.

73 Resident Dr. Siddique expressed his agreement with the previous comments and  
74 suggested tabling discussion of a new gym.

75 Resident Ganesh Halade thanked the Board for their service and encouraged them to  
76 focus on the betterment of the whole community and not just those that use the gym. He  
77 believes the CDD has ongoing debt and needs to save for emergencies and to maintain roads,  
78 pavilions, trees and lakes. He does not support the proposed new gym or a phone survey.

79 Resident Santosh Varma agreed with previous comments. He is concerned about  
80 communications and was not aware that a gym is being considered. He suggested email and  
81 standard communications are preferable to telephone, which might not be accessible to all.

82 Resident Rajesh Sethi found it appalling that a phone survey was considered because, in  
83 his opinion, the capital expenditure will burden residents and speaking to 100 residents does  
84 not adequately represent all residents. He suggested a mailing or in-person vote.

85 Resident Laymi Prosad agreed with prior comments. She is against selling The Meadows.

86 Resident Seema Verma agreed with previous speakers and wants greater transparency.

87 Resident Kishore Joga thinks the CDD's nice basketball, tennis, volleyball and soccer  
88 facilities are being abused by outsiders and he wants it to be stopped. He discussed security  
89 concerns that might have been caught on camera. He asked for controls to exclude  
90 nonresidents from special events. Ms. McIntyre noted that the proposed cricket tournament  
91 will be limited to CLI residents. She asked how often nonresidents use the facilities. Mr. Joga  
92 stated every day and residents cannot play as it is not monitored. Ms. McIntyre stated there are  
93 ways the CDD can address this and asked residents to email her about specific instances.

94 Resident Todd Apple discussed his engineering background and recommended asking  
95 Johnson Engineering to value engineer the weir reconstruction proposal to reduce costs. He  
96 suggested asking the South Florida Water Management District (SFWMD) if the lake water  
97 quality is adequate and if the SFWMD can propose a more cost-effective solution to get into  
98 compliance. He offered to help. He stated the proposed Fiscal Year 2024 budget includes  
99 \$75,000 for roads yet the Infrastructure and Landscape Committee recommends \$150,000. He  
100 is against constructing the gym.

101 Resident Karen Wolf agreed with the prior comments and stated she is against the gym,  
102 given the economic climate. She believes most residents oppose it, given so many signatures.

103 Resident Lilibeth Gorton asked the Board to be transparent and improve  
104 communication. She believes residents want to work together for the benefit of the  
105 community. She opposes expanding the gym and selling The Meadows.

106 Resident Roberta Carroll opposes expanding the gym. In her opinion, it is a bad  
107 investment as the current gym it is not crowded and it needs maintenance. She agrees with the  
108 July 11, 2022 statement of CDD Board Member Ann Belyea that one reason she stepped down  
109 from running for the CDD Board is that they were in agreement with what the CDD needs.

110 Resident Harry Ramphal suggested the Board vote on the gym to avoid more ongoing  
111 turmoil, given the opposition.

112 Resident Aha Khan stated he is against the gym and selling The Meadows. He accused  
113 CDD Board Members and Staff of having an agenda.

114 Mr. Castillo stated that the intent of the survey was not to build a gym; it was but to  
115 survey the will of the people. He asked residents to remain civil.

116 Resident Carlos Guzman noted the large response to this matter. In his opinion, the  
117 residents' feelings are clear and every Board Member should agree with the residents and, if  
118 any Board Members support building the gym or selling The Meadows, it might cause residents  
119 to suspect they have a financial interest. He asked that \$300,000 be repaid to the POA.

120 An unidentified resident attending via Zoom complained about audio difficulties.

121 Resident Rama Vudutala wants greater financial discipline and focus on needs, such as  
122 the weir project, versus wants. He encouraged the Board to listen to the residents.

123 Resident Alicia Karetsky stated she is against building a gym and selling The Meadows;  
124 she asked the Board for greater transparency with the budget and to avoid additional debt.

125 Resident Kara Greco complained that Mr. Adams did not update the format of the  
126 financials, inquire about the insurance policy on the roof or submit her comments for  
127 attachment to the minutes. She does not support the gym or selling The Meadows. In her  
128 opinion, Board is fiscally irresponsible and refuses to listen to residents.

129 Resident Don Reich thanked the Board; he appreciates the additional information in  
130 recent months. He thinks the petition increased participation and brought residents together.  
131 He questioned the necessity of the weir project and changes to the outflow of CLI's water. He  
132 recalled Mr. Castillo stating the purpose of the survey is to determine the will of the residents  
133 and suggested taking a vote tonight.



134 Resident Steven Franco recalled the past decision not to repair the gym and stated he  
135 does not support selling The Meadows. He expressed support for fixing the soccer field because  
136 he believes players have been injured and the field gets a lot of use.

137 Resident Kris Pocaro questioned the validity of the Triton Polling survey. She opposes  
138 the sale of the property, funding a gym and the survey. She thinks the entire community should  
139 be called multiple times. She questioned the survey results and asked for the survey data.

140 An unidentified resident thinks the CDD needs to be more strategic in decision making.  
141 She supports the gym and not selling The Meadows but is willing to abide by majority decision.  
142 She is in favor of a voting system and, in her opinion, the two issues should be addressed  
143 separately and the amount quoted for the gym should be scaled back.

144 Resident Yakov Medala thinks the CDD should abide by the majority decision. He is not  
145 in favor of telephone surveys.

146 Resident Ann Tonelli stated she has been in the real estate industry since 1984 and has  
147 been marketing homes in CLI since the late 90s. In her opinion, CLI's unique feature is the 365-  
148 acre fishable lake. She does not think CLI needs to match what other communities have but she  
149 supports focusing on maintenance and freshening the gym.

150 An unidentified resident thanked the Board for serving for the betterment of the  
151 community. He feels that the Board should look at funds first, rather than obtaining a loan, and  
152 should not spend funds on something residents do not want. He supports focusing on repairs  
153 and maintaining the soccer field, tennis courts and current facilities first.

154 Resident Dr. Sunil thinks the lake is the centerpiece of CLI and stated he was unaware  
155 that the CDD is considering selling The Meadows to pay for a gym. He feels that residents  
156 should be allowed to vote by paper or email. In his opinion, a larger gym is not needed.

157 Resident Mary McNeely voiced her opinion that a phone survey is not adequate for such  
158 a controversial matter, all residents should be surveyed and, to her, the survey questions were  
159 leading and some of her responses were not options.

160 An unidentified resident feels that it is important to determine the vision of CLI. He  
161 thinks that a new gym will not bring the peace and harmony that CLI residents want. In his  
162 opinion, 51% of the community will not agree on anything. He suggested tabling this matter.

163 An unidentified resident suggested renovating the existing gym. She does not support a  
164 phone survey and suggested a door-to-door survey or in-person voting.

165 Resident Riad Chehib thanked the Board and stated residents need transparency and  
166 what is best for the entire community. He believes the tennis courts need to be updated and  
167 the roads need maintenance.

168

169 **On MOTION by Mr. Acoff and seconded by Ms. McIntyre, with all in favor,**  
170 **terminating the survey and any associated activities related to building a new**  
171 **gym and the sale of The Meadows, effective immediately, was approved.**

172

173

174 Mr. Adams stated the Board can vote on the matter of requiring a 51% majority of votes  
175 in a General Election; however, he must research the matter of whether the Supervisor of  
176 Elections will permit something like this. He stated they can provide a roster of voters who  
177 participated in an Election and ballots could subsequently be sent if necessary.

178 The consensus was for the Board to vote on this matter and amend the motion at the  
179 next meeting, if necessary.

180

181 **On MOTION by Mr. Acoff and seconded by Ms. McIntyre, with all in favor,**  
182 **requiring the sale of any CDD land to be approved by 51% of voters**  
183 **participating in the latest General Election, was approved.**

184

185

186 Mr. Castillo stated the Board has agreed that the intention is not to place financial  
187 burdens on the CDD. He asked if residents would be in favor of reallocating unused space from  
188 the Cory Lake Beach Club to add additional square footage to the gym.

189 Discussion ensued regarding the need for additional space, conducting a comprehensive  
190 study of what residents prefer and offering full transparency.

191 Ms. McIntyre stated the petition signed by over 850 residents says “We the undersigned  
192 residents of Cory Lake Isles express our opposition to the construction of a new gym, any  
193 addition to the existing gym and the selling of the last undeveloped land in the community  
194 known as The Meadows. We ask our community leaders to stop any further discussion about  
195 building a standalone gym, selling The Meadows, etc.” Another section states “Instead of taking  
196 on debt to build a gym that is not supported by the community, we believe the CDD should  
197 establish and contribute to a Reserve Fund to pay for future repairs, maintenance and future  
198 planned projects.” She stated the prior vote effectively tabled discussion of those options.

199 Mr. Acoff suggested the Board streamline the priorities and present a document  
200 addressing the priorities and funds allocated. He thanked the residents for their input.

201 Ms. McIntyre encouraged residents to attend public hearings and share their priorities.

202 **The meeting recessed at 7:41 p.m., and reconvened at 7:51 p.m.**

203

204 **FIFTH ORDER OF BUSINESS**

**Staff Updates**

205

206 **A. Envera**

207 Mr. Adams stated the representatives from Envera and Allied Universal left the meeting.

208 Mr. Hall stated he will call Envera to verify if a new contact has been assigned.

209 Discussion ensued regarding possible upgrades to the access control system.

210 **B. Landscape Maintenance**

211 There were no updates.

212 **C. Allied Universal**

213 Ms. McIntyre recalled that Ms. Atwood was working on a best practices document of  
214 recommended security practices for CDD residents. Mr. Acoff thinks contact information needs  
215 to be updated. Ms. McIntyre believed guest lists and notification processes will be addressed.  
216 Mr. Hall stated there are many things to address but he is trying not to overload Ms. Atwood.

217

218 **SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of March 31, 2023**

219

220

221 • **Check Register**

222 • **General Ledger**

223 Mr. Adams distributed updates to the Operating Fund reflecting netting out \$360,000 in  
224 carryover loan proceeds to represent the net fund balance for the current month and year-to-  
225 date. He presented the Unaudited Financial Statements including three month working capital,  
226 Unassigned funds and ending Fund balance of approximately \$1.927 million.

227 Mr. Castillo asked if corrections will be included in the record. Mr. Adams replied  
228 affirmatively. He responded to questions about fund balance and noted that budgeted  
229 revenues were 96% collected as of the end of March, with one month to go, due to the  
230 Governor’s Emergency Order extending payment deadlines for property taxes.

231 Mr. Castillo questioned the \$9,450 “Miscellaneous field expense” on Page 3. Mr. Adams  
232 believes it is related to the boat; he will research and confirm.

233 Ms. Belyea asked for a monthly Uses Report for the \$700,000. Mr. Adams stated nothing  
234 has been charged against it; he will email it to Board members. Ms. Belyea asked why the  
235 “Beach club office supplies” line item is at 100% of budget. Mr. Adams will find out and advise.

236 Regarding “Irrigation-maintenance”, Mr. Hall stated he is working with the Accounting  
237 Department and the contractor to correct a coding error. He thinks most of the expenditures  
238 should be recoded to “Well maintenance – irrigation”.

239 Mr. Adams confirmed that remaining funds from 2022 are included in Fund Balance. He  
240 will establish three separate Truist accounts for the funds in order to qualify for FDIC insurance.

241 Discussion ensued regarding funds held in the Operating Account, 3-months working  
242 capital and Unassigned funds.

243 Mr. Adams stated public funds banking requires additional monthly analysis performed  
244 by public depositories, such as Truist; fees will likely exceed interest earnings. He will provide  
245 several investment options in advance of the next meeting.

246 Ms. Green stated that she and Mr. Hall discussed a better means of tracking funds and a  
247 sheet was developed to document receipts.

248 Employee credit card management, expenditures and procedures were discussed.

249 Mr. Hall stated, when he took over the cash box on May 1, 2023, it contained  
250 approximately \$500, \$350 of which was a cash deposit for a rental despite the fact that rentals  
251 should be paid for by check. He deposited \$420 of the cash today. He reviewed video footage  
252 and determined that an unauthorized individual accessed the cash box. The footage is  
253 preserved should the Board wish to pursue the matter. While managing the cash box was not  
254 initially one of his responsibilities, in doing so he discovered irregularities that must be  
255 addressed. Mr. Adams stated the policy requiring checks should be firmly implemented; that  
256 was how he understood it was being handled. He stated auditors only check transactions, not  
257 processes; the policy needs to be enforced as stipulated in the rental agreement.

258 Event sponsorships, enforcing the policy requiring checks or credit cards only for rentals  
259 and the need for procedures and checks and balances were discussed.

260 Mr. Hall stated the document will be modified to stipulate that only checks and credit  
261 cards will be accepted. Mr. Adams will develop policies to be implemented.

262 Ms. Green discussed her commitment to addressing the issues with Mr. Hall and  
263 employees. She discussed her qualifications and experience in property management.

264 The financials were accepted.

265

266 SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2023-04,  
Approving a Proposed Budget for Fiscal  
Year 2023/2024 and Setting a Public  
Hearing Thereon Pursuant to Florida Law;  
Addressing Transmittal, Posting and  
Publication Requirements; Addressing  
Severability; and Providing an Effective  
Date

267

268

269

270

271

272

273

274

275 Mr. Adams presented Resolution 2023-04 and explained the annual budget preparation,  
276 deliberation, public hearing and adoption process. The proposed Fiscal Year 2024 budget will be  
277 developed and refined further at the meetings leading up to the public hearing.

278

279 **On MOTION by Ms. McIntyre and seconded by Mr. Acoff, with all in favor,**  
280 **Resolution 2023-04, Approving a Proposed Budget for Fiscal Year 2023/2024**  
281 **and Setting a Public Hearing Thereon Pursuant to Florida Law for August 17,**  
282 **2023 at 6:00 p.m., at Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa,**  
283 **Florida 33647; Addressing Transmittal, Posting and Publication Requirements;**  
284 **Addressing Severability; and Providing an Effective Date, was adopted.**

285

286

287 EIGHTH ORDER OF BUSINESS

Discussion: Employee Handbook and  
Policies

288

289

290 Mr. Adams presented an updated version of the Employee Handbook and policies.

291 Discussion ensued regarding the requirement for exempt employees to accrue comp  
292 time in lieu of overtime.

293 It was noted that accrued hours, for hours worked in excess of 80 hours per pay period,  
294 can be during the prior pay period or within the same pay period and must be used no later  
295 than the following pay period. Mr. Adams will insert the verbiage where appropriate.

296 Mr. Adams reviewed vacation time, sick time and holidays, on Pages 17 and 18.

297 The following changes were made:

298 Page 18, Section 7.3, bullet list: Add Juneteenth

299 Page 18, Section 7.3: Change “may change as necessary based on business needs” to  
300 “are set by Federal and State law, as may be amended from time to time”

301 Page 22, Section 8.1: Delete “The only exception to this prohibition applies to  
302 possession and moderate consumption of alcohol at District sponsored and approved social  
303 functions.”

304 Page 24, Section 8.4” Delete: “All employees are issued uniforms. Employees are  
305 required to report to work wearing their uniforms.”

306 Ms. McIntyre suggested developing policies for debit card use, workplace safety and  
307 confidentiality. Mr. Adams stated all documents available to employees are public records. Ms.  
308 McIntyre suggested policies related to safety training, CPR certification, technology and  
309 Facebook training, customer service training and drug testing. She noted the need to compile  
310 Material Safety Data Sheets (MSDS) and job descriptions and suggested employees sign  
311 employment contracts requiring them provide two to four weeks advance notice when quitting.  
312 She suggested an emergency response plan be developed.

313

314 **On MOTION by Mr. Castillo and seconded by Ms. Belyea, with all in favor, the**  
315 **Cory Lakes CDD Employee Handbook, as amended, was approved.**

316

317

318 Discussion ensued regarding implementing an employee drug testing policy.

319 Mr. Adams noted that the Employee Handbook provides that employees must submit to  
320 drug testing in the event of an accident or if there is cause to believe that an employee may be  
321 under the influence.

322

323 **On MOTION by Mr. Castillo and seconded by Ms. McIntyre, with all in favor,**  
324 **requiring pre-employment drug testing for all new employees, was approved.**

325

326

327 Discussion ensued regarding the procedures and costs to implement drug testing.

328

329 **On MOTION by Mr. Castillo and seconded by Mr. Fontcha, with all in favor,**  
330 **rescinding the requirement for pre-employment drug testing for all new**  
331 **employees, was approved.**

332

333

334 **NINTH ORDER OF BUSINESS**

**Continued Discussion: Community Survey  
Regarding Building a Gym Vs Adding on  
Beach Club Vs No Gym**

335  
336  
337

338 Mr. Adams stated it is not necessary to discuss this any further. The survey was not  
339 done yet because the contractor required payment in advance. He expects a bill for the  
340 preliminary research but will negotiate it down as much as possible.

341

342 **TENTH ORDER OF BUSINESS**

**Continued Discussion/Consideration of Food  
Safety Waiver Form for CDD Events**

343  
344

345 Mr. Adams stated the intent of the waiver is for the event organizer to acknowledge the  
346 liability associated with preparing and serving any food.

347 The following changes will be requested:

348 Item 3: Define “foodstuffs”

349 Change “I agree to assume all risk.” to “I agree to assume liability for any risk.” and  
350 make that sentence more descriptive and include medical terminology.

351 Add a signature line for “Event Organizer” or “Responsible Party”

352

**On MOTION by Ms. McIntyre and seconded by Mr. Acoff, with all in favor, the  
Food Safety Waiver Form for CDD Events, in substantial form and subject to  
edits and the revisions requested, was approved.**

353  
354  
355

356

357

358 **ELEVENTH ORDER OF BUSINESS**

**Discussion/Consideration of License  
Agreement for Using CDD Property for  
Business**

359  
360

361

362 Mr. Adams stated this Agreement will apply to swim instructors and tennis coaches  
363 providing services on CDD property.

364 The following change was made:

365 Section 13: Change “without cause with 10 days” to “without cause with 30 days written  
366 notice, and with cause with 10 days”

367 Mr. Adams noted that all documents between the CDD and the party entering into the  
368 agreement are public records.

369 Mr. Adams stated automatic renewal can be removed; actual terms will be defined on a  
370 case-by-case basis.

371 The consensus was not to include exclusivity.

372 Discussion ensued regarding including a rule requiring a contract for all coaches. Mr.  
373 Adams stated this will be added to the CDD Rules and Regulations.

374 Ms. McIntyre suggested requiring insurance when a coach volunteers to provide a free  
375 class. She noted that a dance teacher is holding classes without reserving a room and suggested  
376 a policy be developed and/or enforced. Mr. Adams stated the language included in the Rules  
377 and Regulations might need to be revised slightly. Mr. Adams stated the dance instructor will  
378 be required to submit a Certificate of Insurance (COI) and reserve a room in advance.

379 Discussion ensued regarding coaches working with and without a contract and  
380 negotiating the percentage to be paid to the CDD on a case-by-case basis.

381 Mr. Adams noted that any business wishing to enter into an Agreement with the CDD  
382 must make a presentation to the Board, as previously decided by the Board.

383

384 **TWELFTH ORDER OF BUSINESS** **Consideration of Facility Usage**  
385 **Agreements for Cricket and Table Tennis**  
386 **Tournaments**  
387

388 Ms. McIntyre presented the Facility User Requests for the cricket and table tennis  
389 tournaments.

390 Discussion ensued about the Beach Club Facility Agreement and the need for a waiver.

391 Mr. Adams discussed the indemnification on Page 4 of the Rules and Regulations for all  
392 Amenity Facilities, amended March 4, 2013, which is signed by all homeowners as part of the  
393 Welcome Package. It protects against loss, destruction of property and instances of personal  
394 injury.

395 The need for revisions to the Agreement and the CDD’s ownership of sports facilities  
396 and coverage for general, public usage were discussed.

397

**On MOTION by Ms. McIntyre and seconded by Mr. Castillo, with all in favor,  
the Facility Usage Requests and Agreements for the Cricket and Table Tennis  
Tournaments, were approved.**

398

399

400

401

402

- 403 • **Consideration of Beach Club Facility Agreement**



404 Mr. Hall stated after-hours access control will be managed by issuance of a temporary  
405 access code to the authorized user.

406

407 **On MOTION by Ms. McIntyre and seconded by Ms. Belyea, with all in favor, the**  
408 **Beach Club Facility Agreement, was approved.**

409

410

411 Discussion ensued regarding the alcoholic beverage policy.

412

413 **THIRTEENTH ORDER OF BUSINESS**

**Update: Status of Letter to Discussion  
Regarding Cachet Homeowner Alterations  
to CDD Retention Area**

414

415

416

417 Mr. Adams stated he did not receive a response from District Counsel.

418 Mr. Hall stated when regrading his property to raise its elevation, a homeowner filled in  
419 a CDD drainage structure. Mr. Castillo noted the homeowner agreed to make the repairs. Mr.  
420 Hall noted that engineers might be hesitant because the scope of work involves CDD property  
421 and the SFWMD permit. Mr. Adams will contact District Counsel regarding the demand letter.

422

423 **FOURTEENTH ORDER OF BUSINESS**

**Consideration of MRI Inspection, LLC,  
Estimate #4088 for 2023 Inspection**

424

425

426 Mr. Adams presented the MRI Inspection, LLC (MRI) estimate for inspection of  
427 blockages, cracks, leaks and preparation of a proposal for cleanout of blockages above a 25%  
428 threshold. The weirs are excluded from this proposal; discussions are underway regarding a  
429 separate proposal that might be developed in conjunction with another contractor.

430 Mr. Acoff asked if the modifications to the SFWMD permit discussed earlier present an  
431 issue. Mr. Adams stated the dry retention area required by the SFWMD permit is in a  
432 compromising position and an urgent item to address. The difficulty obtaining proposals is due  
433 to the small scope of work; it is less about water quality than about downstream discharge. The  
434 SFWMD is aware that the CDD is working to correct the weirs and, once that is done, Mr. Chang  
435 can sign and seal that the CDD is in compliance with permits.

436 The extent of the weir project was discussed.

437 Mr. Castillo asked if an inspection like the one proposed was done in the past. Mr. Hall  
438 believed an inspection was done when Mr. Chang was engaged six to seven years ago. Mr.

439 Adams stated it is generally done every five years but some CDDs have annual inspections. Mr.  
440 Hall stated the inspection is necessary to prepare a proposal for cleanup.

441

442 **On MOTION by Ms. McIntyre and seconded by Ms. Castillo, with all in favor,**  
443 **MRI Inspection, LLC, Estimate #4088 for the 2023 Inspection of storm**  
444 **structures, in a not-to-exceed amount of \$8,500, was approved.**

445

446

447 **FIFTEENTH ORDER OF BUSINESS**

**Consideration of Weir Replacement Project  
Proposals (under separate cover)**

448

449

450 This item was discussed in conjunction with the Fourteenth Order of Business.

451

452 **SIXTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-05,  
Designating Dates, Times and Locations for  
Regular Meetings of the Board of  
Supervisors of the District for Fiscal Year  
2023/2024 and Providing for an Effective  
Date**

453

454

455

456

457

458

459 **On MOTION by Ms. McIntyre and seconded by Mr. Castillo, with all in favor,**  
460 **Resolution 2023-05, Designating Dates, Times and Locations for Regular**  
461 **Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024**  
462 **and Providing for an Effective Date, was adopted.**

463

464

465 **SEVENTEENTH ORDER OF BUSINESS**

**Committee Reports**

466

467 **A. Security**

468 Ms. Thompson distributed and presented the minutes of the May 16, 2023 Safety and  
469 Security Committee meeting. She noted the following:

- 470 ➤ Future meeting minutes will be sent to Mr. Adams for inclusion in the meeting agenda.
- 471 ➤ An annual safety and security awareness calendar will be developed to help highlight  
472 safety and security issues for CLI residents.
- 473 ➤ A homeowner expressed concern about solicitors in CLI. Members discussed developing  
474 guidelines for residents to address soliciting.
- 475 ➤ Meetings will be held monthly. An additional meeting will be held on May 23, 2023 at  
476 6:30 p.m., in the Beach Club. Mr. Adams and Mr. Hall were advised for public noticing purposes.

477           Asked what the CDD can do to assist, Ms. Thompson stated cooperation is needed.  
 478 Security personnel are not present and did not provide a report. She stated residents are  
 479 concerned about safety and security. Ms. McIntyre stated Staff can help the Committee by  
 480 promoting events and sharing information. Mr. Castillo thanked Ms. Thompson.

481 **B.     Landscape Aquascape Facilities (LAF)**

482           An unidentified resident stated the Committee wondered if the \$40,000 in the roadways  
 483 budget can be used to replace the road from the gatehouse to Cory Lake Drive. He estimated a  
 484 250’ section can be replaced and asked for the Fiscal Year 2024 road repairs budget to be  
 485 increased to at least \$150,000. Regarding the discussion regarding expanding the gym, Mr. Hall  
 486 had provided an estimate to double the space by closing off a portion of the Beach Club, which  
 487 would allow the amount of available space to be doubled at a cost of approximately \$40,000.

488           Discussion ensued regarding proactive roadway repairs and qualified contractors.

489           Mr. Hall stated the current contractor installed the roadways but many contractors will  
 490 not install paver roadways. Mr. Acoff and Mr. Apple will help in finding contractors.

491 **C.     Other**

492

493 **EIGHTEENTH ORDER OF BUSINESS**

**Approval of Minutes**

494

495 **A.     Board of Supervisors: April 20, 2023**

496 **I.     Summary of Motions**

497 **II.    Regular Meeting**

498           The following changes were made:

499           Line 67: Delete “She stated”

500           Lines 68, 69, 70, 71, 72: Delete

501           Line 74: Insert “Ms. McIntyre quoted the Triton Polling and Research engagement letter  
 502 as proof that her comments in her email to residents was accurate” after “record”

503           Line 271: Insert “gas” after “the”

504

505 **On MOTION by Ms. McIntyre and seconded by Mr. Acoff, with all in favor, the**  
 506 **April 20, 2023 Summary of Motions, as presented, and April 20, 2023 Regular**  
 507 **Meeting Minutes, as amended, were approved.**

508

509

510 **III.    Action/Agenda or Completed Items**

511 **B. LAF Committee: May 1, 2023**

512 **C. Other**

513

514 **NINETEENTH ORDER OF BUSINESS**

**Staff Reports**

515

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

517 There was no report.

518 **B. Facilities Manager: John Hall**

519 • **Update/Consideration of Proposals for Monument/Entry Improvements**

520 Mr. Hall presented the May 2023 Activity Report. For the past month he has been  
521 addressing office management discrepancies in addition to managing facilities. Many  
522 procedural and training issues have been addressed with Ms. Green and gate staff and many  
523 gate errors resulting from rental properties with multiple owners were resolved.

524 Mr. Acoff thanked Mr. Hall for assuming these additional responsibilities. He asked Mr.  
525 Hall if he is behind in his tasks and primary responsibilities that might adversely affect the  
526 community. He wants to ensure Mr. Hall has been compensated and has what he needs in the  
527 coming months to prepare for hurricane season, vacations and work-life balance. Mr. Hall  
528 expressed confidence in Ms. Green and working together to manage issues.

529 Ms. McIntyre discussed difficulties experienced during a recent staffing shortage and  
530 support, training and scheduling issues, and financial findings. Mr. Adams will meet with Mr.  
531 Hall to address financial matters and take any necessary corrective actions.

532 Discussion ensued regarding on-site reporting and supervisory structure.

533 Mr. Adams noted that the District Manager does not provide field management services  
534 but supports on-site staff; the current model has worked well for many years, until just  
535 recently. Mr. Hall expressed confidence in Ms. Green's abilities and stated he is willing to help  
536 her get the office back on track.

537 Mr. Fontcha asked when the dead tree across from the entrance will be removed. Mr.  
538 Hall stated he approved the proposal and it is scheduled to be removed. Tree removal services  
539 for homeowners are not provided.

540 Mr. Hall will obtain a proposal to change the pool gas lines.

541 Mr. Hall stated Morris Bridge was damaged two days after it was repaired; a partial  
542 license plate number was captured. Gates are operational at this time.

543 C. District Counsel: Straley Robin Vericker, P.A.

544 There was no report.

545 D. District Manager: Wrathell, Hunt and Associates, LLC

- 546 • Update: Capital Infrastructure Re-Investment Plan
- 547 • 2,249 Registered Voters in District as of April 15, 2023
- 548 • NEXT MEETING DATE: June 15, 2023 at 6:00 P.M.
- 549 ○ QUORUM CHECK

550 Mr. Adams stated the insurance on equipment was removed. He will provide  
551 amortization schedules for the Gator and the two trucks.

552 Discussion ensued regarding gate staff and the need for the rover to monitor proactively  
553 and address parking violations.

554 Mr. Acoff pointed out that it is not Mr. Hall’s job to micromanage security staff. Mr. Hall  
555 stated that is Ms. Atwood’s responsibility.

556

557 TWENTIETH ORDER OF BUSINESS

Other Business

558

559 There was no other business.

560

561 TWENTY-FIRST ORDER OF BUSINESS

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

562

563

564 An unidentified resident asked for an email to be sent advising that cash will no longer  
565 be accepted. He asked for the marquee to be updated to reflect the current meeting date.

566 A resident asked if a lien can be placed on the property that is in violation of the SFWMD  
567 permit. Mr. Adams stated a legal response is required.

568

569 TWENTY-SECOND ORDER OF BUSINESS

Supervisors’ Requests

570

571 Ms. McIntyre voiced concern that Mr. Adams did not responded to her email requests.

572

573 TWENTY-THIRD ORDER OF BUSINESS

Adjournment

574

575 The meeting adjourned at 10:59 p.m.

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581

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Secretary/Assistant Secretary

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Chair/Vice Chair

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

**MINUTES**

**AIII**

## CORY LAKES CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	11.18.21	<b>ACTION</b>	Ms. Schewe: Forward newsletters to Admin to post on CDD website.	X			
2	02.17.22	<b>ACTION</b>	Ms. Schewe: E-blast residents every 10 days to join CDD Facebook page.	X			
3	06.16.22	<b>ACTION</b>	Ms. Schewe: Amend swim instructor contract and email to Ms. Agnew.			X	02.16.23
4	06.16.22	<b>ACTION</b>	Ms. Schewe: Contact POA Board, LAF and the Color Committee to set a meeting date to discuss CLI's color palate.			X	02.16.23
5	06.16.22	<b>ACTION</b>	Staff: Obtain COT's Emergency Plan for hurricanes.	X			
6	07.21.22	<b>ACTION</b>	Mr. Adams would prepare an addendum to the holiday lighting contract			X	02.16.23
7	07.21.22	<b>ACTION</b>	Mr. Hall: Write letter to Waste Management asking them to not damage the garbage cans.			X	02.16.23
8	09.15.22	<b>ACTION</b>	Staff: Procure plaque expressing appreciation to Mr. Forbes for his service to the community by the next meeting.			X	02.16.23
9	09.15.22	<b>ACTION</b>	Mr. Adams: Find out if Coach B's COI has been automatically updated.			X	02.16.23
10	09.15.22	<b>ACTION</b>	Ms. Belyea: Help Ms. Schewe/Mr. Hall revise Clubhouse Usage Agmt 11.17.22 Ms. Evans: Gather Board comments/edits to Agreement & email to Ms. Belyea for revision and presentation at next meeting.			X	02.16.23
11	09.15.22	<b>ACTION</b>	Mr. Adams: Email Clubhouse Usage language outlined by Ms. Belyea, to Mr. Babbar for review.			X	02.16.23
12	09.15.22	<b>ACTION</b>	Mr. Hall: Have the palms trimmed on the sidewalk side.			X	02.16.23
13	09.15.22	<b>ACTION</b>	Mr. Adams/Mr. Hall: Ask TECO to waive costs of enhanced LED Streetlights and report outcome at the next meeting.			X	02.16.23
14	09.15.22	<b>ACTION</b>	Coach B: Review his financial records & report revenue % owed to CDD.			X	02.16.23
15	09.15.22	<b>AGENDA</b>	Mr. Adams: Put "Community Speeding" discussion on October agenda.			X	02.16.23
16	09.15.22	<b>AGENDA</b>	Mr. Adams: Include "Update: Landscape Maintenance" on all agendas.			X	02.16.23
17	09.15.22	<b>ACTION</b>	Staff: Email Ms. Belyea's agenda to her residence on Bible Pgs address.			X	01.19.23
18	11.17.22	<b>ACTION</b>	Ms. Evans: Contact nearby communities about recreational monitoring technology & apprise of findings.			X	01.19.23
19	11.17.22	<b>BOTH</b>	Mr. Adams: Get old gym expansion est, update & present at nxt mtg.			X	02.16.23
20	11.17.22	<b>ACTION</b>	Mr. Hall: Engage FHP for twice/week 4-hr shifts re: holiday speeding.			X	01.19.23
21	11.17.22	<b>ACTION</b>	Mr. Hall: Obtain proposals to improve the monuments.	X			02.16.23
22	11.17.22	<b>ACTION</b>	Mr. Hall: Research cost of Geotech study & update at next meeting.			X	02.16.23
23	11.17.22	<b>ACTION</b>	Mr. Adams: Notify insurance carrier of new Clubhouse roof.			X	02.16.23
24	11.17.22	<b>AGENDA</b>	Mr. Adams: Put resident group marquee use discussion on next agenda.			X	01.19.23



### CORY LAKES CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
25	11.17.22	<b>ACTION/AGENDA</b>	Mr. Adams: Obtain weir replacement & stand-alone speed camera proposals for next meeting.			X	01.19.23
26	11.17.22	<b>AGENDA</b>	Mr. Adams: Put "Pledge of Allegiance" after "Roll Call" on all agendas.			X	01.19.23
27	12.15.22	<b>ACTION</b>	Mr. Hall: Email POA regarding repairing the service meters.			X	01.19.23
28	12.15.22	<b>AGENDA</b>	Mr. Adams: Unaudited Financials after Public Comments on agendas.			X	01.19.23
29	12.15.22	<b>ACTION</b>	Ms. Evans: E-blast reminding residents to update security profiles & store security numbers on their phones.			X	01.19.23
30	12.15.22	<b>ACTION</b>	Mr. Adams: Have Mr. Pinder simplify financials to have best accounting practices data & prep separate accounting schedule w/ sources & uses of funds & include general ledger entries on financials.	X			
31	12.15.22	<b>ACTION</b>	Mr. Hall: Ask County about contracting its patrol services.			X	02.16.23
32	12.15.22	<b>ACTION</b>	Staff: Invite POA members & District Counsel to the next meeting.			X	01.19.23
33	12.15.22	<b>AGENDA</b>	Mr. Adams: Include towing issues discussion item on next agenda.			X	01.19.23
34	12.15.22	<b>AGENDA</b>	Mr. Adams: Ask District Counsel to discuss Sunshine Law at next mtg.			X	01.19.23
35	01.19.23	<b>ACTION</b>	Ms. Evans: Provide weekly Facilities updates to Board Members	X			
36	01.19.23	<b>ACTION/AGENDA</b>	Ms. Evans: Email Short-term User Agreement to Ms. Belyea to revise. Mr. Adams: Put User Agreement on next agenda.			X	02.16.23
37	01.19.23	<b>AGENDA</b>	Mr. Adams: Put Instructor Agreements & COI discussion on next agenda.			X	02.16.23
38	01.19.23	<b>ACTION</b>	Mr. Babbar: Attend Regular Meetings every two months for one hour.	X			
39	01.19.23	<b>AGENDA</b>	Mr. Adams: Put "Spirit Committee Replacement" on next agenda under Office Administrator's Report.			X	02.16.23
40	01.19.23	<b>AGENDA</b>	Mr. Adams: Put dissolving Sunshine Board discussion on next agenda.			X	02.16.23
41	02.16.23	<b>ACTION</b>	Mr. Adams: Adjust Unaudited Financials to show requested breakouts.	X			
42	02.16.23	<b>AGENDA</b>	Mr. Adams: Put potential insurance carriers discussion on next agenda.	X			
43	02.16.23	<b>ACTION</b>	Mr. Chang: Secure quotes for weirs and present at next meeting	X			
44	02.16.23	<b>ACTION/AGENDA</b>	Ms. Evans: Email link to new digital Islander & associated website to BOS. Mr. Adams: Put "Digital Islander" discussion on next agenda.	X			
45	02.16.23	<b>AGENDA</b>	Mr. Adams: Put "Towing Issues & Options" on next agenda.	X			
46	02.16.23	<b>ACTION</b>	Staff: Give insurance forms to instructors/coaches without one on file.	X			
47	02.16.23	<b>AGENDA</b>	Mr. Adams: Put "Food Safety at CDD Events" on next agenda.			X	05.18.23
48	02.16.23	<b>AGENDA /ACTION</b>	Mr. Adams: Add "Employee Health Benefits" to next agenda & research obtaining \$6,000 base benefit pkg for full-time CDD employees.	X			
49	02.16.23	<b>AGENDA</b>	Mr. Adams: Include "Community Social Walk" event on next agenda.	X			

### CORY LAKES CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
50	03.16.23	<b>ACTION</b>	Mr. Babbar: Draft & email template Sports Camp Agreement to Mr. Adams. Mr. Adams: Distribute to Board Members for review.	X			
51	03.16.23	<b>ACTION/AGENDA</b>	Ms. Evans: Update Beach Club Facility Agreement & present at next meeting. Mr. Adams: Include Agreement on April agenda.			X	05.18.23
52	03.16.23	<b>ACTION</b>	Mr. Hall/Mr. Babbar: Prep letter to Cachet Isle owner re: drainage issue.	X			
53	03.16.23	<b>ACTION</b>	Mr. Chang/Mr. Hall: Inspect weirs & report findings at next meeting, with list of all weirs and when last recertified.	X			
54	03.16.23	<b>ACTION</b>	Ms. Evans: Prep Digital Islander Posting Rules. Email to BOS before next meeting.	X			
55	03.16.23	<b>ACTION</b>	Mr. Babbar: Provide written Instructor Insurance guidelines to BOS.	X			
56	03.16.23	<b>ACTION</b>	Mr. Babbar: Prep & email simpler food safety waiver to Mr. Adams for dissemination to BOS.	X			
57	03.16.23	<b>ACTION</b>	Mr. Hall: E-blast Nuisance Alligator Procedure to residents.	X			
58	03.16.23	<b>ACTION</b>	Mr. Adams: Include CDD G/L and invoices in all future agendas.			X	05.18.23
59	03.16.23	<b>ACTION</b>	Mr. Adams: Invite the Controller to the next meeting.	X			
60	03.16.23	<b>ACTION</b>	Mr. Adams: Prep seven-year reconciliation to track expenditures & Excel spreadsheet identifying capital infrastructure re-investment plan.	X			
61	03.16.23	<b>ACTION</b>	Mr. Hall: Obtain another proposal to repaint tower and monuments.	X			
62	03.16.23	<b>ACTION</b>	Mr. Hall: Confer with Ms. Gupta re: Cachet Isles camera proposals.	X			
63	04.20.23	<b>ACTION</b>	Ms. Evans to prepare a best practices security document and email it to the Board for review.	X			
64	04.20.23	<b>ACTION</b>	Staff: Prepare a contract for the Sports Camp for a four-week camp pending vendor's business license, insurance and background checks.	X			
65	04.20.23	<b>ACTION</b>	Mr. Adams: Collect phone survey edits from the Board and give to Triton for updated survey ahead of the next meeting.	X			
66	04.20.23	<b>ACTION</b>	Mr. Hall: Secure proposal to change lines to prolong the pool heaters.	X			
67	04.20.23	<b>ACTION</b>	Mr. Adams: Create employee personnel policy with feedback from Board before next meeting.			X	05.18.23
68	04.20.23	<b>AGENDA</b>	Mr. Adams: Include Food Safety Waiver on next agenda.			X	05.18.23
69	04.20.23	<b>AGENDA</b>	Mr. Adams: Include Vendor License Agreement on next agenda for discussion and consideration.			X	05.18.23
70	05.18.23	<b>ACTION</b>	Mr. Adams: Research whether the Supervisor of Elections will allow a referendum on the ballot.	X			



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

**MINUTES**

**B**

Committee: CORY LAKES COMMUNITY DEVELOPMENT DISTRICT  
LANDSCAPE/AQUASCAPE/FACILITIES COMMITTEE

Date of Meeting: Monday, June 5, 2023      Next meeting: August 7, 2023  
Time: 5:15 pm  
Location: Cory Lakes Beach Club, 10441 Cory Lake Drive, Tampa, Florida  
Attendees: John Hall, Facilities Manager; Stephanie Squires, Chair; Deb Maronic; Todd Apple; Rich Carpenter

## Minutes

### Call to Order: 5:22 pm

#### Landscape

John gave a report on the damage experienced from the severe thunderstorm the night before the meeting. He mentioned that a hole had opened in the roadway at Barbados, several trees and palms had been damaged, including some on the CC entrance as well as the MB entrance. The annuals took much damage because of the hail and heavy rain, but are expected to recover. Severe flooding subsided quickly, but not until several cars had to be towed because people tried to drive through the flooded water. And some of the tennis screening had to be reinstalled. LMP and other crews had spent the day cleaning the debris, but otherwise, the facilities and landscape was in good condition.

#### Entrances:

##### **Morris Bridge Entrance:**

The planting of the well areas has been completed.

##### **Beach Club/Beach Area:**

With all the training and other work on his list, John has not been able to groom the beach in order to mitigate the grass growing throughout the beach area. He'll get with LMP to have it done.

##### **Trees/Bushes/Flowers/Turf:**

All looked especially nice for the Memorial Day weekend. Grass mowed and edged nicely, etc.

#### Aquascape

##### **Lake:**

There are no further updates or proposals received for the weir re-construction. Phil, the CDD hired engineer, was supposed to be looking into other options

#### Facilities

##### **Roadways:**

John is waiting for a delivery of a couple of pallets of pavers in order to begin planning for repair of the CC entrance pavers as well as other areas. He noted that part of the problem for the repairs completed is that the repair crew doesn't follow through with the wet sanding of the pavers once the pavers have been put in place. It's the sand that holds the pavers in place, but when dry sand only is applied, car tires merely pick up the sand and remove it, leaving the pavers to eventually move again. John has had discussion with the paver company to improve the installation process. A second issue is that it is much easier for the installation company to pave a new driveway, rather than to do a CLI repair where they have to remove the pavers and reinstall them to complete a repair.

##### **Beach Club:**

With the newly passed CDD regulation that requires accountability for use of the Beach Club after hours replacing the practice of leaving the Beach Club open to any and all at any time, the committee discussed that since someone was now required to be responsible, it might be a good time to invest in some new furniture. **Therefore, the committee voted unanimously to recommend that the Board include an additional \$20,000 in the 2024 budget for the purchase of furniture.**

##### **Recreation Areas:**

Due to his helping with the new administrative staff, John has not had the time to commit to cleaning the playground equipment.

Rich brought the books to the meeting from the lone book house remaining standing. The other book houses had been in a state of disrepair or vandalized and been previously removed. Of the many books, only three met the originally stated purpose of being for children aged K to 5. The rest were religious in nature, or for adults only. Rich also showed photos of the deterioration of the house, including missing shingles, mold and mildew, rotted wood, nails sticking up a half inch or more, and mushrooms growing. It was decided that the books should remain in the Beach Club, and that John would remove the book house at his earliest convenience.

**Adjournment: 6:21 pm**

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

**MINUTES**

**C**

## Safety and Security Committee May 16, 2023

### MEETING MINUTES

Date of Meetings: Tuesday, May 16, 2023      Next Meeting May 23, at 6:30pm  
Time: 6:30pm  
Location: Cory Lake Isles Beach Club, 10441 Cory Lake Drive, Tampa, FL  
Attendees: Heather Thompson, Brian Little, Diane Taylor, Sal Maui, Mary Flowers, Wayne Flowers, Cynthia McIntyre (CDD Supervisor)

- 1) Meeting called to order by Cynthia McIntyre, CDD Supervisor.
- 2) All members introduced themselves and provided a brief bio of their experience.
- 3) Discussion regarding the Safety & Security Committee Charter. Unanimous approval as written
- 4) Discussion regarding draft Safety and Security Committee Objectives. Unanimous approval with only one change.
- 5) Cynthia McIntyre gave a brief presentation about the Sunshine laws and how the committee can comply with these laws.
- 6) Nominations for the position of Chairperson. Heather Thompson nominated herself as chair, Cynthia McIntyre seconded it. All in attendance approved.
- 7) Heather assumed her position as chair and took over the meeting at this point. Discussion regarding the need for vice chair, secretary, or treasurer. All agreed there was no need for these positions. The charter does not require any position other than a chair.
- 8) Discussion regarding the formation of an annual safety and security awareness calendar. All agreed the focus for June is Hurricane preparedness. The committee agreed to meet in one week to plan the activities/ events and info to be developed to educate the residents about Hurricane preparedness. They will also work to develop monthly awareness campaigns. All agreed to meet on May 23 at 6:30 pm
- 9) New business- A homeowners came forward expressing concern about soliciting in CLI. The members discussed the development of guidelines for residents to use in dealing with soliciting. This will be a future project of the safety and security committee.
- 10) Meeting adjourned at 7:39pm by Heather Thompson.



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

**STAFF**  
**REPORTS**  
**B**

# Cory Lakes Community Development District

## Facilities Manager

### June 2023, Activity Report

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#### BEACH CLUB

1. Replaced a/c filters and cleaned drain lines. (Monthly)
2. Restacked tables and chairs after rentals.
3. Reset ice machine in kitchen after power failure.
4. Working with Dominique and her staff on updating Homeowner and tenant profiles and training on best practices.

#### Pool

1. Cleaned AC filters and vacuumed drain lines.
2. Helped with routine sanitation.
3. Cleaned mildew stains around the pool area. (Ongoing)
4. Replaced 3 umbrellas after damage.
5. Fixed the tot lot fingerprint reader.
6. Removed one small alligator from the pool. They can squeeze under the fence. Both Security and LMP are checking the pool each morning.
7. Hired three new pool attendants and trained.

#### PLAYGROUND

1. Kept clean and organized. Lots of leaf litter this time of year.

#### GYM

1. Kept area clean and organized.
2. Replaced AC filters and flushed drain lines.
3. Helped with routine sanitation.
4. Working with Life Fitness to replace the monitors on the Ellipticals. This will be at Life Fitness expense. Units still on backorder.

#### LANDSCAPING

1. Working on replacing and installing plants around the community. Replacing missing plants as they come up. (Ongoing)
2. Working on irrigation issues around the community. Ongoing
3. OLM inspection was on 6/8/2023. LMP awarded 97.5% rating.
4. LMP working on seasonal cutbacks.
5. LMP working on cleaning flowerbeds and conservation wood line as water levels recede.
6. LMP installed annuals.
7. LMP working on palm tree trimming.

8. LMP removed Canary palm at CC entrance.
9. LMP is doing a good job of cleaning up after the storm on 6/4/2023 that damaged a lot of trees and property in the community. Still have quite a few trees to remove and clean up.

### LAKE MANAGEMENT

1. Solitude was out this week and treated some of the lake for grass and algae.
2. Solitude looked at the fish fence by the outflow structure and it will need the posts replaced due to rust and rot. This will be done June 15th
3. Lake and pond levels were low until the storm on 6/4/2023. Now all are at full capacity.

### SECURITY

1. Replaced batteries and pulled weekly reports.
2. Allied management still working on keeping gates staffed. Lots of new faces. Still having lots of turn over. Seems every week is a new face.
3. So far we have 67 street parking violators notified in May. Ten vehicles are in a towable status. So far no issues from residents that have been warned.
4. CDD has approved one garage hardship to date.

### OTHER ACTIONS

1. Working with District engineers on inspections of the community SWFWMD control structures. We are getting proposals to repair from second bidder.
2. Working with District engineer on drainage issue on Cachet Isle. Ongoing ( Vivek has sent out a notice to homeowner) I have a meeting with SWFWMD on 6/9/2023
3. Working on adding ball stop safety netting along wood line by cricket pitch. Bases are set so just need the time to install.
4. City of Tampa will be doing work to the three City maintained lift stations. A notice will be sent out before each project begins. No Start date yet.
5. Repairing areas messed up by the hogs. This is almost daily outside the gate.
6. Started cleaning rust stains on MB entry. Ongoing
7. Helped keep office running with Amanda leaving. Working with Dominique and her staff.
8. Replaced phone dialer at Cachet gate.
9. Working with Spectrum to recoup nearly \$8k in charges.

### Cross-Creek Security Gatehouse

1. Replaced air filter and flushed drain line.
2. Oiled gate arms.
3. Replaced gearbox on CC resident arm.

4. Replaced Spectrum phone router.

#### Morris Bridge Security Gatehouse

1. Replaced ac filter, flushed and vacuumed drain lines.
2. Exit gate arm hit again. Working to recover damages.
3. Fixed resident gate arm. Hit again.
4. Greased gate hinges.
5. Reset fingerprint reader on resident lane.
6. Fixed pedestrian gate.

#### Action Plan for July 2023

1. Work with LMP on Landscape issues. Ongoing
2. Continue working with District Engineer on ongoing projects
3. Continue with following City of Tampa lift station projects
4. Work with Engineer on Cachet issues.
5. Work on rust stains.
6. Work on playground upkeep.
7. Train new Office Manager.

**CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**

**REPORTS**

**D**

## CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

### BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

#### LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
<b>October 20, 2022 CANCELED NO QUORUM</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
Join Zoom Meeting; <a href="https://us02web.zoom.us/j/83397954590">https://us02web.zoom.us/j/83397954590</a> Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
<b>November 17, 2022</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
Join Zoom Meeting; <a href="https://us02web.zoom.us/j/83397954590">https://us02web.zoom.us/j/83397954590</a> Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
<b>December 15, 2022</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
Join Zoom Meeting; <a href="https://us02web.zoom.us/j/83397954590">https://us02web.zoom.us/j/83397954590</a> Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
<b>January 19, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
Join Zoom Meeting; <a href="https://us02web.zoom.us/j/83397954590">https://us02web.zoom.us/j/83397954590</a> Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
<b>February 16, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
Join Zoom Meeting; <a href="https://us02web.zoom.us/j/83397954590">https://us02web.zoom.us/j/83397954590</a> Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
<b>March 16, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
Join Zoom Meeting; <a href="https://us02web.zoom.us/j/83397954590">https://us02web.zoom.us/j/83397954590</a> Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
<b>April 20, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
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<b>May 18, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
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<b>June 15, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
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<b>July 20, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
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<b>August 17, 2023</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>6:00 PM</b>
Join Zoom Meeting; <a href="https://us02web.zoom.us/j/83397954590">https://us02web.zoom.us/j/83397954590</a> Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
<b>September 21, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
Join Zoom Meeting; <a href="https://us02web.zoom.us/j/83397954590">https://us02web.zoom.us/j/83397954590</a> Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		