CORY LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTED BUDGET FISCAL YEAR 2023

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT TABLE OF CONTENTS

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		Fiscal	Year 2022		<u></u>			
	Adopted	Actual	Projected	Total	Adopted		Anticipated	Proposed
	Budget	through	through	Actual &	Budget	%	CY Actual	Budget
	FY 2022	3/31/2022	9/30/2022	Projected	FY 2023	+/-	- CY Budget	- CY Budget
REVENUES								
Assessment levy: all residents	\$ 2,371,945				\$? ,477,358	4%		
Assessment levy: Cachet	2,170				2,170	0%		
Allowable discounts (4%)	(94,965)				(99,181)	4%		
Assessment levy - net	2,279,150	\$ 2,177,739	\$ 101,411	\$ 2,279,150	2,380,347	4%		101,197
Interest and miscellaneous	30,000	16,871	13,129	30,000	30,000	0%	-	-
Misc capital improvement loan		700,000	-	700,000		n/a		
Total revenues	2,309,150	2,894,610	114,540	3,009,150	2,410,347	4%	700,000	101,197
EXPENDITURES								
Professional & admin								
Supervisors	12,000	4,200	7,800	12,000	12,000	0%	-	-
Payroll services	600	420	180	600	600	0%		-
Payroll taxes - FICA	900	321	579	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	7,112	88	7,200	7,200	0%	-	-
Audit	6,400	6,400	-	6,400	6,400	0%	-	-
Arbitrage rebate calculation	2,500	-	2,500	2,500	2,500	0%	-	-
Legal - general counsel	5,000	9,665	4,000	13,665	10,000	50%	8,665	5,000
Engineering	10,000	12,640	65,000	77,640	10,000	0%	67,640	-
Insurance: general liability & public officials	35,000	34,837	-	34,837	42,000	17%	(163)	7,000
Insurance: worker's compensation	5,500	4,612	888	5,500	5,500	0%	-	-
Legal advertising and Sunshine Board	4,500	-	4,500	4,500	4,500	0%	-	-
Bank fees	1,500	-	1,500	1,500	1,500	0%	-	-
Credit card discount	200	125	75	200	200	0%	-	-
Dues & licenses	175	175	-	175	175	0%	-	-
Postage	2,000	1,770	230	2,000	2,000	0%	-	-
Office supplies	-	345	-	345	-	n/a	345	-
Tax collector	94,965	43,593	51,372	94,965	99,181	4%	-	4,216
Contingencies	2,000	674	1,326	2,000	2,000	0%	-	-
COI	-	4,000	-	4,000	-	n/a	4,000	-
Total professional & admin	255,265	162,389	173,363	331,752	271,481	6%	76,487	16,216

		Fiscal Y	ear 2022					
	Adopted	Actual	Projected	Total	Adopted		Anticipated	Proposed
	Budget	through	through	Actual &	Budget	%	CY Actual	Budget
	FY 2022	3/31/2022	9/30/2022	Projected	FY 2023	+/-	- CY Budget	- CY Budget
EXPENDITURES (continued)								
Field Operations								
Utilities								
Communication	20,000	15,281	10,000	25,281	20,000	0%	,	-
Website	705	-	705	705	705	0%		-
ADA website compliance	210	420	-	420	210	0%	210	-
Streetlights	120,000	83,115	70,000	153,115	155,000	23%	33,115	35,000
Electricity	50,000	30,881	30,000	60,881	60,000	17%	10,881	10,000
Propane	400	-	400	400	400	0%	-	-
Water, sewer & irrigation	15,000	12,889	7,000	19,889	20,000	25%	4,889	5,000
Solid waste removal	6,200	4,006	4,000	8,006	8,000	23%	1,806	1,800
Sewer lift stations	2,500	1,370	1,130	2,500	2,500	0%	-	-
Security operations							-	-
Security staffing contract services	340,000	159,556	180,444	340,000	445,000	24%	-	105,000
Contractual Virtual Guard	90,000	39,470	50,530	90,000	59,000	-53%	-	(31,000)
Off-duty policing	21,000	7,214	10,000	17,214	21,000	0%	(3,786)	-
Field office administration							-	-
Field Manager	61,000	28,417	32,583	61,000	67,100	9%	-	6,100
Assistant field manager	15,000	152	-	152	-	n/a		(15,000)
Office administrator	49,000	21,446	27,554	49,000	53,900	9%	-	4,900
Payroll taxes	13,500	6,007	7,493	13,500	15,000	10%	-	1,500
Seasonal decorations	60,000	60,000	-	60,000	60,000	0%	-	-
Beach club office equipment	4,500	1,591	2,909	4,500	4,500	0%	-	-
Beach club office suppies	4,000	934	2,000	2,934	3,000	-33%	(1,066)	(1,000)
Beach club gym supples	20,600	9,398	11,202	20,600	20,600	0%	-	-
Guard office equipment	1,000	111	889	1,000	1,000	0%	-	-
Guard office supplies	1,500	336	1,164	1,500	1,500	0%	-	-
Community events supplies	18,500	11,434	7,066	18,500	18,500	0%	-	-
Pool & beach club attendants	26,000	13,630	12,370	26,000	26,000	0%	-	-

		Fiscal Ye	ear 2022					
	Adopted	Actual	Projected	Total	Adopted		Anticipated	Proposed
	Budget	through	through	Actual &	Budget	%	CY Actual	Budget
	FY 2022	3/31/2022	9/30/2022	Projected	FY 2023	+/-	- CY Budget	- CY Budget
EXPENDITURES (continued)				•				
Property maintenance								
Landscape Maintenance								
Landscaping	407,000	266,842	140,158	407,000	407,000	0%	_	_
Mulch	-	3,150	-	3,150	-	n/a		_
Beach sand	3,000	-	3,000	3,000	3,000	0%		_
Annuals & seasonal plant installation	5,000	2,520	2,480	5,000	5,000	0%		_
Plant replacement	30,000	2,588	27,412	30,000	30,000	0%		_
Sod replacement	10,000	-	10,000	10,000	10,000	0%	_	_
Well maintenance - irrigation	3,000	_	3,000	3,000	3,000	0%	_	_
Irrigation - maintenance	7,500	2,595	4,905	7,500	7,500	0%	_	_
Tree removal, replacement and maintenance	35,000	6,690	28,310	35,000	35,000	0%	_	_
Lake & pond maintenance	52,000	20,375	31,625	52,000	55,640	7%	_	3,640
Facilities maintenance	- ,	-,-	, , , ,	,	,			-,-
Outside facilities maintenance	100,000	34,103	65,897	100,000	100,000	0%	_	_
Capital reinvestment note 2022 repayment	162,975	· -	145,323	145,323	161,292	-1%	(17,652)	
Car and cart repairs and maintenance	6,000	5,265	735	6,000	6,000	0%		-
Rentals and leases	20,000	8,125	11,875	20,000	31,644	37%	-	11,644
Cleaning	16,000	8,558	7,442	16,000	16,000	0%	-	-
Pest control	1,800	900	900	1,800	1,800	0%	-	-
Security gate maintenance & repair	5,000	10,346	2,000	12,346	5,000	0%	7,346	-
Security gate maintenance & repair - Cachet	2,000	684	1,316	2,000	2,000	0%	-	-
Monuments & signs	5,000	2,048	2,952	5,000	5,000	0%	-	-
Fountains	7,000	584	3,000	3,584	7,000	0%	(3,416)	-
Storm water drainage	35,000	360	15,000	15,360	35,000	0%	(19,640)	-
Recreation equipment maintenance & repair	15,000	4,741	10,259	15,000	15,000	0%	-	-
Building equipment maintenance & repair	15,000	8,762	6,238	15,000	15,000	0%	-	-
Pressure washing	7,500	1,250	3,000	4,250	7,500	0%	(3,250)	-
Paver, streets and sidewalk repairs, cleaning	75,000	34,186	40,814	75,000	75,000	0%		-
Facilities maintenance (pool)								
Pool maintenance	21,000	7,475	13,525	21,000	21,000	0%	-	-
Pool repairs	6,000	5,549	2,000	7,549	7,000	14%	1,549	1,000
Pool heater utilities	10,000	4,463	2,000	6,463	8,000	-25%	(3,537)	(2,000)
Pool permit	575	-	575	575	575	0%	-	-
Capital improvement program		55,000	170,000	225,000	360,000	100%	225,000	360,000
Total field expenses	2,003,965	1,004,817	1,225,180	2,229,997	2,498,866	20%	226,032	494,901
Total expenditures	2,259,230	1,167,206	1,398,543	2,561,749	2,770,347	18%	302,519	511,117
						-		

		Fiscal \	ear 2022					
	Adopted	Actual	Projected	Total	Adopted		Anticipated	Proposed
	Budget	through	through	Actual &	Budget	%	CY Actual	Budget
	FY 2022	3/31/2022	9/30/2022	Projected	FY 2023	+/-	- CY Budget	- CY Budget
EXPENDITURES (continued)				•				
Excess/(deficiency) of revenues								
over/(under) expenditures	49,920	1,727,404	(1,284,003)	447,401	(360,000)		397,481	(409,920)
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OTHER FINANCING SOURCES/(USES)								
Transfer in	27,029	-	27,029	27,029	-	n/a	-	(27,029)
Total other financing sources/(uses)	27,029	-	27,029	27,029	-	n/a	-	(27,029)
Net change in fund balances	76,949	1,727,404	(1,256,974)	474,430	(360,000)		397,481	(436,949)
Fund balance - beginning (unaudited)	566,705	530,405	2,257,809	530,405	1,004,835		(36,300)	438,130
Fund balance - ending (projected) Assigned								
3 months working capital	564,808	391,395	391,395	391,395	482,069		(173,413)	(82,739)
Unassigned	78,846	1,866,414	609,440	613,440	162,766		534,594	83,920
Fund balance - ending	\$ 643,654	\$ 2,257,809	\$ 1,000,835	\$ 1,004,835	\$ 644,835		\$ 361,181	\$ 1,181

DEI INITIONS OF GENERAL FOND EXPENDITORES	
EXPENDITURES	
Professional and Administrative Services	
Supervisors	\$ 12,000
Statutorily set at \$200 per Supervisor for each meeting of the Board of	
Supervisors not to exceed \$4,800 for each fiscal year.	
Payroll services	600
Payroll for District employees is provided by ADP Corporation	
Payroll taxes - FICA	900
FICA tax is currently 7.65%.	
Payroll taxes - unemployment	325
District management	55,000
Wrathell, Hunt and Associates, LLC specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bonds and operate & maintain the assets of the community.	
Assessment roll preparation	5,000
Services for preparing, maintaining and transmitting the annual lien roll with the annual special assessment amounts for the operating, maintenance and capital assessments. This was titled "financial consulting services" in the previous fiscal year.	
Bond amortization schedule fee	1,500
Disclosure report	3,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934.	0,000
Trustee	7,200
Annual fees paid to U.S. Bank for acting as trustee, paying agent and registrar.	
Audit	6,400
The District is required to undertake an independent examination of its books, records and accounting procedures each year. The District has engaged Grau and Associates, Inc to provide this service.	
Arbitrage rebate calculation	2,500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Legal - general counsel	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.	

EXPENDITURES	(continued)
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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 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 The Districts worker's compensation for the District employees. Legal advertising and Sunshine Board The District advertises for monthly meetings, special meetings, public hearings, public bids, etc. Bank fees Bank charges incurred during the year. Dues & licenses Annual fee paid to the Florida Department of Economic Opportunity. Postage For mailing out agenda packages and debt service payments.
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 4,500 The District advertises for monthly meetings, special meetings, public hearings, public bids, etc. Bank fees 1,500 Bank charges incurred during the year. Dues & licenses 1,500 Department of Economic Opportunity. Postage 2,000
The Districts worker's compensation for the District employees. Legal advertising and Sunshine Board 4,500 The District advertises for monthly meetings, special meetings, public hearings, public bids, etc. Bank fees 1,500 Bank charges incurred during the year. Dues & licenses 175 Annual fee paid to the Florida Department of Economic Opportunity. Postage 2,000
Legal advertising and Sunshine Board The District advertises for monthly meetings, special meetings, public hearings, public bids, etc. Bank fees Bank charges incurred during the year. Dues & licenses Annual fee paid to the Florida Department of Economic Opportunity. Postage 4,500 1,500 2,000
Bank fees Bank charges incurred during the year. Dues & licenses Annual fee paid to the Florida Department of Economic Opportunity. Postage 1,500 2,000
Dues & licenses Annual fee paid to the Florida Department of Economic Opportunity. Postage 2,000
Annual fee paid to the Florida Department of Economic Opportunity. Postage 2,000
Postage 2,000
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Tax collector 99,18
The tax collector's fee is 2% of assessments collected. Contingencies 2,000
Automated AP routing and miscellaneous items
Field Operations
Utilities
Communication 20,000 Intended to provide for the cost of communications related provider for
phone, cable, internet etc at the Beach Club and gatehouses.
Website 709
Intended to cover the cost associated with annual registration and
maintenance of the District's website.
ADA website compliance 210 Streetlights 155,000
Intended to cover the cost paid to TECO for the District's streetlight
maintenance and power.
Electricity 60,000
Electricity 60,000 Intended to cover the cost for electricity at all the District's facilities.
Electricity 60,000 Intended to cover the cost for electricity at all the District's facilities. Propane 400
Electricity 60,000 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 20,000
Electricity Intended to cover the cost for electricity at all the District's facilities. Propane Intended to cover the cost of propane for the District's facilities. Water, sewer & irrigation Intended to cover the cost of water and sewer services provided to the District's facilities.
Electricity Intended to cover the cost for electricity at all the District's facilities. Propane Intended to cover the cost of propane for the District's facilities. Water, sewer & irrigation Intended to cover the cost of water and sewer services provided to the District's facilities. Solid waste removal 60,000 400 400 400 400 80,00
Electricity Intended to cover the cost for electricity at all the District's facilities. Propane Intended to cover the cost of propane for the District's facilities. Water, sewer & irrigation Intended to cover the cost of water and sewer services provided to the District's facilities. Solid waste removal Intended to cover the cost of the dumpster at the Beach Club and the port
Electricity Intended to cover the cost for electricity at all the District's facilities. Propane Intended to cover the cost of propane for the District's facilities. Water, sewer & irrigation Intended to cover the cost of water and sewer services provided to the District's facilities. Solid waste removal 60,000 400 400 400 400 80,00

COMMUNITY DEVELOPMENT DISTRICT DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES (continued)

Openit ores (continued)	
Security operations	445.000
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	67,100
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	53,900
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 suppies	3,000
Intended to provide for miscellaneous office supplies.	
Beach club gym supples	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.	

EXPENDITURES (continued)	
Community events supplies	18,500
Intended to provide for the cost of supplies associated with periodic special events.	
Pool & beach club attendants	26,000
Intended to provide for the costs of part time employees to provide various	
services around the pool.	
Landscape Maintenance	407.000
Landscaping The District contracts with a qualified and licensed contractor to provided	407,000
The District contracts with a qualified and licensed contractor to provided landscape maintenance services within the District common areas and	
right of ways.	2 000
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	3,000
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.	25.000
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	55,040
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	161,292
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.	

EXPENDITURES (continued)	
Cleaning	16,000
Intended to provide for the routine cleaning of the gatehouses and Beach Club.	
Pest control	1,800
Intended to provide for the periodic treatment for pests at the Beach Club	
and Gatehouses.	
Security gate maintenance & repair	5,000
Intended to provide for the costs of repairs and maintenance to the	·
gatehouses.	
Security gate maintenance & repair - Cachet	2,000
Intended to provide for the costs of repairs and maintenance to the gate	•
and associated equipment specific to the entrance to Catchet Isle. (paid	
solely by the residents of Catchet Isles)	
Monuments & signs	5,000
Intended to provide for the repairs and maintenance of the entry	
monuments and roadway signage.	
Fountains	7,000
Intended to provide for the repairs and maintenance of the District's	
fountains.	
Storm water drainage	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 recreationa	
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 poo	
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.	Φ 0 770 0 / 7
Total expenditures	\$ 2,770,347

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT DEBT SERVICE FUND BUDGET - SERIES 2013 BONDS FISCAL YEAR 2023

	Adopted	Actual	Projected	Total	Adopted
	Budget	through	through	Actual &	Budget
	FY 2022	3/31/2022	9/30/2022	Projected	FY 2023
REVENUE					
Assessment levy - gross	\$112,575				\$ 110,640
Allowable discounts (4%)	(4,503)				(4,426)
Assessment levy - net	108,072	\$103,387	\$ 4,685	\$ 108,072	106,214
Interest	-	5	-	5	-
Total revenue	108,072	103,392	4,685	108,077	106,214
EXPENDITURES					
Debt service					
Principal	30,000	30,000	_	30,000	30,000
Principal prepayment	-	-	5,000	5,000	-
Interest	73,569	37,159	36,409	73,568	71,788
Total debt service	103,569	67,159	41,409	108,568	101,788
Other fees & charges					
Tax collector	4,503	2,068	2,435	4,503	4,426
Total other fees & charges	4,503	2,068	2,435	4,503	4,426
Total expenditures	108,072	69,227	43,844	113,071	106,214
Total experiultures	100,072	03,221	43,044	113,071	100,214
Net change in fund balances	-	34,165	(39,159)	(4,994)	-
OTHER FINANCING SOURCES/(USES)					
Transfers in	-	5,135	-	5,135	-
Total other financing sources	-	5,135	-	5,135	-
Net change in fund balances	-	39,300	(39,159)	141	-
Beginning fund balance (unaudited)	168,945	170,332	254,067	170,332	175,749
Ending fund balance (projected)	\$168,945	\$254,067	\$175,749	\$ 175,749	175,749
Use of fund balance:					
Debt service reserve account balance (required)					(51,024)
Principal expense - November 1, 2023					(30,000)
Interest expense - November 1, 2023					(35,519)
Projected fund balance surplus/(deficit) as of Se	ptember 30, 2	2023			\$ 89,206

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%	35,518.75	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
Total	\$1,230,000.00		\$979,618.75	\$2,209,618.75

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT DEBT SERVICE FUND BUDGET - SERIES 2013 REFUNDING BONDS FISCAL YEAR 2023

	Adopted	Actual	Projected	Total	Adopted
	Budget	through	through	Actual &	Budget
	FY 2022	3/31/2022	9/30/2022	Projected	FY 2023
REVENUE					
Assessment levy - gross	\$516,083				\$ 97,873
Allowable discounts (4%)	(20,643)				(3,915)
Assessment levy - net	495,440	\$473,925	\$ -	\$ 473,925	93,958
Prepayments	-	-	5,136	5,136	-
Interest		15		15	
Total revenue	495,440	473,940	5,136	479,076	93,958
EXPENDITURES					
Debt service					
Principal	450,000	-	450,000	450,000	460,000
Principal prepayment	15,000	15,000	-	15,000	5,000
Interest	24,797	12,601	12,398	24,999	12,534
Total debt service	489,797	27,601	462,398	489,999	477,534
Other fees & charges					
Tax collector	20,643	9,479	11,164	20,643	3,915
Total other fees & charges	20,643	9,479	11,164	20,643	3,915
Total expenditures	510,440	37,080	473,562	510,642	481,449
Excess/(deficiency) of revenues					
over/(under) expenditures	(15,000)	436,860	(468,426)	(31,566)	(387,491)
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OTHER FINANCING SOURCES/(USES) Transfers out		(E 12E)		(F 12F)	
Total other financing sources		(5,135)		(5,135)	
Net change in fund balances	(15,000)	431,725	(468,426)	(36,701)	(387,491)
Net change in fund balances	(15,000)	431,723	(400,420)	(36,701)	(307,491)
Beginning fund balance (unaudited)	402,524	424,192	855,917	424,192	387,491
Ending fund balance (projected)	\$387,524	\$855,917	\$387,491	\$ 387,491	
Use of fund balance:					
Debt service reserve account balance (required)	•				_
Interest expense - November 1, 2023					-
Projected fund balance surplus/(deficit) as of Se	ptember 30. 2	2023			\$ -
,		=			

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

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2022			6,300.75	6,300.75
05/01/2023	460,000.00	2.710%	6,233.00	466,233.00
Total	\$460,000.00		\$12,533.75	\$472,533.75

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT DEBT SERVICE FUND BUDGET - SERIES 2017 NOTE FISCAL YEAR 2023

	Fiscal Year 2022				
	Adopted	Actual	Projected	Total	Adopted
	Budget	through	through	Actual &	Budget
	FY 2022	3/31/2022	9/30/2022	Projected	FY 2023
REVENUE					
Interest	_	16	_	16	_
Total revenue	-	16		16	
EXPENDITURES					
Debt service					
Note principal	44,845	44,845	_	44,845	_
Note interest	1,090	1,090	_	1,090	-
Total expenditures	45,935	45,935		45,935	
Excess/(deficiency) of revenues					
over/(under) expenditures	(45,935)	(45,919)	-	(45,919)	-
OTHER FINANCING SOURCES/(USES)					
Transfer out	(27,029)	-	(28,562)	(28,562)	-
Total other financing sources/(uses)	(27,029)		(28,562)	(28,562)	
Net change in fund balances	(72,964)	(45,919)	(28,562)	(74,481)	_
Beginning fund balance (unaudited)	72,964	74,481	28,562	74,481	_
Ending fund balance (projected)	\$ -	\$ 28,562	\$ -	\$ -	\$ -

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT SUMMARY FISCAL YEAR 2023

FY 2022 Assessments

CDD Land	Number of		Series 2013				
Use/Phase	Units	Series 2017	REF	Series 2013	O&M	CPF	Cachet Isles
Х	67	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
O&M CI	1	\$0.00	\$0.00	\$0.00	\$2,468.20	\$0.00	\$38.61
O&M 1.2 CI	1	\$0.00	\$0.00	\$0.00	\$2,468.20	\$0.00	\$46.33
O&M	47	\$0.00	\$0.00	\$0.00	\$2,468.20	\$0.00	\$0.00
1.1, 1.4 and 1.5	113	\$0.00	\$0.00	\$0.00	\$2,468.20	\$0.00	\$0.00
1.1 CI	5	\$0.00	\$0.00	\$0.00	\$2,468.20	\$0.00	\$38.61
1.11 and 1.51	2	\$0.00	\$0.00	\$0.00	\$4,936.42	\$0.00	\$0.00
1.2 CI	35	\$0.00	\$0.00	\$0.00	\$2,468.20	\$0.00	\$46.33
1.3 CI	7	\$0.00	\$0.00	\$0.00	\$2,468.20	\$0.00	\$38.61
2	121	\$0.00	\$0.00	\$0.00	\$2,468.20	\$0.00	\$0.00
2.0 96B	1	\$0.00	\$0.00	\$0.00	\$2,468.20	\$0.00	\$0.00
2.0 96AB	10	\$0.00	\$0.00	\$0.00	\$2,468.20	\$0.00	\$0.00
2.1 96B	1	\$0.00	\$0.00	\$0.00	\$4,936.42	\$0.00	\$0.00
3	91	\$0.00	\$1,109.34	\$0.00	\$2,468.20	\$0.00	\$0.00
4	74	\$0.00	\$464.16	\$0.00	\$2,468.20	\$0.00	\$0.00
5	242	\$0.00	\$1,573.49	\$0.00	\$2,468.20	\$0.00	\$0.00
6	92	\$0.00	\$0.00	\$0.00	\$2,468.20	\$0.00	\$0.00
7	115	\$0.00	\$0.00	\$978.91	\$2,468.20	\$0.00	\$0.00
	1,025						
			\$0.00				

FY 2023 Proposed Assessments

CDD Land	Number of		Series 2013				
Use/Phase	Units	Series 2017	REF	Series 2013	O&M	CPF	Cachet Isles
Х	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
	1,025						