

***CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package
Budget Meeting***

***Date/Time:
Tuesday, July 16, 2024
6:00 P.M.***

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

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval, or adoption.

Cory Lakes Community Development District

c/o Breeze

1540 International Parkway, Suite 2000

Lake Mary, FL 32746

813-565-4663

Board of Supervisors

Cory Lakes Community Development District

Dear Supervisors:

A Meeting of the Board of Supervisors of the Cory Lakes Community Development District is scheduled for **Tuesday, July 16, 2024, at 6:00 P.M.** at the **Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Larry Krause

Larry Krause

District Manager

813-565-4663

CC: Attorney
Engineer
District Records

District: CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Tuesday, July 16, 2024

Time: 6:00 P.M.

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

Zoom:

<https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09>

Dial In: +1-305-224-1968

Meeting ID: 837 3143 1918

Passcode: 123456

Mute/Unmute: *6

Agenda

For the full agenda packet, please contact Larry@breezehome.com

I. Call to Order / Roll Call / Pledge of Allegiance

II. Chairman's Opening Comments

III. Other Supervisors' Opening Comments

IV. Audience Comments – *(limited to 3 minutes per individual on agenda items)*

V. Business Items – Consideration of Proposals

- | | |
|--|-------------------|
| A. DC Integrations: Security System Replacement – Todd Hebel | Exhibit 1 |
| 1. Gates - \$44,500.00 | Exhibit 2 |
| 2. Amenity Center / Add Ons - \$27,800.00 | Exhibit 3 |
| 3. Monthly Management - \$2,850.00/month | Exhibit 4 |
| B. Steadfast – Waterway Inspection Report conducted on June 24, 2024 | Exhibit 5 |
| 1. Aquatic Maintenance Map | Exhibit 6 |
| 2. Aquatic Maintenance – 4 visits per month - \$4,800.00/month | Exhibit 7 |
| C. CourtReserve – Court Reservation | |
| 1. Pricing Plan | Exhibit 8 |
| a. Enterprise Plan - \$549.00/month/location | Exhibit 9 |
| 2. RemoteLock | Exhibit 10 |
| a. Disclaimer and Indemnity Rider | Exhibit 11 |

D. A/C Proposals:

1. FL-Air Heating & Cooling – Heat Pump Replacement - \$91,555.00 **Exhibit 12**
2. Quality HVAC Service – Heat Pump Replacement
 - a. 4 units - \$87,225.00 **Exhibit 13**
 - b. 2 units - \$32,225.00 **Exhibit 14**
3. Cool Today – Removal of Condenser and Air Handler System
 - a. Option A - \$36,760.00 **Exhibit 15**
 - b. Guardhouse 1 - \$7,815.00 **Exhibit 16**
 - c. Guardhouse 2 - \$9,192.00 **Exhibit 17**

E. LMP – Beach Sand Installation

1. Volleyball Court - \$3,562.50 **Exhibit 18**
2. Behind Clubhouse - \$31,875.00 **Exhibit 19**

F. Star Environmental – Pull Pump - \$250.00 **Exhibit 20**

G. Hecker Construction Company – Background **Exhibit 21**

1. Weir Replacement Proposal - \$295,000.00 **Exhibit 22**
2. Composite Cap **Exhibit 23**
3. Certificate of Liability Insurance **Exhibit 24**
4. Project/Job References **Exhibit 25**

H. Proposed Budget for FY 2025 **Exhibit 26**

VI. Audience Comments – New Business – (limited to 3 minutes per individual)

VII. Supervisor Requests

VIII. Adjournment

Cory Lakes

Community Development District

EXHIBIT

1

AGENDA

From: Todd Hebel

Subject: Detailed explanation / equipment of 3 quotes for Cory Lakes CDD

Larry ,

I have attached the 3 quotes for reference , below is a detailed explanation of the equipment I quoted . I have quoted to replace all equipment at all 3 sites , due to the proprietary nature and the unwillingness of the Envera giving vital information on the equipment they installed such as databases , IP numbers , user names and passwords . Essentially , they do not play nice in the sandbox !!

Quote # 1 : Entrances Equipment – This quote is for 2 entrances equipment that I will be replacing with new stuff . I will be replacing both entrance towers with Liftmaster CAPXL units on goosenecks with smart readers . The smart readers will allow visitors to enter using a pre-sent QR code from the resident . I am scheduling a demo of the features of the CAPXL with Liftmaster and will getting the time and dates soon . Each tower will have video capability for the resident to view the visitor plus many more features ! .We will be utilizing all existing bar codes on the vehicles . The cost for the gooseneck and main control box and connection / programming to the existing internet will be 9600.00 x 2 sites = \$ 19,200.00 . Included in the quote is a 16 channel NVR and 10 IP cameras (includes 3 tag specific cameras) per site . We assume that all cable / wiring is operational . This system will also be connected to the existing internet drop and will have remote viewing for CDD board members only . The cost for the CCTV system , per entrance is \$12,650.00 x 2 sites is \$ 25,300.00 .
The total for this quote = \$ 44,500.00

Quote # 2 : Access Clubhouse – tennis -b-ball equipment – This quote is for replacing and adding all new equipment including the main access panel , biometric readers . We will be utilizing the existing wiring and door hardware at the clubhouse . We will HAVE to get the data base from Envera , or have to register all of the residents into the new access system . This quote includes replacing all the access points in the clubhouse , as well as adding access points for the bball court and the tennis courts and the door / gate hardware needed . We will wirelessly communicate those new points back to the main panel in the clubhouse . Nothing will be done with the current CCTV system at the clubhouse except for connecting it to the internet for remote viewing by the board members . The total cost for all the equipment for this project will be a one-time cost of \$ 27,800.00 .

Quote # 3 - Management Monthly – This quote will be for all management for all 3 systems , access and cctv . The monthly cost will include all portals for the residents (1 portal per family) . This portal will allow each home to create visitor QR codes for the entry of their visitors . If a visitor does not have a QR code , they will enter the traditional way of guard or through the Liftmaster box . Once we all do the demo , it will much better explain just what this system can do !! . Management will include not only management of the access control systems (adding / deleting of data / any changes required) but also includes video reviews and burning of video for all 3 sites . Each site is allowed 3 reviews / burns per month . By having this connected to the internet , we can monitor when a system is down , as well as cameras / internet interruptions . The monthly cost for this plan will be \$ 2850.00 billed quarterly .

There will be no need for a separate maintenance cost because all of the equipment installed will be brand new , and carry a 36 month parts and labor warranty . Acts of God and vandalism are not covered .

Thanks ,
Todd

Cory Lakes

Community Development District

EXHIBIT

2

AGENDA



Phone: (863) 797-7525 (863) 968-6713

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +

MONITORING + IT + LOCKS + GATES

LIC. EG13000790

ECSINTEGRATIONS.COM



Cory Lakes CDD - 2 Vehicle Entrances - Equipment

Date:	5/29/2024	PROPOSAL		Proposal No:	TH24522
Submitted to:	Cory Lakes CDD	Job Location:	Cory Lakes CDD - 2 Vehicle Entrances - Equipment		
Attention:	Patricia Comings Title: Director	Attention:	Patricia Comings Title:		
Email:	patricia@breezehome.com	Email:	patricia@breezehome.com		
Phone:	813-565-4663 Fax:	Phone:	813-565-4663 Fax:		
Address:	1540 International Parkway # 2000	Address:	10441 Cory Lake Drive		
City / ST	Lake Mary / FL Zip: 32746	City / ST	Tampa / FL Zip: 33647		

SCOPE OF WORK:

REPLACE / INSTALL 2 ENTRANCES OF ACCESS CONTROL EQUIPMENT INCLUDING ALL CAMERAS AND CALL BOXES . ECS IS ASSUMING THAT ALL WIRING / CABLE IS IN TACT . ALL NEW EQUIPMENT WILL HAVE A 36 MONTH WARRANTY PARTS / LABOR . THIS QUOTE INCLUDES 2 NEW ACCESS TOWERS AND ALL INTERACTIVE SOFTWARE FOR BOTH GUARD HOUSES AT BOTH ENTRANCES . ECS WILL NEED COMPLETE DATA BASES FOR MANAGEMENT . MANAGEMENT QUOTE IS A SEPERATE MONTHLY QUOTE .

INCLUDED MATERIALS:

AN EQUIPMENT LIST WILL BE PROVIDED UPON REQUEST .

INCLUSIONS:

- Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

CONSIDERATIONS & EXCLUSIONS:

- All work described in this proposal is to be performed during normal business hours unless otherwise noted.
- Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of ECS Integrations (ECSI) technicians will result in additional labor charges of \$85/man hour.
- ECSI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing. • ECSI will accept payments with a credit card. These are subject to a 4% processing fee.
- Permit documents and fees are not included as specified above. Tax is excluded.
- This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
- The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate ECSI wire fills (with pull string installed).
- Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

Additional notes added at time of acceptance: 50% DEPOSIT DUE PRIOR TO INSTALL.

Terms: First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.	GRAND TOTAL: \$44,500.00
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This proposal is valid through 6/28/2024

ECSI Sales Rep: _____ ECSI Officer: _____
 (Sales Representative) (Authorizing Officer Signature) Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes ECSI to perform the work specified herein.

Customer Name: _____ Signature: _____ Date: _____

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon ECSI until signed by an officer of ECSI. In the event this Contract is not approved by said officer of ECSI, ECSI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Standard Warranty. ECSI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon ECSI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by ECSI performs work on any item installed by ECSI.

3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by ECSI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify ECSI immediately. When ECSI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform ECSI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform ECSI, in writing, of any change in the list of people that ECSI is to call in the event of alarm activation. ECSI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:

A.

Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. ECSI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, ECSI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay ECSI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which ECSI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM ECSI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. External

Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that ECSI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of ECSI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of ECSI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes ECSI to assume greater liability, Subscriber may obtain from ECSI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of ECSI and the additional charges. However, any such additional obligation does not make ECSI an insurer.

B. Interruption of Service. ECSI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including ECSI's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. ECSI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that ECSI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

ECSI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth ECSI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against ECSI for any reason relating to ECSI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against ECSI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: ECSI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. ECSI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by ECSI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to ECSI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for ECSI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the ECSI assume responsibility for any loss or damage sustained through burglary.

8. ECSI'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT ECSI IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.

Cory Lakes

Community Development District

EXHIBIT

3

AGENDA



Integrations

Phone: (863) 797-7525 (863) 968-6713

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +

MONITORING + IT + LOCKS + GATES

LIC. EG13000790

ECSINTEGRATIONS.COM

Cory Lakes CDD -Access/ C-house / tennis / b-ball



Date:	5/29/2024	PROPOSAL		Proposal No:	TH24523
Submitted to:	Cory Lakes CDD	Job Location:	Cory Lakes CDD -Access/ C-house / tennis / b-ball		
Attention:	Patricia Comings Title: Director	Attention:	Patricia Comings Title:		
Email:	patricia@breezehome.com	Email:	patricia@breezehome.com		
Phone:	813-565-4663 Fax:	Phone:	813-565-4663 Fax:		
Address:	1540 International Parkway # 2000	Address:	10441 Cory Lake Drive		
City / ST	Lake Mary / FL Zip: 32746	City / ST	Tampa / FL Zip: 33647		

SCOPE OF WORK:

REMOVE / REPLACE ALL ACCESS POINTS IN THE CLUBHOUSE INCLUDING BIO READERS . ADD 2 POINTS OF ACCESS FOR BBALL / TENNIS COURTS , BOTH ADDITIONS INCLUDE LOCKING / DOOR HARDWARE .ALL BIO CREDENTIALS CAN BE MANAGED PROVIDED THE DATA BASE IS HANDED OFF FROM PREVIOUS DEALER . ALL NEW EQUIPMENT WILL BE COVERED FOR 3 YEARS PARTS AND LABOR . THERE WILL BE A SEPERATE MONTHLY QUOTE FOR MANAGEMENT OF THIS SYSTEM .

INCLUDED MATERIALS:

A SEPARATE EQUIPMENT LIST WILL BE PROVIDED UPON REQUEST .

INCLUSIONS:

• Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

CONSIDERATIONS & EXCLUSIONS:

- All work described in this proposal is to be performed during normal business hours unless otherwise noted.
- Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of ECS Integrations (ECSI) technicians will result in additional labor charges of \$85/man hour.
- ECSI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing. • ECSI will accept payments with a credit card. These are subject to a 4% processing fee.
- Permit documents and fees are not included as specified above. Tax is excluded.
- This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
- The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate ECSI wire fills (with pull string installed).
- Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

Additional notes added at time of acceptance: 50% DEPOSIT DUE PRIOR TO INSTALL.

Terms: First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.	GRAND TOTAL: \$27,800.00
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This proposal is valid through 6/28/2024

ECSI Sales Rep: _____
(Sales Representative)

ECSI Officer: _____
(Authorizing Officer Signature) _____
Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes ECSI to perform the work specified herein.

Customer Name: _____

Signature: _____
Date

ECS INTEGRATIONS- rev 2021-10-11

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon ECSI until signed by an officer of ECSI. In the event this Contract is not approved by said officer of ECSI, ECSI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Standard Warranty. ECSI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon ECSI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by ECSI performs work on any item installed by ECSI.

3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by ECSI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify ECSI immediately. When ECSI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform ECSI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform ECSI, in writing, of any change in the list of people that ECSI is to call in the event of alarm activation. ECSI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:

A.

Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. ECSI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, ECSI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay ECSI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which ECSI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM ECSI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. External

Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that ECSI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of ECSI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of ECSI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes ECSI to assume greater liability, Subscriber may obtain from ECSI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of ECSI and the additional charges. However, any such additional obligation does not make ECSI an insurer.

B. Interruption of Service. ECSI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including ECSI's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. ECSI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that ECSI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

ECSI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth ECSI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against ECSI for any reason relating to ECSI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against ECSI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: ECSI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. ECSI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by ECSI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to ECSI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for ECSI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the ECSI assume responsibility for any loss or damage sustained through burglary.

8. ECSI'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT ECSI IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.

Cory Lakes

Community Development District

EXHIBIT

4

AGENDA



Integrations

Phone: (863) 797-7525 (863) 968-6713

ACCESS CONTROL + SECURITY + INTRUSION + CCTV + GATES

LIC. EG13000790

ECINTEGRATIONS.COM



Date: 5/29/2024

ACCESS CONTROL MANAGEMENT AGREEMENT

Proposal No: TH24528

Submitted to: Cory Lakes CDD
Attention: Patricia Comings Title: Director
Email: patricia@breezehome.com
Phone: 813-565-4663 Fax: _____
Address: 1540 International Parkway # 2000
City / ST: Lake Mary / FL Zip: 32746

Job Location: Cory Lakes CDD - Chouse /2 entrances access/cctv-Man
Attention: Patricia Comings Title: Director
Email: patricia@breezehome.com
Phone: 813-565-4663 Fax: _____
Address: 10441 Cory Lake Drive
City / ST: Tampa / FL Zip: 33647

ACCESS DATABASE MANAGEMENT AGREEMENT, # OF SYSTEMS: 3

*Upon written request via email, ECS Integrations will make information changes to the Access Control unit. Only emailed change requests from authorized parties will be accepted. Requests will be processed within 48 hours during the business week. Requests are to be submitted to gates@ecintegrations.com

BASIC PROGRAMMING INCLUDES :

- * Entering & deleting card/ fob numbers, names, keypad & card codes.
- * In house back-up of system data in the event of a data loss at the unit due to vandalism or acts of nature.

DOES NOT INCLUDE :

- *Service calls regarding network connection or other issues with the local network.
- *Damaged equipment or replacement hardware.
- * Capacity upgrades.
- * On-site programming:
 1. - Programing of entry devices where no phone line is installed.
 2. - Purchase of any devices.
 3. - On-site timers.
 4. - Mass programming changes (such as assigning time zones, names, or removal of all existing information & re-loading from scratch to a fully populated data base.)

**INVOICED QUARTERLY IN ADVANCE

INIT MONTHLY AMOUNT \$2,850.00

CONSIDERATIONS & EXCLUSIONS: This proposal is valid through: 6/28/2024

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Company and Subscriber, respectively. The undersigned hereby acknowledges reading, understanding, and accepting all the terms and conditions set forth in this Contract, including those on page 2 of this form and any addendums for multiple buildings or locations which are incorporated herein and by reference made a part hereof for a period of ONE YEAR (1) commencing on the completed installation date signed by Subscriber. Service rates for afterhours service calls on weeknights is are \$147.00/hr portal to portal with a \$45.00 trip charge, weekends and holidays are \$196/hr portal to portal with a \$45 trip charge. Additional notes added at the time of acceptance:

ECS INTEGRATIONS

SUBSCRIBER

By (Signature): _____
Name (Printed): _____
Title: _____ **Date:** _____

By (Signature):
Name (Printed):
Title: **Date:**

Activation Date: _____

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon Company until signed by an officer of Company. In the event this Contract is not approved by said officer of Company, Company's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Company guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices.

B. Company reserves the right to charge Customer for any damage or loss associated with Subscriber negligence, vandalism, and/or tampering by any party not authorized by Company.

3. Company Services:

A. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

B. Equipment Serviceability. When, in Company's judgment equipment cannot be maintained under this Contract, Company will, at its sole option, either withdraw from this Contract, or submit a cost estimate for new equipment. Charges for new equipment will be in addition to maintenance charges. The Subscriber may terminate this Contract if Subscriber does not wish to authorize such work, in which charges for a partial month's service shall be pro-rated on the basis of a thirty day month. Subscriber acknowledges that Company's obligation is solely to perform the services specified herein and Company is in no way obligated to ensure the operation of the system or to maintain or service Subscriber's property or property of others to which the system is connected.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, internet, and telephone hook-ups as deemed necessary by Company for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify Company immediately. When Company alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform Company, in writing, of any change in fire rating bureau or agency. Subscriber must also inform Company, in writing, of any change in the list of people that Company is to call in the event of alarm activation. Company is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:

A. Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. Company's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, Company may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay Company any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which Company may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. **SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM COMPANY AT AN ADDITIONAL COST TO SUBSCRIBER.** All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. Renewal: Either party may cancel this agreement by written notice within 30 days of the expiration date. If neither party exercises this option, the agreement will automatically renew for the original term, with no further writing.

8. Fee Increases: The rates set forth in this Contract do not include taxes. Taxes will not be applied if a current tax exempt certificate is provided by Subscriber. Company shall have the right, at any time during the term of this Contract, to increase the service charges to reflect any additional taxes, fees or charges relating to the services we provide under this Contract which may be imposed on Company by any utility or government agency and Subscriber agrees to pay the same. After one (1) year, rates are also subject to adjustment to a rate reflecting the annual percentage increase in the official U.S. Government Cost of Living Index to the nearest even dollar amount.

9. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

10. COMPANY'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT THE COMPANY IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER. The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the Company assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of the company by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of Company, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes Company to assume greater liability, Subscriber may obtain from Company a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of Company and the additional charges. However, any such additional obligation does not make Company an insurer.

B. Interruption of Service. The Company shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including the Company's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. Company does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that Company has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract: that Company is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph ten (10) which sets forth Company's maximum liability in the event of any loss or damage to Subscriber or anyone else.

11. Third Party Indemnification: In the event any person, not a party to this Contract, shall make any claim or file any lawsuit against Company for any reason relating to Company's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold Company harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against the Company or any of its subcontractors, subject to the advice of Subscriber's counsel.

12. Assignment: Company shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. Company shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by Company to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to Company.

13. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

14. Notices: All notices to be given hereunder shall be in writing and may be served via any method of communication which generates delivery confirmation.

initials

Cory Lakes

Community Development District

EXHIBIT

5

AGENDA



Cory Lakes CDD Aquatics

Inspection Date:

6/24/2024 11:30 AM

Prepared by:

Niklas Hopkins

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 1

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving



Comments:

This pond is in good condition. No algae noted in the pond. However, along the the high water mark slender spikerush is present in minor amounts.

Fountain is functional.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
			<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:
		<input type="checkbox"/> Chara	

SITE: 2

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving



Comments:

The water level is down on this pond. On the littoral shelf (bottom left, left image), some nuisance species are making a comeback. Other than that this pond is in good condition. No algae was observed.

Fountain was not functional.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
			<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:
		<input type="checkbox"/> Chara	

Inspection Report

SITE: 3

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving



Comments:

This pond is experiencing scattered surface algae along the perimeter of the pond. Slender spikerush is also present along the banks of the pond that need to be addressed.

Fountain is functional.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears Chara
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:

SITE: 4

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

No algae was observed in the pond. Pennywort and torpedo grass is making a comeback along the shorelines.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	<input checked="" type="checkbox"/> Pennywort	Babytears Chara
	Hydrilla	Slender Spikerush	Other:

Inspection Report

SITE: 5

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Minor amounts of nuisance grasses noted. The beneficial vegetation on this pond appears to be in healthy condition.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 6

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Algae has been contained on this pond. Grasses along pond bank are growing tall. Grasses should be addressed around this pond, unless not desired. Grasses can easily be treated for.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	Minimal	<input checked="" type="checkbox"/> Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

Inspection Report

SITE: 7

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No algae observed on this pond. Torpedo grass starting to comeback along the shorelines.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 9

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No algae observed within this pond. Slender spikerush is present along the banks of the pond. Lilies on this pond can be treated for and cleared, leaving the pond surface glassed and vegetation free.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:	

Inspection Report

SITE: 10

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Nuisance species on the bank space around the pond are starting to make a comeback. Lillies on this pond can also be addressed and treated for. Planktonic bloom present in the water.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		<input checked="" type="checkbox"/> Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:	

SITE: 11

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No algae or nuisance grasses observed on this pond. Shoreline grasses appear to be decaying. Hydrilla was observed throughout the pond. This pond is a great candidate for triploid grass carp.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	<input checked="" type="checkbox"/> Hydrilla	Slender Spikerush	Other:	

Inspection Report

SITE: 8.1

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

This zone of pond 8 appears to have no algae. Submersed vegetation needs to be addressed in some areas. Torpedo grass, smartweed, and pennywort noted along parts of the shorelines and around docks.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
			<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	<input checked="" type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other: Smartweed

SITE: 8.2

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

This zone of pond 8 also appears to be algae free. Submersed vegetation observed. Minor amounts of shoreline grasses such as torpedo grass and alligator weed noted.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
			<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other: Alligator Weed

Inspection Report

SITE: 8.3

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This zone of pond 8 has submersed weeds and shoreline grasses present that need to be addressed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	<input checked="" type="checkbox"/> Pennywort	Babytears
	<input checked="" type="checkbox"/> Hydrilla	Slender Spikerush	Chara
			Other:

SITE: 8.4

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Minor amounts of scattered algae observed near shoreline and docks. Also noted shoreline nuisance grasses present.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears
	<input checked="" type="checkbox"/> Hydrilla	Slender Spikerush	Chara
			Other:

Inspection Report

SITE: 8.5

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Minor amounts of algae and nuisance grasses observed. Nuisance weeds need to be addressed around docks and shoreline.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	<input checked="" type="checkbox"/> Pennywort	Babytears Chara
	<input checked="" type="checkbox"/> Hydrilla	Slender Spikerush	Other:

SITE: 8.6

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

For the most part this zone of pond 8 is clear of algae and nuisance species. Minor amounts observed near shorelines and docks. Submersed vegetation also noted.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears Chara
	Hydrilla	Slender Spikerush	Other:

Inspection Report

SITE: 8.7

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This zone of pond 8 appears to be algae free. However, on the shorelines and around docks it is prominent that shoreline grasses are making a comeback. Also noted submersed growth.

Fontain is functional.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 8.8

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This zone of pond 8 is in good condition. Minor amounts of nuisance vegetation observed along the shoreline and between docks.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other: Alligator Weed	

MANAGEMENT SUMMARY



With the passing of the summer solstice, we are currently in the longest, hottest part of the year, the height of Summer. As such algae and vegetation is growing as rapidly as possible. At this time of year, it will be a cyclical battle against these forces until more frequent rainfall or cooler temperatures bring relief with the onset of Fall. It should be noted that more frequent rainfall is noted within the next week. Should this be the case, the pond's appearance will improve dramatically as algae is pelted down after treatment and fill ponds, and circulate water, resetting the pond's biology.

Routine treatments will be necessary in order to continue maintaining the appearance & health of the ponds as we make our way through the height of the growing season.

RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

Avoid over treating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond's shore.

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



Cory Lakes CDD

10441 Cory Lake Drive, Tampa, Florida 33647

Gate Code:



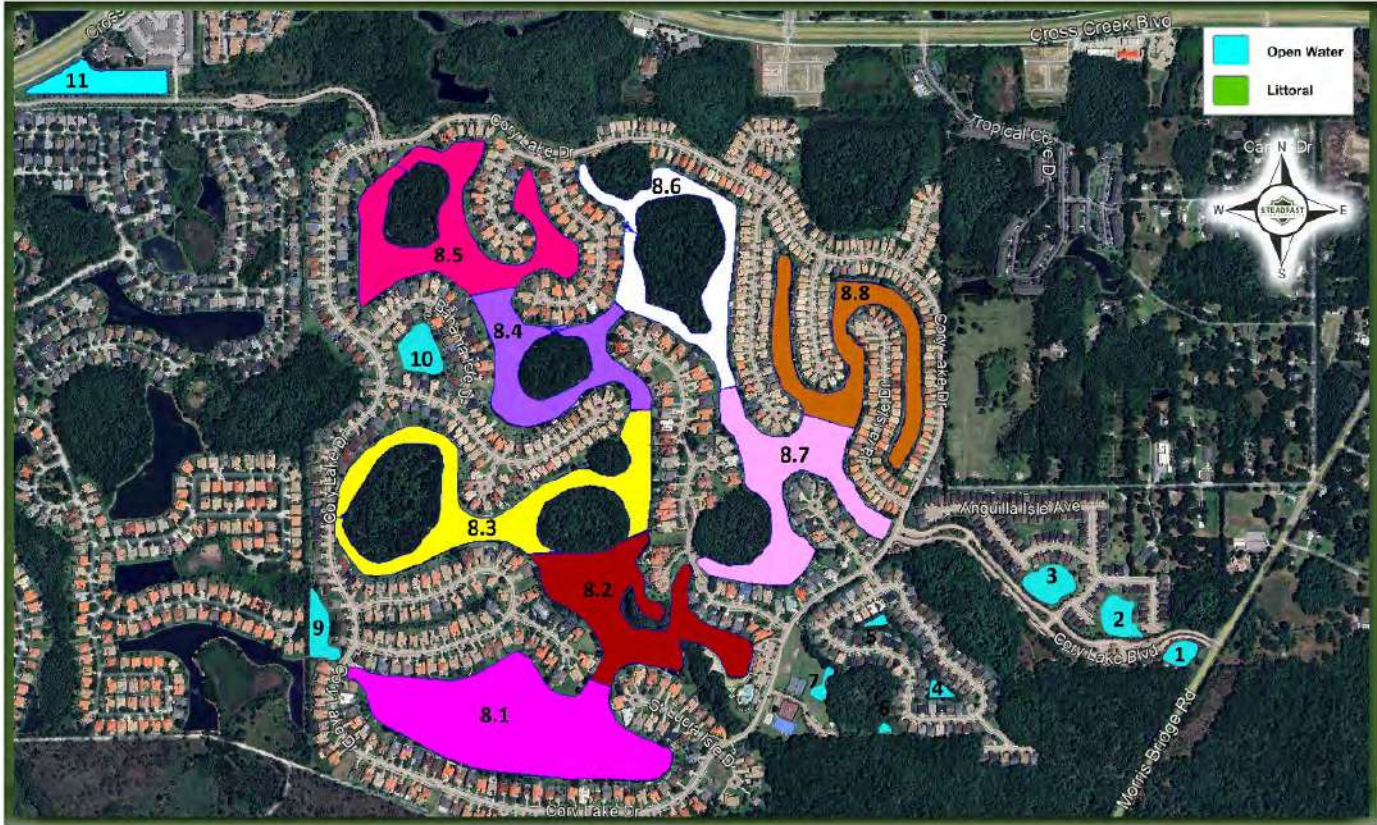
MAINTENANCE AREA



Cory Lakes CDD

10441 Cory Lake Drive, Tampa, Florida 33647

Gate Code:



Cory Lakes

Community Development District

EXHIBIT

6

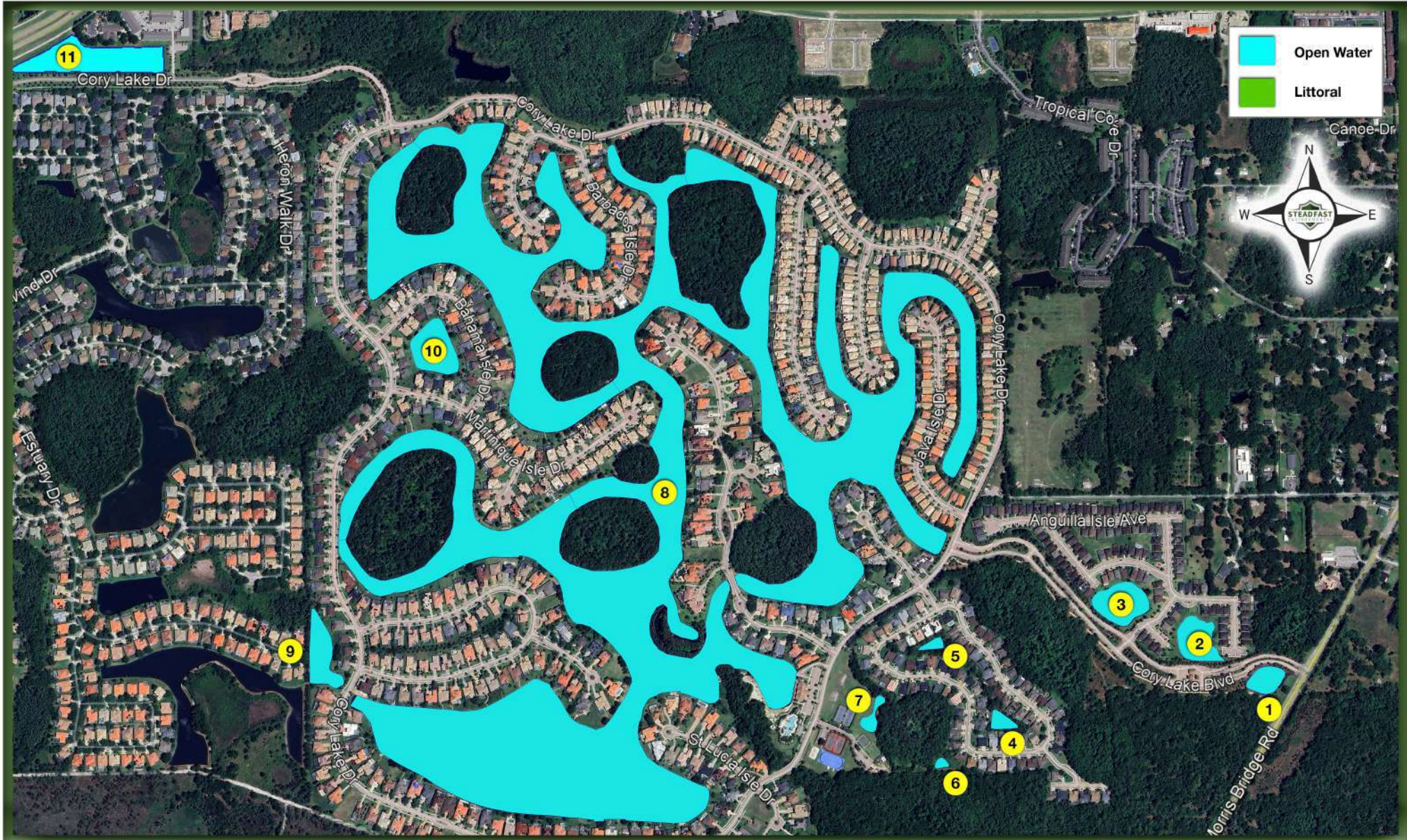
AGENDA



Cory Lakes CDD

10441 Cory Lake Drive, Tampa, Florida 33647

Gate Code:



Cory Lakes

Community Development District

EXHIBIT

7

AGENDA

2024

STEADFAST

ENVIRONMENTAL



breeze

Breeze Community Management
Proposal for Pond Maintenance:
Cory Lakes CDD

Page 13 of 141 Cory Lake Drive, Tampa, Florida 33647





May 31st, 2024

Breeze Community Management

1540 International Parkway Suite 2000, Lake Mary, FL 32746

Attn: Patricia Thibault

We greatly appreciate the opportunity to bid on this project for you.

Attached is the agreement for waterway services at Cory Lakes CDD.

Program to consist of areas #1-11 as indicated on attached map. Area

to be serviced measures 65,171 LF & 148.36 AC.

Occurrence: 4 events/month

Annual Cost: \$57,600.00

(\$4,800.00 per month)

Special services can also be provided outside of the routine monthly maintenance at the Boards request.

These will be proposed on separate estimates outside of the monthly maintenance service agreement.

We pride ourselves on providing the highest level of service in the industry and look forward to the opportunity of exceeding your expectations!

Respectfully yours,

Joseph Hamilton

Steadfast Environmental, LLC.
Joseph C. Hamilton, Owner/Operator



Maintenance Contract

Aquatic Maintenance Program

1. **Algicide Application:** John Deere Gators, equipped with dual spray-tank systems and outfitted with extendable hose reel will be utilized to carry out topical & subsurface applications of algicides approved for controlling filamentous, planktonic, & cyanobacterial algae growth in accordance with regulations defined by the Florida Department of Agriculture and Consumer Services. Technicians will utilize easements to access CDD owned property around the pond bank. Applications cover surface waters 10 feet from the shoreline and 1 foot below the surface; up to the high-water mark/edge. Treatment events will occur as listed per month, spaced evenly (pending weather) with additional services available on request.¹
2. **Herbicide Application:** Utilization of EPA approved herbicides to target invasive/emergent nuisance grasses/brush (vegetation) as defined by Florida Exotic Pest Plant Council; including category 1 & 2 species. Carried out in accordance to regulations defined by Florida Department of Agriculture and Consumer Services. Applications will cover surface waters 10 feet from the shoreline and include vegetation above the water's surface. Along shoreline areas & littoral zones; up to the high-water mark/edge. Treatment events to occur with the same frequency of algicide applications.²
3. **Submersed Vegetation Control:** Treatments with EPA approved herbicides for the removal of submersed vegetation & otherwise undesired aquatic weeds, as defined by Florida Exotic Pest Plant Council. Including, but not limited to both non-native & nuisance species such as Tapegrass, Dwarf Babytears, Chara ect. Applications to cover entirety of ponds equal to or lesser than 1 surface acre. In ponds greater than 1 surface acre, applications to cover waters 10 feet from shoreline areas & littoral zones, with additional treatment to be provided as a separate proposal at an additional cost.
4. **Debris Collection:** Collection of "litter" items along the shoreline, within reach or up to 1 ft below the surface, during routine maintenance visitations. Individual items to be removed are non-natural materials, such as plastics, Styrofoam, paper, aluminum. Oversized items such as household appliances or large construction debris items are not included in this service; but will instead be logged and brought to the attention of the CDD board. An estimate can be provided to remove these large items on a case-by-case basis. The collection of significant/sudden or profuse influx of debris items may be subject to a mobilization fee.
5. **Pond Dye Application:** Available on request. If so desired, applications of pond dye can be done to enhance aesthetics. Offered in black and hues of blue.
6. **Outflow Inspections:** Water Outflow / Drainage System Inspection: At the commencement of the contract, the Steadfast Environmental will require notification of known drainage issues. Throughout the contract, outflow structures will be inspected regularly to insure proper drainage/functionality.*³

Enhancement Services: Not included as part of the routine maintenance scope. These services can be provided as a separate proposal at an additional cost if desired

1. **Physical & Mechanical Removals of Invasive/Exotic Vegetation.** – Utilization of crews with handheld cutting equipment to flush cut, remove and dispose of vegetation off-site. Alternative method of heavy machinery to mulch in-place vegetation within the conservation buffer zones. Buffer zones lie in between the wetland jurisdiction line and the sod of resident properties and common area.
2. **Planting of Native & Desirable, Low-lying Aquatic Vegetation** – Installation of Florida-native flora to improve aesthetics & assist in the control of aquatic algae. Bare root installation as well as container grown plants are available.
3. **Aquatic Fountain & Aeration Installation** – Installation of aquatic fountains to improve the aesthetics of ponds. Installation of bottom diffused aeration to circulate water and to increase its oxygen content to reduce algal growth, while also improving the health of a pond's fish, allowing for better insect control.
4. **Native Fish Stocking** – Stocking of Florida-native species such as Bluegill, Redear Sunfish/Shell Crackers, Gambusia will greatly impact the populations of mosquito and midge fly larvae in your waterway. Seasonal availability will affect pricing for stocking different varieties of fish.
5. **Triploid Grass Carp Stocking** – Introduction of sterile Grass Carp as a biological control of submersed aquatic plant/weed species.
6. **Excess Trash/Oversize Object Collection Visits** – Proposals to remove excess debris from heavy construction, bizarre & oversize items that may make their way into your lakes and ponds.
7. **Seasonal Midge Fly Treatments** – Applications of larvicide for the control of Midge Fly larvae. This is done twice a year to control and maintain Midge Fly populations. Most effective in summer (April-June) and fall (September-October).

**These services to be performed at Steadfast Environmental's discretion, and for the success of the aquatic maintenance program. ¹ There may be light regrowth following a treatment event. This growth will be addressed during the following treatment event, or in extreme cases by service request. ² Herbicide applications may be reduced during the rainy season/in anticipation of significant rain/wind events to avoid damaging submerged stabilizing grasses, and to prevent leaving a ring of dead grasses on the upper bank. ³ Identification of improper drainage or damaged outflow structures does not imply responsibility for repairs. Responsibility for repairs is not included in the scope of work.*



Service Area



Cory Lakes CDD
 10441 Cory Lake Drive, Tampa, Florida 33647

Gate Code:



Agreement

The contract will run for one year starting _____. If upon expiration of this agreement, both parties have not signed a new contract, this contract shall automatically be renewed for a one-year term. Changes to contract prices shall be in writing and agreed upon by both parties.

The goal of this contract is that upon completion of each visit to the client, the aquatic appearance shall be maintained to the highest reasonable standard possible given the nature of the property and its individual condition.

Steadfast Contractors Alliance, LLC. / Steadfast Environmental, here after referred to contractor, agrees to furnish all supervision, labor, materials, supplies, and equipment to perform the work hereinabove. Proof of insurance and necessary licensees will be provided if requested by client. Contractor will also provide workman’s compensation and proof thereof on employees if requested by client.

The contract does not attempt to address damage caused by vandalism, floods, hurricanes, poor drainage, or other incidents beyond the control of the contractor. The contractor will endeavor to address such contingencies upon client’s request by separate agreement.



Compensation

Contractor shall be paid monthly. On the first (1st) day of the month, the Contractor shall tender to the Customer and bill or invoices for those services rendered during the current month which shall be paid by the Customer by the first day of the following month.

Conditions:

This contract is for a period of (12) twelve months. This agreement shall remain in force for a period of 1 year. If, upon expiration of this agreement, a new agreement has not been executed by both parties, this agreement shall automatically be renewed for a period of 1 year from the date of expiration of the previous term at the annual fees stated with the addition of a 3.5% cost of living increase. Either party may cancel this contract, with or without cause, with a thirty (30) day written notice by certified mail.

No Finance Charge will be imposed if the total of such purchases is paid in full within 30 days of invoice date. If not paid in full within 30 days, then a FINANCE CHARGE will be imposed from the invoice date on the balance of purchases at a periodic rate of 1 1/2 % per month (18% Annual) until paid and Steadfast Contractors Alliance, LLC. / HC Property Maintenance, LLC, DBA Steadfast, shall have the right to elect to stop work under this Contract until all outstanding amounts, including Finance Charges, are paid in full. Payments will be applied to the previously billed Finance Charges, and thereafter, in order, to the previous invoices and finally to the New Invoices. In the event, any or all the amounts due under this Agreement are collected by or through an attorney, the Purchaser/Owner agrees to pay all reasonable attorneys' fees.

Utilities Usage: The Client shall allow the Contractor usage of utilities if needed.

Fuel Surcharge: For purposes of this agreement, the standard price for (1) gallon of regular unleaded fuel shall be specified as the Florida average price per the Florida Attorney General's office. In the event that the average price is escalated over that of \$4.00 per gallon, a 3% fuel surcharge shall be added to each invoice. The 3% fuel surcharge will be suspended from all future invoices when the average gallon price drops below that of \$4.00 per gallon, however, the charge may again be implemented in the future invoices should the average gallon price again escalates over the established \$4.00 base price.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases the Contractor's costs associated with providing the services under this Agreement, the Contractor reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Contractor must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.

This contract is withdrawn unless executed within ninety (90) days of the date of this document.

Thank you for the opportunity to submit this contract. We look forward to becoming part of your team.

By signing this Agreement in the space provided below, the undersigned Client signatory hereby represents and confirms that it has full power and authority to enter this Agreement on its own behalf and on behalf of the record owner of the service area, and that this Agreement is a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this _____ day of _____ 2024.

Kevin Riemensparger
Steadfast Representative

Accounts Manager
Title

Signature of Owner or Agent

Title

Cory Lakes

Community Development District

EXHIBIT

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AGENDA



Pricing Plans

CourtReserve

Effective June 1st, 2024



Simply better pricing

At CourtReserve, our commitment to racquet sports clubs means we recognize how our products, service model, and pricing affect our customers. Our fees are designed to be simple, transparent, and highly competitive, ensuring they never hinder your ability to provide exceptional club experiences. Our goal is to deliver a platform with the lowest possible costs and highest value, creating a seamless path to outstanding outcomes for you and your members.

Tim Owens
CEO & Co-Founder

Compare Pricing Plans

Start \$99 /month

Begin your club management journey the right way.

Grow \$199 /month

Premium features and financial tools for your growing club.

Scale \$499 /month

Unlock enhanced features to fully scale your club operations.

Enterprise \$549 /month

The definitive solution that meets all your multi-location needs.

Essential Features

Unlimited Courts	Unlimited Courts	Unlimited Courts	Unlimited Courts
Unlimited Players & Members	Unlimited Players & Members	Unlimited Players & Members	Unlimited Players & Members
Unlimited Staff, Instructors & Pros	Unlimited Staff, Instructors & Pros	Unlimited Staff, Instructors & Pros	Unlimited Staff, Instructors & Pros
Unlimited Reservations & Lessons	Unlimited Reservations & Lessons	Unlimited Reservations & Lessons	Unlimited Reservations & Lessons
Unlimited Events & Programming	Unlimited Events & Programming	Unlimited Events & Programming	Unlimited Events & Programming
Membership Management	Membership Management	Membership Management	Membership Management
Program & Clinic Management	Program & Clinic Management	Program & Clinic Management	Program & Clinic Management
Player Match-Maker	Player Match-Maker	Player Match-Maker	Player Match-Maker
Email Marketing Tools *	Email Marketing Tools *	Email Marketing Tools *	Email Marketing Tools *
Member Portal & Mobile App	Member Portal & Mobile App	Member Portal & Mobile App	Member Portal & Mobile App
Reporting Suite	Reporting Suite	Reporting Suite	Reporting Suite
			Multi-Location Management **

Financials

-	Integrated Payments	Integrated Payments	Integrated Payments
-	Point of Sale (POS)	Point of Sale (POS)	Point of Sale (POS)
-	Batch Billing & Invoicing	Batch Billing & Invoicing	Batch Billing & Invoicing
-	Packages	Packages	Packages

Premium Features

-	Electronic Waivers & Agreements	Electronic Waivers & Agreements	Electronic Waivers & Agreements
-	Push Notifications & Text Alerts ***	Push Notifications & Text Alerts ***	Push Notifications & Text Alerts ***
-	Stringing Module	Stringing Module	Stringing Module

Integrations

-	Access Control \$25 /month	Access Control	Access Control
-	DUPR \$25 /month	DUPR	DUPR

Enhanced Play

-	Leagues Platform	Leagues Platform	Leagues Platform
-	Organized Play \$99 /month	Organized Play	Organized Play

Branded Mobile App (iOS & Android)

-	-	Configuration & Activation	Configuration & Activation
-	-	Ongoing Support & App Updates	Ongoing Support & App Updates

\$499 one-time fee

Seasonal Club? Pay \$49 /month during off-season months.

* Includes 5000 emails, with \$5 charge for each additional 1000 emails.

** Multi-Location Management is \$549 per month, per location. Only available in 'Enterprise' plan.

*** \$5 charge per 500 texts.

Cory Lakes

Community Development District

EXHIBIT

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AGENDA



Enterprise Plan

CourtReserve

Effective June 1st, 2024



More power to you

No bloat or hidden expenses here. CourtReserve's Enterprise pricing is simple and straightforward, based on the number of facility locations and your specific customization needs.

Tim Owens
CEO & Co-Founder

Enterprise Plan \$549 / month / location

The definitive solution that meets all your multi-location needs.

A growing number of multi-location clubs use CourtReserve to streamline and centralize all their operations. The Enterprise Plan includes the following features, plus dedicated onboarding and technical support:

Essential Features

- Unlimited Courts
- Unlimited Players & Members
- Unlimited Staff, Instructors & Pros
- Unlimited Reservations & Lessons
- Unlimited Events & Programming
- Membership Management
- Program & Clinic Management
- Player Match-Maker
- Email Marketing Tools *
- Member Portal & Mobile App
- Reporting Suite
- Multi-Location Management

Financials

- Integrated Payments
- Point of Sale (POS)
- Batch Billing & Invoicing
- Packages

Premium Features

- Electronic Waivers & Agreements
- Push Notifications & Text Alerts **
- Stringing Module

Integrations

- Access Control
- DUPR

Enhanced Play

- Leagues Platform
- Organized Play

Branded Mobile App (iOS & Android)

- Configuration & Activation
 - Ongoing Support & App Updates
- \$499 one-time fee

* Includes 5000 emails, with \$5 charge for each additional 1000 emails.
** \$5 charge per 500 texts.

Cory Lakes

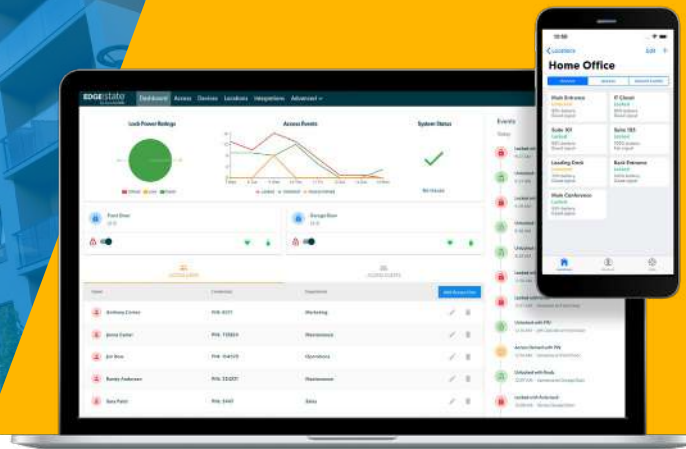
Community Development District

EXHIBIT

10

AGENDA

Access control that scales with your business.



Complete access control, one simple solution.

Enlist the leading cloud-based smart lock management platform and experience ease of control for your properties. RemoteLock's EdgeState software delivers complete access control for all properties from a single, easy-to-use solution.

Say goodbye to different software and systems by bringing everything into one platform.

Added convenience and security.

Scalable smart lock technology designed to serve one property or hundreds.



Worry-Free Living

Provide peace-of-mind with keyless entry. Provide renters and residents with their own private pin, and eliminate any concerns of past users retaining access to your property.



Give Residents Control

Allow residents to give access to their home to building maintenance or staff, and receive notifications when someone enters and exits their unit.

Property management, streamlined.

Manage multi-family properties easier with the ability to control access of connected smart locks at multiple sites, directly at your fingertips.



Access Management Under Your Control

Assign control to multiple members of your team to remotely schedule and monitor building access, and stay in the know with text and email notifications about property activity.



No More Lost Keys, No More Rekeying

Let go of the hassle and high cost of rekeying doors and keeping track of individual keys between building maintenance, property staff, and new or outgoing residents.



Eliminate Complicated Equipment

Use existing building Wi-Fi and remove the need for additional gateways or a secondary network throughout buildings.



Software that reduces costs and saves time.

EdgeState's intuitive software dissolves the need for multiple systems by combining everything under one platform.



Complete Access Management

Give multiple members of your property management team the ability to schedule and monitor access for building maintenance, vendors and residents.



Centralized Control

Manage all properties, entryways and user permissions from your computer or smartphone.



Notifications and History

Stay in the know of property activity with email and text notifications and searchable history.

The Ideal Solution for almost any property.

EdgeState is designed to scale with your properties' needs.



Scales with Property Expansion

EdgeState software is designed to scale with your property management needs, whether that's one large property, or multiple residences at multiple sites.



Use Your Preferred Locks

Manage access with the locks you prefer. Integrate with Yale, Schlage, Kwikset or any other smart lock all from one, easy-to-use platform.



Controlled Access at Every Entry

EdgeState supports any access need, giving you complete control over who has access, and when.



A Truly Smart Access Solution

Gain ultimate control over your multi-family properties with a versatile, simple-to-manage software solution. With EdgeState's complete access control system, consider your property management and security needs done and done.

Cory Lakes

Community Development District

EXHIBIT

11

AGENDA

REMOTELOCK SOFTWARE
DISCLAIMER AND INDEMNITY RIDER

This Disclaimer and Indemnity Rider (“Rider”) is entered into and executed by _____ (the “Customer”) together with its affiliates, agents, employees, officers, successors and assigns, as purchasers of CourtReserve’s RemoteLock Software Supplement (the “Lock”), to inure to the benefit of Ashtow Technology Group, LLC d/b/a CourtReserve including its affiliates, agents, employees, officers, successors and assigns (“CourtReserve”).

1. Disclaimer of Liabilities. Customer understands and agrees that CourtReserve will not be liable to the Customer or any third party for any damages whatsoever, including, without limitation, those resulting from any negligent or intentional misuse of the Lock by the Customer or Customer’s end user(s), including but not limited to liabilities to or of third parties for illegal activities, personal injuries, property damage, trespass, or any other possible liabilities whatsoever. CourtReserve shall have no liability for the actions of any third party once a use-code for the Lock has been provided to an end user of the Customer through the Lock’s service. In no event shall CourtReserve be responsible for the further dissemination of the code for the Lock once it is provided to an end user.

2. Indemnification. The Customer agrees to defend, indemnify, and hold CourtReserve harmless from all liabilities, claims, and expenses, including attorneys’ fees and costs, that arise from the negligent or intentional misuse of the Lock by the Customer or Customer’s end user(s), including but not limited to liabilities, claims, and expenses that arise from the negligent or intentional misuse of third parties for illegal activity, personal injuries, property damages, trespass, or any other possible liabilities whatsoever. In the event that the Customer is subject to demand, claim, or suit based on the negligent or intentional misuse of the Lock, the Customer will not seek indemnification from CourtReserve. Customer’s indemnification obligation does not require Customer to **indemnify** CourtReserve for CourtReserve’s own negligence, but Customer is obligated to **defend** CourtReserve against any and all claims, including those for CourtReserve’s own negligence, if any.

3. Governing Law. Customer agrees that the laws of the State of Florida, without regard to the conflicts of laws and principles thereof, will apply to all matters relating to the use of the Lock and the services available through the Lock. Customer further agrees and hereby submits to the exclusive personal jurisdiction within the State of Florida to any court of competent jurisdiction with respect to such matters.

4. Entire Agreement; Conflicts; Severability. This Rider is part of the Site Terms and Conditions of Use (“STCU”), to the extent the Customer intends to utilize the Lock as part of its package. If there is a conflict between any term or condition of this Rider and the STCU, the STCU’s provisions control. To the extent a court of competent jurisdiction determines that any portion of this Rider is invalid, illegal, inequitable, and/or unenforceable for any reason, the remainder of the Rider that is enforceable shall remain in full force and effect, binding upon Customer.

Signatures of the Parties on the following page

[Customer Name]

[signature of customer representative]

By: _____

Its: _____

Date: _____

Acknowledged by ASHTOW TECHNOLOGY GROUP, LLC d/b/a CourtReserve

By: _____

Its: _____

Date: _____

Cory Lakes

Community Development District

EXHIBIT

12

AGENDA



ESTIMATE	#6635-2
ESTIMATE DATE	Jun 18, 2024
EXPIRATION DATE	Jul 18, 2024
TOTAL	\$91,555.00

FL-Air Heating & Cooling

Cory Lake Community Delevopment District
 10441 Cory Lake Dr
 Tampa, FL 33647

CONTACT US

17910 US Hwy 41
 Lutz, FL 33549

(813) 924-4673
 clcddfm@corylakescdd.net

(813) 800-2665
 admin@flairhvac.com

ESTIMATE

Services	qty	unit price	amount
5 Ton Heat Pump Rheem 2 Stage 14.3 SEER2	4.0	\$9,250.00	\$37,000.00
Permit			
Labor			
AHRI- 208546205			
Air Handler- RH2TZ6024 (55.5Hx24Wx22D)			
Condenser- RP14AZ60 (35-40Amps)			
Auxiliary Heater			
Hurricane Kit			
Thermostat Honeywell T6 Pro			
Float Safety Switch			
Locking Caps			
1 Year All Part Warranty			
5 Year Compressor Warranty			
1 Year Labor Warranty			
2 Years Maintenance			
Connect to Existing High & Low Voltage/Copper Lines/Ductwork/Drain Line			
3.5 Ton Air Conditioner Rheem 15.5 SEER2	1.0	\$8,498.00	\$8,498.00
Permit			
Labor			
AHRI- 209429691			
Air Handler- RH2TZ4821 (50.5Hx21Wx22D)			
Condenser- RA14AZ42 (25-40Amps)			
Auxiliary Heater			
Hurricane Kit			
Thermostat Honeywell T6 Pro			
Float Safety Switch			
Locking Caps			
1 Year All Part Warranty			

5 Year Compressor Warranty
 1 Year Labor Warranty
 2 Years Maintenance
 Connect to Existing High & Low Voltage/Copper Lines/Ductwork/Drain Line

1.5 Ton Air Conditioner Rheem 16 SEER2	1.0	\$7,558.00	\$7,558.00
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Permit
 Labor
 AHRI- 209429584
 Air Handler- RF2TZ24 (42.5Hx17.5Wx22D)
 Condenser- RA14AZ18 (15-20Amps)
 Auxiliary Heater
 Hurricane Kit
 Thermostat Honeywell T6 Pro
 Float Safety Switch
 Locking Caps
 1 Year All Part Warranty
 5 Year Compressor Warranty
 1 Year Labor Warranty
 2 Years Maintenance
 Connect to Existing High & Low Voltage/Copper Lines/Ductwork/Drain Line

4 Ton Mitsubishi Ductless with Ceiling Cassettes (4)	1.0	\$16,499.00	\$16,499.00
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Duct Modification Gym/Clubhouse	1.0	\$15,000.00	\$15,000.00
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2 New Supply Plenums
 2 New Return Plenums
 New Supply Trunk Lines (4)
 New Return Trunk Lines (4)
 New Supply & Return Distribution Boxes (6)
 Strap & Seal All Connections
 Tie Into Existing Duct Layout Extending & Reattaching Existing Supply & Return Ductwork
 Keep Existing Boots & Grilles

Duct Modification Kitchen/Clubhouse	1.0	\$15,000.00	\$15,000.00
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2 New Supply Plenums
 2 New Return Plenums
 New Supply Trunk Lines (4)
 New Return Trunk Lines (4)
 New Supply & Return Distribution Boxes (6)
 Strap & Seal All Connections
 Tie Into Existing Duct Layout Extending & Reattaching Existing Supply & Return Ductwork
 Keep Existing Boots & Grilles

New Low Voltage Wire Single with New Thermostat	2.0	\$0.00	\$0.00
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New Single Low Voltage Wire up to 50 ft

Terms & Conditions	1.0	\$0.00	\$0.00
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Quoted Price Includes All Labor & Materials to Install Equipment

Includes Removal of Existing Equipment

Excludes Electrical Upgrades

Excludes New Smoke Detectors or Wiring to Fire Alarm Panel

Connect to Existing Drain Lines

45% Due Upon Approval

45% Due Upon Substantial Completion

10% Retainage Due Upon Permit Final

Services subtotal: \$99,555.00

Subtotal	\$99,555.00
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Multi Unit Discount	- \$5,000.00
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Check Discount	- \$3,000.00
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Total	\$91,555.00
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Thank you for your business. We appreciate the opportunity to serve you.

www.flairhvac.com

office@flairhvac.com

Cory Lakes

Community Development District

EXHIBIT

13

AGENDA

ESTIMATE



Quality HVAC Service & More LLC

Po box 1131
Thonotosassa Fl, 33592
phone:813-377-9248

BILL TO

Philip Cusumano
10441 Cory lakes dr
Tampa FL 33647
clcddfm@corylakescdd.net
813-924-4673

ESTIMATE #

117

ESTIMATE DATE

06/27/2024

DESCRIPTION	AMOUNT
replacement of 4 units 5 ton 10kw Heat Pump split systems with new hanging for second unit, new drain pan,safety float switches for primary drain and secondary pan. main connections of units will be modified with hard duct board, copper and drain connection will be repositioned to fit new systems. Smoke detectors will remain the same . Warranty Labor 1 year Manufacturer Warranty 5 years (double check this for commercial equipment is usually 3 years, unregister equipment has 5 years only) Gym area will need to be closed until the job is completed for safety. Removal of the units on attics will be dangerous, the units will need to be cut down due to their size. Both attics entrances are a lot smaller than the unit themself. For units that cools down main hall entrance and kitchen/bathrooms, the Area will need to be close down Security Guard office Has 2 units 3 1/2ton hp 8kw in attic area needs to be clear out unit will get new Aux drain pan with primary and secondary safety float switch 1 1/2ton hp 5kw in closet Unit its front return unit has a computer device or server in front of unit will need to be remove of the area All units will get new Heat Pump thermostats (6),Safety float switches (11), drain lines will be flush out and water tested	87,225.00
TOTAL	\$87,225.00

Cory Lakes

Community Development District

EXHIBIT

14

AGENDA

ESTIMATE



Quality HVAC Service & More LLC

Po box 1131
Thonotosassa Fl, 33592
phone:813-377-9248

BILL TO

Philip Cusumano
10441 Cory lakes dr
Tampa FL 33647
clcdfm@corylakescdd.net
813-924-4673

ESTIMATE #

116

ESTIMATE DATE

06/26/2024

DESCRIPTION	AMOUNT
replacement of 2 5 ton 10kw Heat Pump split systems with new hanging for second unit, new drain pan,safety float switches for primary drain and secondary pan. main connections of units will be modified with hard duct board, copper and drain connection will be repositioned to fit new systems. Smoke detectors will remain the same . Warranty Labor 1 year Manufacturer Warranty 5 years (double check this for commercial equipment is usually 3 years, unregister equipment has 5 years only) Gym area will need to be closed until the job is completed for safety.	32,225.00
TOTAL	\$32,225.00

Cory Lakes

Community Development District

EXHIBIT

15

AGENDA

Cory Lakes

Community Development District

EXHIBIT

16

AGENDA



Comfort Options

Client Name: [Cory Lakes Community Development district](#)
 Location Address: [10441 Cory Lake Drive](#)
 City/State/Zip: [Tampa, FL 33647 USA](#)
 Phone: [\(813\) 924-4673](#)
 Email: clcddfm@corylakescdd.net

Proposal Date: [6/25/2024](#)
 Comfort Advisor: [Ken Bannister](#)
 Email Contact: Kenneth.bannister@cooltoday.com
 Billing Address: [10441 Cory Lake Drive](#)
[Tampa, FL 22647](#)
 Equipment Location: [Ground level/Horizontal](#)

Equipment Brand:

 1.5-ton condenser unit
 1.5 ton air handler unit

 Voltage

 Filter

Option A- GuardHouse		
RA14AZ18AJ1N		
RB2TZ2417STANM		
208/230/single phase, 60hz		
In filter cabin		

Warranty:

Parts
 Compressor
 Labor

5 Year		
5 Year		
1 Year		

Options:

Installation Includes:

Removal and disposal of condenser and air handler system.
 -New Pro 1 Thermostat,
 Set System on existing pad, seal existing duct connection
 Hurricane Straps, Reconnect existing wiring to unit
 New piping Drain Lines, new float switches
 Building Permits, Labor and Misc Materials.

Equipment Installation

Net Investment

Due before install
 Net Due 30 Days Total:

\$7,815		
\$7,815		

Method: Check/Cash
 Credit Card
 Net 30 Days

Other Proposal Notes:
 Quote is valid for 30 days

Customer Acceptance:

Option A
 Option B
 Option C

Cory Lakes

Community Development District

EXHIBIT

17

AGENDA



Comfort Options

Client Name: [Cory Lakes Community Development district](#)
 Location Address: [10441 Cory Lake Drive](#)
 City/State/Zip: [Tampa, FL 33647 USA](#)
 Phone: [\(813\) 924-4673](#)
 Email: clcdfm@corylakescdd.net

Proposal Date: [6/25/2024](#)
 Comfort Advisor: [Ken Bannister](#)
 Email Contact: Kenneth.bannister@cooltoday.com
 Billing Address: [10441 Cory Lake Drive](#)
[Tampa, FL 22647](#)
 Equipment Location: [Ground level/Horizontal](#)

Equipment Brand:

 3.5-ton condenser unit
 3.5 ton air handler unit

 Voltage

 Filter

Option A- GuardHouse		
RA14AZ42AJ1N		
RH1PZ4221STANN		
208/230/single phase, 60hz		
In filter cabin		

Warranty:
 Parts
 Compressor
 Labor

5 Year		
5 Year		
1 Year		

Options:
 Installation Includes:

Removal and disposal of condenser and air handler system.
 -New Pro 1 Thermostat,
 Set System on existing pad, seal existing duct connection
 Hurricane Straps, Reconnect existing wiring to unit
 New piping Drain Lines, new float switches
 Building Permits, Labor and Misc Materials.

Equipment Installation

Net Investment

	\$9,192	
Due before install		
Net Due 30 Days Total:	\$9,192	

Due before install

Net Due 30 Days Total:

Method: Check/Cash
 Credit Card
 Net 30 Days

Other Proposal Notes:
 Quote is valid for 30 days

Customer Acceptance:

Option A
 Option B
 Option C

Cory Lakes

Community Development District

EXHIBIT

18

AGENDA



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
CORY LAKES CDD 10441 Cory Lake Drive Tampa, FL 33647

Date	4/11/2024
Estimate #	89092
LMP REPRESENTATIVE	
SMS	
PO #	
Work Order #	

--

DESCRIPTION	QTY	COST	TOTAL
Install beach sand at the volleyball court.			
Beach sand 19 CY	19	187.50	3,562.50

TERMS AND CONDITIONS:

TOTAL	\$3,562.50
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LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices. If paying by credit card, please add a 3% processing fee of the Invoice Total.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

Cory Lakes

Community Development District

EXHIBIT

19

AGENDA



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
CORY LAKES CDD 10441 Cory Lake Drive Tampa, FL 33647

Date	7/3/2024
Estimate #	90515
LMP REPRESENTATIVE	
SMS	
PO #	
Work Order #	

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DESCRIPTION	QTY	COST	TOTAL
Install beach sand to beach behind clubhouse.			
Beach Sand 170 CY	170	187.50	31,875.00

TERMS AND CONDITIONS:

TOTAL	\$31,875.00
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LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices. If paying by credit card, please add a 3% processing fee of the Invoice Total.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

Cory Lakes

Community Development District

EXHIBIT

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AGENDA

STAR ENVIRONMENTAL, Inc.

ANY DAY * ANY TIME * ANY PLACE

P.O. BOX 1177
BRANDON, FL 33509-1177
Phone: 813-246-9177

PROPOSAL

PROPOSAL NO.	DATE
6521	7/8/2024

NAME / ADDRESS
Cory Lakes Beach Club c/o Cory Lake CDD 10441 Cory Lake Dr. Tampa, FL 33647

PRICE QUOTE GOOD FOR	TERMS	PROJECT	P.O. NO.
30 Days	Net 30		

DESCRIPTION	QTY	COST	TOTAL
Upon arrival for the monthly cleaning we found the alarm light on and the wet well full. We reset both pumps but pump #1 tripped immediately. This proposal is to pull pump #1 for further evaluation		250.00	250.00
PLEASE SIGN,DATE AND EMAIL BACK TO STARENVIRONMENTAL@VERIZON.NET X_____			0.00

PLEASE SIGN, DATE AND EMAIL BACK UPON APPROVAL. Email: STARENVIRONMENTAL@VERIZON.NET	TOTAL	\$250.00
NO work will be performed without a signature.		

Payment will be made as outlined above. All payments later than the due date shall bear interest of 18% annum. In the event that it shall become necessary to employ an attorney to collect any amount due under this contract, the customer will be liable for the attorney's fees and costs in said collections. Any alteration or deviation from the above specifications involving extra cost of material or labor will be extra charge to the amount listed in this proposal. Customer is responsible for permitting cost(s) if required. Asphalt usually takes at least 90 days to cure during that time expect to see power steering tears, cracks and loose stones. Contractor is not responsible for unsuitable fill, and suitable existing sub-grade, roots, stumps and trees unless listed in above proposal description. Contractor is not responsible for damage to any irrigation, landscaping, utilities, or damage beyond our control.

Contractor is not responsible for concrete cracks, color, or damage beyond our control. Upon acceptance this proposal is a binding contract. A facsimile copy of this proposal ("contract") and any signatures hereon shall be considered for all purposes as original. Jobsite areas will be blocked off and contractor is not responsible for persons tracking through sealer or paint in designated work areas.

SIGNATURE:

DATE APPROVED:

Phone # We now accept the following for your convenience: (813) 246-9177	E-mail starencvironmental@verizon.net	Web Site www.starencvironmentalliftstation.com
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Cory Lakes

Community Development District

EXHIBIT

21

AGENDA



Marine Construction Specialist since 1973

Customer Satisfaction Is Our #1 Priority

Hecker Construction Company, Inc. has been serving the South Shore Community and Tampa Bay Area. We specialize in all phases of the marine construction industry for both residential and commercial properties. We are fully licensed, bonded and insured meeting all federal, state, county and maritime insurance requirements.

Hecker Construction Company, Inc. serves Hillsborough, Pinellas and Manatee counties. We are a member of the South Shore Chamber of Commerce and Better Business Bureau. We are a fully licensed contractor for these counties and the state of Florida.

Our expertise is new construction and renovation of seawalls (concrete, wood, vinyl and rip-rap), boat-lifts, boathouses, docks, decks and boardwalks. We pride ourselves in using the highest quality materials to ensure our projects will stand the test of time.

Please be assured that Hecker Construction Company Inc., our primary objective is providing quality workmanship and excellent customer service. We truly appreciate the opportunity to serve you. Should you have any questions, please do not hesitate to contact us.

Upon your request, we would be happy to provide you with a list of our most recent residential and/or commercial marine projects.

For your convenience we also give free estimates.

Sincerely

A handwritten signature in black ink, appearing to read "Brian Hecker", written over a light blue circular stamp.

Brian Hecker
President

Cory Lakes

Community Development District

EXHIBIT

22

AGENDA

HECKER CONSTRUCTION COMPANY, INC.

P.O Box 989 Ruskin, FL 33575-0989

Email: heckercompany@aol.com Phone (813) 236-9306 Fax (813)236-9358

Owner Information: Cory Lakes

Description of Work: The removal/demolition of existing weir structures and the installation of two new seawalls weir systems. 31' seawall for structure S-H1 and 36' seawall for structure S-J1.

Project specifications:

1. Clear and grub for site access to existing structures, during the on-site meeting with the engineer, It was stated that we can break up the existing structure into rip rap and use it as the rip rap shown on the plans. This is our plan, If the amount of rip rap is not sufficient enough to meet the plans or engineer/community's approval then we can add loads of rip rap at the cost below. The engineer also stated that a composite cap would be acceptable to be used in this scenario due to accessibility to get concrete out to the islands.
2. Install 1ea 31LF and 1ea 36LF seawalls with composite sheet and composite cap per attached drawing /specification.
3. Demobilize and clean up.
4. The cost for the above work is \$295,000.00
5. If owner wants to install a concrete cap in lieu of the proposed composite cap, Add \$27,000.00
6. If additional loads of rip rap are needed, the cost is \$5,500.00 per Dump truck.
7. If additional loads of dirt backfill are needed and we do not have enough at the project site locations, then each addition Dump truck of dirt is \$4,000.00

Project Clarifications/issues:

1. This is a very difficult project as it is to demo and construct 2ea new seawalls that are located on islands in the cory lakes community. Everything will have to be barged in, Employees, construction materials and equipment.
2. This project calls for 12' and 20' composite sheets. The Geotechnical report shows clay at 4' below grade. We have constructed many seawalls (Timber) in Cory lakes, and we know this to be true. Driving composite sheets into clay is very difficult, time consuming and we will drive the sheets using a 150 lb and 300 lb Collins air hammer until refusal. We cannot guarantee that the sheets will be driven to full length as Clay and Rock are present in this location.
3. If owner decides to go with a concrete cap, the project plans call for 2' x 1.5' concrete cap, you cannot get a concrete truck to these sites, nor can you pump it from anywhere so we will have to bring a mixer on site with pallets of bags of concrete and hand mix them on-site and then pour the caps once they are formed up.

Project Exclusions:

1. Surveying is excluded in this scope of work. We will need the seawalls and elevations surveyed so that they are installed in the correct location.
2. Permitting and engineering are excluded in this scope of work. If you need us to assist in the permitting then we can do this for an additional costs if it is required for this project.

The payment is to be made as follows: 10% is due upon contract acceptance, 50% due upon start of project and the remaining 40% is to be paid upon project completion.

This contract amount is based on jetting and driving composite sheets. Any additional method used to obtain minimum penetration will require additional charges. If geological conditions prevent Hecker Construction Company, Inc. from completing the specified work, the cost of such work will be deducted from the contract amount as appropriate. Hecker Construction Company, Inc. will not be obligated to complete further work beyond their capabilities. This contract may be withdrawn if not accepted within 10 days.

Please note: Hecker Construction Company, Inc has federal insurance coverage along with USL&H and Jones Act Coverage.

Chapter 558 Notice of Claim: Chapter 558, Florida Statutes contains important requirements you must follow before you may bring any legal action for an alleged construction defect in your home. Sixty days before you bring any legal action, you must deliver to the other party to this contract a written notice referring to Chapter 558 of any construction conditions you allege are defective and provide such person the opportunity to inspect the alleged construction defects and to consider making an offer to repair or pay for the alleged construction defects. You are not obligated to accept any offer which may be made. There are strict deadlines and procedures under this Florida law which must be met and followed to protect your interests.

Hecker Construction Company, Inc.

Purchaser

Date

Please read the following items, initial each one, and return this document. Please note that not all items may apply to your contract. This page must be returned with the signed contract.

- _____ 1)) Contract price does include any Hecker's permit fees and engineered drawings. Any fees associated with permitting and/or submissions to the Homeowner's Association and or jurisdiction will be added to the final invoice at actual cost.
- _____ 2) Hecker Construction Company, Inc. work is considered complete, and payment is due at the conclusion of project installation even if the utilities or permit inspections have not been completed.
- _____ 3) Payment is to be made by check or credit/debit card. If payment is made by card, a 3% fee will be added.
- _____ 4) Hecker Construction Company, Inc. is not responsible for any utilities. It is the homeowner's responsibility to contract and schedule for all electrical and plumbing work. The contract price does not include any utilities.
- _____ 5) If the price of material increases between the execution of this Contract and the time of construction, the additional cost will be included in the invoice. In such a case, the customer will be notified of the increased price before construction commences and given the choice to proceed or to exit the Contract. If the customer chooses to exit the Contract, the deposit will be forfeited and permitting fees will be charged to the customer.
- _____ 6) Owner to provide adequate staging area for construction materials to be used on project.

IMPORTANT NOTICE

According to Florida's Construction Lien Law (Sections 713.001-713.37, Florida Statutes), those who work on your property or provide materials and are not paid in full have a right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor or a subcontractor fails to pay subcontractors, sub-subcontractors, or material suppliers, or neglects to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. If you fail to pay your contractor, your contractor may also have a lien on your property. This means if a lien is filed, your property could be sold against your will to pay for labor, materials, or other services that your contractor or a subcontractor may have failed to pay. Florida's construction lien law is complex and it is recommended that whenever a specific problem arises, you consult an attorney.

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

Payment may be available from the Florida Homeowners' Construction Recovery Fund if you lose money on a project performed under contract, where the loss results from specified violations of Florida Law by a licensed contractor. For information about the recovery fund and filing a claim, contact the Florida Construction Industry Licensing Board at the following address: 1940 North Monroe St., Suite 42, Tallahassee, FL 32388-2202. Or they may be reached by telephone at: 850-487-1395.

Customer's Signature

Full Conditional Waiver

Cory Lakes has a contract with **Hecker Construction** to Install New drainage systems: **Cory Lake** has fully paid and satisfied. By signing this waiver All of our construction Lien rights against the property above are waived and released.

This waiver is conditioned on actual payment of TBD

Date:

Customer's Signature

Contract Proposal Acceptance:

Owner signature

Hecker Construction Signature

Terms and Conditions

(1) DEFINITIONS: As used in the Contract, Hecker Construction Company, Inc and CONTRACTOR shall mean the party authorized to perform the work described above under the terms of this Contract. Purchaser, as used in this Contract, shall mean the owner of the real or personal property upon which the furnishing of labor or materials is authorized, or the owner's authorized agent or assigns who shall authorize such work under this Contract.

(2) CHANGES: CONTRACTOR shall make all alterations, furnish the material for, and perform all extra work or omit any work which PURCHASER may require without modifying any other provision of this Contract at a reasonable addition to or reduction from the Contract price herein. PURCHASER specifically agrees to pay for all changes which he may authorize, either orally or in writing, which are not a part of this Contract.

If during the performance of services hereunder, any unforeseen hazardous substances, conditions or occurrence are encountered, which in the sole judgement of CONTRACTOR significantly affects or may affect either the services to be performed hereunder, the risk involved in providing the services, or the recommended scope of the services, CONTRACTOR will notify PURCHASER and, subsequent to such notification, may (a) if practicable, in the sole judgement of CONTRACTOR, complete the original scope of services in accordance with the procedures originally outlined in this Contract; or (b) agree with PURCHASER to modify the scope of services and the estimate of changes to include the previously unforeseen conditions or occurrences, such revisions to be in writing and signed by the parties hereto; or (c) terminate the services effective on the date specified by the parties hereto in writing; or (d) suspend the services to be provided hereunder if it becomes necessary for PURCHASER to employ other parties to complete work necessitated by the unforeseen hazardous substances, conditions, or occurrences. These unforeseen hazardous substances, conditions or occurrences shall include, but not be limited to, discovery of asbestos related products.

(3) WARRANTIES: Contractor hereby disclaims all warranties, either express or implied, other than stated on the face of this contract including any warranty of merchantability or fitness for a particular purpose and neither assumes nor authorizes any other person to assume for it any such warranties in connection with the furnishing of materials or labor under the terms of this contract.

CONTRACTOR specifically disclaims any liability or responsibility for any incidental or consequential damages arising from the design or manufacture of any materials furnished under this agreement including, but not limited to, loss of use of property, lost profits, personal injury and other incidental and consequential damages.

(4) DISPUTES: In the event of any lawsuit arising out of this Contract, or the work to be performed thereunder, the venue of such suit shall lie in Hillsborough County, Florida and PURCHASER waives whatever rights he may have in the selection of venue. The prevailing party shall be entitled to recover from the losing party all costs of any litigation to enforce or defend any provision of this Contract, including any and all appeals filed on behalf of either party. Such costs shall include, but are not limited to, a reasonable attorney's fee and expert witness fees. This Contract shall be governed by the laws of the State of Florida.

(5) DELAYS: CONTRACTOR shall not be liable to PURCHASER for delay in the work hereunder by the act, neglect or fault of PURCHASER, or by reason of fire or other casualty, or on account of riots, strikes, or other combined action of the workmen or others, or on the account of any acts of God, or any other cause beyond CONTRACTOR'S control, including the unavailability or delay in the delivery of materials.

(6) INTEREST ON UNPAID BALANCE: Should PURCHASER fail to timely make any payment hereunder, interest shall be charged on the unpaid principal balance at the rate of 1-1/2% per month until paid.

(7) OWNERSHIP OF FURNISHED MATERIALS: All materials which are furnished pursuant to the provisions of this Contract shall remain the property of CONTRACTOR until they have been fully paid for. Such materials

shall not be subject to any bankruptcy or insolvency proceedings of PURCHASER unless all payments hereunder have been made.

(8) ACCEPTANCE AND FINAL PAYMENT: PURCHASER'S acknowledgement of, or acceptance of any labor or materials furnished pursuant to the terms of this Contract, shall constitute PURCHASER'S acceptance of said labor and materials and the making of the Final Payment hereunder shall constitute a waiver of all claims which PURCHASER has, or may have, against CONTRACTOR.

(9) ASSOCIATION APPROVAL: PURCHASER hereby warrants that any approvals required by a homeowner association or condominium association for the work to be performed hereunder have been secured prior to the date of the contract. CONTRACTOR assumes no responsibility for obtaining such approval or for work done without such approval.

(10) BINDING EFFECT AND SEVERABILITY: This Contract shall be binding upon and inure to the benefit of the respective heirs, personal representatives, successor and assigns of the parties hereto. Should any provision or portion of this Contract be adjudged invalid, illegal, unconscionable or in conflict with any law of the state of Florida, the validity, legality, and enforceability of all remaining portions and provisions of the Contract shall not be affected or impaired thereby.

(11) WORK TO BE PERFORMED BY OTHERS: All lift wiring must be performed by an approved electrician in order for any warranty provisions to be enforceable hereunder. Any work required to be done by other trades outside the scope of Contractor's license, shall be done either through such trade's direct contract with the Owner or a Subcontractor with Contractor. Such Subcontract shall constitute a change order hereunder for the direct costs of either such contract, plus an allowance of 20% to the Contractor for overhead, supervision and profit.

(12) CONSTRUCTION INDUSTRIES RECOVERY FUND: Payment may be available from the Construction Industries Recovery Fund if you lose money on a project performed under contract, where the loss results from specified violations of Florida Law by a state licensed contractor. For information about the Recovery Fund and filing a claim, contact the Florida Construction Industry Licensing Board at the following telephone number and address: 7690 Arlington Expressway, Suite 300, Jacksonville, Florida 32211-7467. Telephone (904) 359-6310.

(13) ENTIRE AGREEMENT: This Contract contains all of the terms and conditions as agreed by the parties hereto, and no other agreements, instruments or papers, oral or otherwise, respecting the subject matter of this Contract, shall be deemed to exist or to bind any of the parties hereto, subject to the provisions of paragraph (2) herein.

Customer's Signature

HECKER CONSTRUCTION COMPANY, INC.

P.O Box 989 Ruskin, FL 33575-0989

Email: heckercompany@aol.com Phone (813) 236-9306 Fax (813)236-9358

LIST OF ELECTRICAL / PLUMBING CONTRACTORS

CJH Electrical

Christian: 813-365-6110

RW Electric

Robert Wade: 813-770-8660

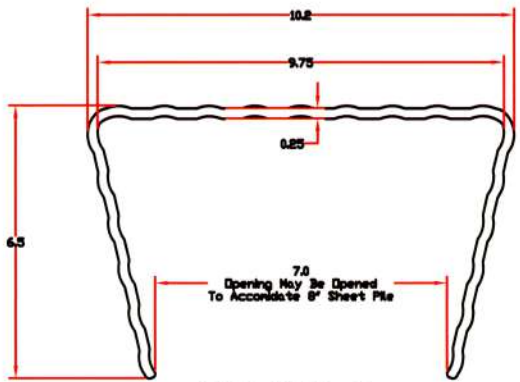
Cory Lakes

Community Development District

EXHIBIT

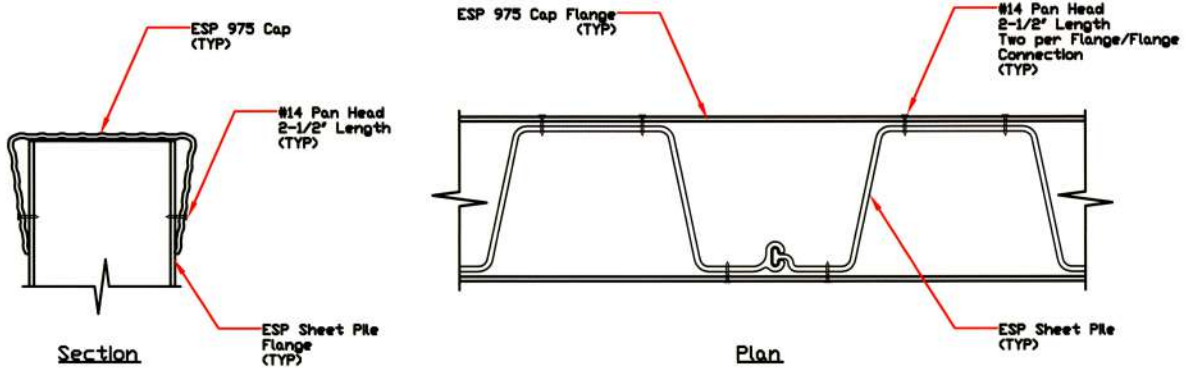
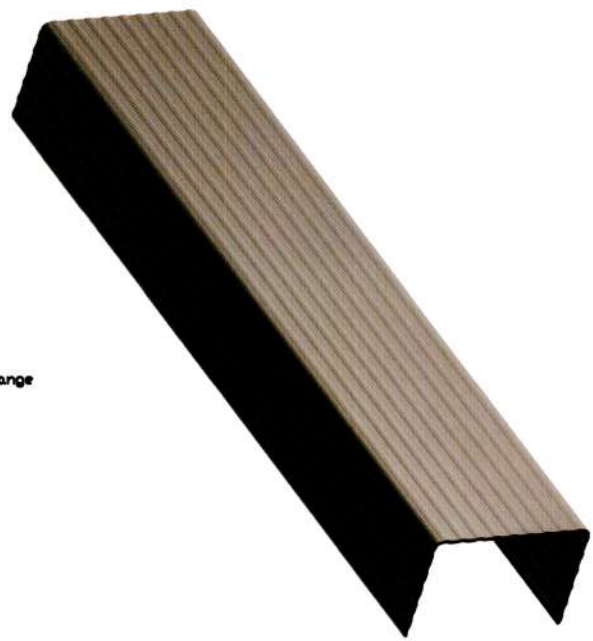
23

AGENDA



Patent Pending

ESP 975 Cap
Scale 1:3



Cap-Sheet Connection Details
NTS



Everlast Synthetic Products, LLC
1000 Wyngate Pkwy, S-100
Woodstock, GA 30189
(800) 687-0036

Scale: NTS

Date: 7/19/16

Project: ESP 975 Cap

Rev #	Date	Description

THIS DRAWING CONTAINS PROPRIETARY INFORMATION, WHICH IS THE PROPERTY OF EVERLAST SYNTHETIC PRODUCTS, LLC AND SHALL NOT BE COPIED, REPRODUCED, OR MADE AVAILABLE TO THIRD PARTIES WITHOUT PRIOR WRITTEN PERMISSION FROM EVERLAST SYNTHETIC PRODUCTS, LLC.

**PRELIMINARY
NOT FOR
CONSTRUCTION**

Sheet 1 of 1

Certified only with seal, signature, and date

Cory Lakes

Community Development District

EXHIBIT

24

AGENDA



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/7/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Baldwin Krystyn Sherman Partners LLC 4211 W Boy Scout Blvd STE 800 Tampa FL 33607 License#: L002281 HECKCON-01	CONTACT NAME: PHONE (A/C. No. Ext): 239 790-0187		FAX (A/C. No.):
	E-MAIL ADDRESS: certificates@bks-partners.com		
INSURER(S) AFFORDING COVERAGE			NAIC #
INSURER A: Travelers Property Casualty Co			25674
INSURER B: Travelers Property Casualty In			36161
INSURER C: American Interstate Insurance			31895
INSURER D: Auto-Owners Insurance Company			18988
INSURER E: State National Insurance Compa			12831
INSURER F:			

COVERAGES **CERTIFICATE NUMBER: 856713586** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			81N54138	5/28/2024	5/28/2025	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
							MED EXP (Any one person)	\$ 10,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
D	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			4985548101	5/28/2024	5/28/2025	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			71N51765	5/28/2024	5/28/2025	EACH OCCURRENCE	\$ 3,000,000
							AGGREGATE	\$ 3,000,000
								\$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	AVWCFL3241732024	1/14/2024	1/14/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER	
							E.L. EACH ACCIDENT	\$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000
E	Pollution Liability			V-14259-24	5/28/2024	5/28/2025	Limit	1,000,000
B	Leased/Rented			81N54138	5/28/2024	5/28/2025	Limit	100,000
A	P&I/Watercraft Liability			16P3147A-23-ND	5/27/2024	5/28/2025	Limit - Each Vessel	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Workers Compensation includes USL&H Coverage.

CERTIFICATE HOLDER BID PURPOSES ONLY	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

Cory Lakes

Community Development District

EXHIBIT

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AGENDA

HECKER CONSTRUCTION COMPANY, INC.

12619 US Hwy 41 South Gibsonton, FL 33534

Email: heckercompany@aol.com Phone (813) 236-9306 Fax (813)236-9358

Project / Job References

1. Jamie Scarola: Engineer
813-641-3909
**Scarola Associates Engineering
Design and Land Consultants, PA**
6505 Surfside Blvd
Apollo Beach, FL 33572
2. Vic Granowicz: Co-Owner
813-995-1172
Lands End Marina and Circles Restaurant
1220 Apollo Beach Blvd,
Apollo Beach, FL 33572
3. Karen Pates: Director
813-986-3123
Crystal Springs Preserve
1609 Crystal Springs Preserve
Crystal Springs, FL 33524
4. Dana Teeter: Vice President
813-299-0442
First Florida Construction
7604 Industrial Lane Suite 4-D
Tampa, FL 33637
5. Larry Watts: Supervisor
813-508-1395
Hillsborough County BOCC
Public Works Dept.
602 E. Whiting Street
Tampa, FL 33602
6. Phil Gabriel: Supervisor
813-298-3373
Pepper Contracting Service, Inc.
6920 Asphalt Ave
Tampa, FL 33614
7. Brian Cale; Vice President
813-342-3830
Minto Communities, LLC
4042 Park Oaks Blvd
Suite 450
Tampa, Fl. 33610
8. Justin Brantley
813-248-8888
GeoPoint Surveying, Inc.
213 Hobbs Street
Tampa, Fl. 33619
9. Roger Aman
941-201-2994
Lakewood Ranch Development
14400 Convent Way
Lakewood Ranch, Fl. 34202
10. Rodney Tucker
775-217-8989
Toll Brothers West
24201 Walden Center Drive STE: 204
Bonita Springs, FL 34134
11. Gregory Woodcock
352-754-1240
Cardno Engineering
20215 Cortez Boulevard
Brooksville, Fl. 34601
12. Glenn Dickman
813-493-1313
Dickman Realty
305 N. Highway 41
Ruskin, Fl. 33570

Cory Lakes

Community Development District

EXHIBIT

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AGENDA

CORY LAKES CDD
MID YEAR ANALYSIS & PRELIMINARY REVIEW OF FY 2025 BUDGET

	FY 2024 AMENDED	FY 2024 MID YEAR ANALYSIS	FY 2024 PROJECTED EOY	FY 2025 PROPOSED	VARIANCE 2024 TO 2025
REVENUE					
ASSESSMENTS LEVY: ALL RESIDENTS	\$ 2,579,152			\$ 2,885,217	306,065
ASSESSMENTS LEVY: CACHET	2,713			\$ 2,550	(163)
ALLOWABLE DISCOUNTS (4%)	(103,275)			-	103,275
ASSESSMENTS LEVY - NET	2,478,590	2,299,346	2,478,590	2,887,767	409,177
INTEREST AND MISCELLANEOUS	43,712	20,459	30,000	30,000	(13,712)
TRANSFER FROM CLOSED ACCOUNT	28,556	9,652	28,556	350,000	321,444
TOTAL REVENUE	2,550,858	2,329,457	2,537,146	3,267,767	1,126,086
1 EXPENDITURES					
2 ADMINISTRATIVE EXPENSES					
3 SUPERVISORS FEES	12,000	5,000	12,000	12,000	-
4 PAYROLL SERVICE FEE	600	929	300	600	-
5 PAYROLL TAXES	1,225	439	918	1,225	-
6 DISTRICT MANAGEMENT	70,000	35,105	70,000	70,000	-
7 ASSESSMENT ROLL PREPARATION	-	-	-	-	-
8 BOND AMORTIZATION SCHEDULE FEE	-	-	-	-	-
9 DISSEMINATION SERVICES (DISCLOSURE REPORT)	-	-	-	-	-
10 TRUSTEES FEES	7,750	1,482	7,750	7,750	-
11 AUDITING SERVICES	6,400	-	5,100	5,250	(1,150)
12 ARBITRAGE REBATE CALCULATION	2,500	-	2,500	2,500	-
13 LEGAL SERVICES - GENERAL	15,000	14,305	20,000	15,000	-
14 DISTRICT ENGINEER	15,000	2,713	12,000	15,000	-
15 INSURANCE - GENERAL LIABILITY & PUBLIC OFFICIALS	40,500	51,459	51,459	56,605	16,105
16 INSURANCE - WORKERS COMPENSATION	5,500	3,799	3,799	5,500	-
17 LEGAL ADVERTISING	1,500	3,523	6,000	1,500	-
18 BANK FEES	1,500	240	200	1,500	-
19 CREDIT CARD DISCOUNT	200	-	-	200	-
20 DUES & LICENSES	175	1,070	1,200	175	-
21 POSTAGE	2,000	429	1,500	2,000	-
22 OFFICE SUPPLIES	-	-	-	-	-
23 TAX COLLECTOR - (Amounts are based on fees charged by County)	103,275	-	51,638	-	(103,275)
24 CONTINGENCIES	2,000	29	1,500	2,000	-
25 COI	-	-	-	-	-
TOTAL ADMINISTRATIVE EXPENDITURES	287,125	120,522	247,864	198,805	(88,320)
27					

CORY LAKES CDD
MID YEAR ANALYSIS & PRELIMINARY REVIEW OF FY 2025 BUDGET

	FY 2024 AMENDED	FY 2024 MID YEAR ANALYSIS	FY 2024 PROJECTED EOY	FY 2025 PROPOSED	VARIANCE 2024 TO 2025
28 UTILITIES:					
29 COMMUNICATION	33,896	18,302	35,748	35,748	1,852
30 WEBSITE	705	705	705	705	-
31 ADA WEBSITE COMPLIANCE	210	210	210	210	-
32 STREETLIGHTS	241,863	123,842	251,520	251,520	9,657
33 ELECTRICITY	82,593	43,410	95,280	95,280	12,687
34 PROPANE	400	-	400	400	-
35 WATER, SEWER & IRRIGATION	24,975	14,437	24,975	24,975	-
36 SOLID WASTE REMOVAL	9,439	4,614	9,439	9,439	-
37 SEWER LIFT STATION	5,032	3,820	5,000	5,000	(32)
38 TOTAL UTILITIES	399,113	209,340	423,277	423,277	24,164
39					
40 SECURITY OPERATIONS					
41 SECURITY STAFFING CONTRACT SERVICES	347,923	161,822	347,923	411,840	63,917
42 ROVER SERVICE - 8 HOUR SERVICE - 7 DAYS A WEEK	90,854	42,644	90,854	-	-
43 CONTRACTUAL VIRTUAL GUARD	59,000	35,545	59,000	59,000	-
44 OFF DUTY POLICING	16,000	5,152	10,000	16,000	-
45 TOTAL SECURITY OPERATIONS	513,777	245,163	507,777	486,840	63,917
46 FIELD OFFICE ADMINISTRATION					
47 FIELD MANAGER	67,295	32,670	73,000	79,000	11,705
48 ASSISTANT FIELD MANAGER	6,515	2,309	9,500	9,500	2,985
49 OFFICE ADMINISTRATOR	62,595	36,053	68,000	69,440	6,845
50 PAYROLL TAXES	15,000	6,285	15,000	15,000	-
51 SEASONAL DECORATIONS	60,000	58,950	58,950	60,000	-
52 BEACH CLUB OFFICE EQUIPMENT	4,500	1,832	4,500	4,500	-
53 BEACH CLUB OFFICE SUPPLIES	4,500	2,675	4,500	4,500	-
54 BEACH CLUB GYM SUPPLIES	18,100	4,110	14,000	19,000	900
55 GUARD OFFICE EQUIPMENT	1,000	318	1,000	1,000	-
56 GUARD OFFICE SUPPLIES	1,500	-	1,000	1,500	-
57 COMMUNITY EVENT SUPPLIES	14,272	12,639	15,000	18,000	3,728
58 POOL & BEACH CLUB ATTENDANTS	26,000	5,973	26,000	26,000	-
59 MISCELLANEOUS FIELD EXPENSE	7,340	-	7,500	707,340	700,000
60 TOTAL FIELD OFFICE ADMINISTRATION	288,617	163,814	297,950	1,014,780	726,163
61 PROPERTY MAINTENANCE					
62 LANDSCAPE MAINTENANCE					
63 LANDSCAPING	343,885	172,803	345,606	348,000	4,115
64 MULCH	50,000	18,870	50,000	50,000	-
65 LANDSCAPE REVIEW CONTRACT	3,000	3,000	3,000	-	(3,000)
66 BEACH SAND	6,000	-	6,000	6,000	-
67 ANNUALS & SEASONAL PLANT INSTALLATION	7,500	3,785	7,500	7,500	-

CORY LAKES CDD
MID YEAR ANALYSIS & PRELIMINARY REVIEW OF FY 2025 BUDGET

	FY 2024 AMENDED	FY 2024 MID YEAR ANALYSIS	FY 2024 PROJECTED EOY	FY 2025 PROPOSED	VARIANCE 2024 TO 2025
68 PLANT REPLACEMENT	15,000	-	12,000	25,000	10,000
69 SOD REPLACEMENT	5,000	-	3,500	5,000	-
70 WELL MAINTENANCE - IRRIGATION	3,000	1,255	3,000	3,000	-
71 IRRIGATION - MAINTENANCE	7,500	2,018	7,500	7,500	-
72 TREE REMOVAL, REPLACEMENT & MAINTENANCE	20,000	21,050	24,000	24,000	4,000
73 LAKD & POND MAINTENANCE	55,640	24,003	55,640	66,000	10,360
74 TOTAL LANDSCAPE MAINTENANCE	516,525	246,784	517,746	542,000	25,475

CORY LAKES CDD
MID YEAR ANALYSIS & PRELIMINARY REVIEW OF FY 2025 BUDGET

	FY 2024 AMENDED	FY 2024 MID YEAR ANALYSIS	FY 2024 PROJECTED EOY	FY 2025 PROPOSED	VARIANCE 2024 TO 2025
75					
76 FACILITIES MAINTENANCE					
0 OUTSIDE FACILITIES MAINTENANCE	49,815	1,864	40,000	50,000	185
1 CAPITAL REINVESTMENT NOTE 2022 REPAYMENT	154,000	7,831	152,000	152,000	(2,000)
2 CAR & CART REPAIRS AND MAINTENANCE	6,000	2,058	6,000	9,000	3,000
3 RENTALS & LEASES	9,200	5,449	10,740	10,740	1,540
4 CLEANING	20,000	8,580	19,000	25,000	5,000
5 PEST CONTROL	1,800	975	1,950	1,950	150
6 SECURITY GATE MAINTENANCE & REPAIR	5,000	897	5,000	5,000	-
7 SECURITY GATE MAINTENANCE & REPAIR - CACHET	2,500	-	2,500	2,550	50
8 MONUMENTS AND SIGNS	5,000	508	5,000	5,000	-
9 FOUNTAINS	7,000	1,234	7,000	7,000	-
10 STORM WATER DRAINAGE	35,000	14,300	30,000	30,000	(5,000)
11 RECREATIONAL EQUIPMENT MAINTENANCE & REPAIR	15,000	8,146	15,000	15,000	-
12 BUILDING EQUIPMENT MAINTENANCE & REPAIR	15,000	3,147	15,000	15,000	-
13 PRESSURE WASHING	7,500	875	7,500	7,500	-
14 PAVER, STREETS AND SIDEWALKS REPAIRS, CLEANING	55,000	35,000	55,000	125,000	70,000
15 TOTAL FACILITIES MAINTENANCE	387,815	90,864	371,690	460,740	72,925
16					
17 FACILITIES MAINTENANCE (POOL)					
18 POOL MAINTENANCE	21,000	10,350	21,000	21,000	-
19 POOL REPAIRS	7,000	3,193	7,000	7,000	-
20 POOL HEATER UTILITIES	8,000	542	8,000	8,000	-
21 POOL PERMIT	575	-	575	575	-
22 TOTAL FACILITIES MAINTENANCE (POOL)	36,575	14,085	36,575	36,575	-
23					
24 TOTAL EXPENDITURES BEFORE THEIR FINANCING SOURCES/USES	2,429,547	1,090,572	2,402,879	3,163,017	824,324
25					
26 OTHER FINANCING SOURCES/USES					
27 INCREASE IN FUND BALANCE - WEIR PROJECT	53,784	53,784	53,784	-	(53,784)
INCREASE IN FUND BALANCE - OPERATING RESERVE	67,527	67,527	67,527	-	(67,527)
28 CONTINGENCY	-	-	-	104,750	104,750
29 TOTAL OTHER FINANCING USES	121,311	121,311	121,311	104,750	(16,561)
30					
31 TOTAL EXPENDITURES	2,550,858	1,211,883	2,524,190	3,267,767	807,763
32					
33 NET CHANGE IN FUND BALANCE	-	1,117,574	12,957	0	0
34 FUND BALANCE - BEGINNING	831,089	856,089	856,089	952,400	121,311
35 INCREASE IN FUND BALANCE	121,311	121,311	121,311	-	(121,311)
36 FUND BALANCE ENDING	952,400	2,094,974	990,357	952,400	0
37					
38 FUND BALANCE USES:					

CORY LAKES CDD
MID YEAR ANALYSIS & PRELIMINARY REVIEW OF FY 2025 BUDGET

	FY 2024 AMENDED	FY 2024 MID YEAR ANALYSIS	FY 2024 PROJECTED EOY	FY 2025 PROPOSED	VARIANCE 2024 TO 2025
39 NonSpendable - Prepaids & Deposits (amts in FY 2022 are from the audit)	23,154	31,335	31,335	31,335	-
40 Assigned - 3 months working capital at BOY - GFOA now advises 2 months	569,246	425,143	425,143	544,628	-
41 Assigned for Weir	360,000	360,000	360,000	360,000	-
42 Unassigned Fund Balance	-	1,278,496	173,879	16,437	-
TOTAL FUND BALANCE USE	\$ 952,400	\$ 2,094,974	\$ 990,357	\$ 952,400	\$ -

**CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
STATEMENT 2
GENERAL FUND (OPERATIONS & MAINTENANCE)
FY 2024-2025 PROPOSED ASSESSMENT ALLOCATION**

1. O&M Budget & Total Assessment

Total O&M Expenditures - Less Interest & Miscellaneous,
Fund Transfer, and Cachet Isles \$ 2,885,216.90 from STMT 1
Plus: Early Payment Discount (4%) \$ 122,775.19
Plus: County Collection Fees (2%) \$ 61,387.59
Total Assessment, gross \$ 3,069,379.68 [B]

Total Cachet Isle \$ 2,550.21
Plus: Early Payment Discount (4%) \$ 108.52
Plus: County Collection Fees (2%) \$ 54.26
Total Cachet Isle, gross \$ 2,712.99 [E]

2. O&M Assessment per Unit

Total Assessment, gross \$ 3,069,379.68 [B]
Total Unit Count 958 [A]
O&M Assessment per Unit, gross \$ **3,203.95** [B] / [A]

Total Cachet Isles, gross \$ 2,712.99 [E]
Total Cachet Isles ERU Count 56 [D]
Cachet Isles per Unit, gross \$ **48.27** [E] / [D]

3. O&M Assessment Allocation 2025

CDD Land Use/Phase	Number of Units	O&M Assmt per Unit, gross	Cachet Isles, gross	Total O&M Assmt, gross
x	67	\$0.00	\$0.00	\$0.00
O&M Cl	1	\$3,203.95	\$48.27	\$3,252.22
O&M 1.2 Cl	1	\$3,203.95	\$57.93	\$3,261.88
O&M	55	\$3,203.95	\$0.00	\$3,203.95
1.1, 1.4 and 1.5	113	\$3,203.95	\$0.00	\$3,203.95
1.1 Cl	5	\$3,203.95	\$48.27	\$3,252.22
1.11 and 1.51	2	\$6,407.89	\$0.00	\$6,407.89
1.2 Cl	35	\$3,203.95	\$57.93	\$3,261.88
1.3 Cl	7	\$3,203.95	\$48.27	\$3,252.22
2	121	\$3,203.95	\$0.00	\$3,203.95
2.0 96B	1	\$3,203.95	\$0.00	\$3,203.95
2.0 96AB	10	\$3,203.95	\$0.00	\$3,203.95
2.1 96B	1	\$6,407.89	\$0.00	\$6,407.89
3	91	\$3,203.95	\$0.00	\$3,203.95
4	74	\$3,203.95	\$0.00	\$3,203.95
5	234	\$3,203.95	\$0.00	\$3,203.95
6	92	\$3,203.95	\$0.00	\$3,203.95
7	115	\$3,203.95	\$0.00	\$3,203.95

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4. Change in O&M Assessments, FY 2024 vs FY 2025

CDD Land Use/Phase	FY24 per Unit, gross	FY25 per Unit, gross	\$ Change	% Change	Mo Change
O&M CI	\$2,683.82	\$3,203.95	\$520.13	19.38%	43.34
O&M 1.2 CI	\$2,683.82	\$3,203.95	\$520.13	19.38%	43.34
O&M	\$2,683.82	\$3,203.95	\$520.13	19.38%	43.34
1.1, 1.4 and 1.5	\$2,683.82	\$3,203.95	\$520.13	19.38%	43.34
1.1 CI	\$2,683.82	\$3,203.95	\$520.13	19.38%	43.34
1.11 and 1.51	\$5,367.65	\$6,407.89	\$1,040.24	19.38%	86.69
1.2 CI	\$2,683.82	\$3,203.95	\$520.13	19.38%	43.34
1.3 CI	\$2,683.82	\$3,203.95	\$520.13	19.38%	43.34
2	\$2,683.82	\$3,203.95	\$520.13	19.38%	43.34
2.0 96B	\$2,683.82	\$3,203.95	\$520.13	19.38%	43.34
2.0 96AB	\$2,683.82	\$3,203.95	\$520.13	19.38%	43.34
2.1 96B	\$5,367.65	\$6,407.89	\$1,040.24	19.38%	86.69
3	\$2,683.82	\$3,203.95	\$520.13	19.38%	43.34
4	\$2,683.82	\$3,203.95	\$520.13	19.38%	43.34
5	\$2,683.82	\$3,203.95	\$520.13	19.38%	43.34
6	\$2,683.82	\$3,203.95	\$520.13	19.38%	43.34
7	\$2,683.82	\$3,203.95	\$520.13	19.38%	43.34

STATEMENT 3 - CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	AMOUNT OF	COMMENTS/SCOPE OF SERVICE
1 ADMINISTRATIVE EXPENSES		
2 SUPERVISORS FEES	12,000	Chapter 190 of the Florida Statutes sets pay at \$200 per Supervisor for each meeting of the Board of Supervisors, not to exceed \$4,800 per Supervisor for each fiscal year. Estimated 5 Supervisors to be in attendance for 12 meetings.
3 PAYROLL SERVICE FEE	600	Payroll for District employees is provided by ADP Corporation
4 PAYROLL TAXES	1,225	FICA - tax is currently 7.65% of Payroll.
5 DISTRICT MANAGEMENT	70,000	BREEZE 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.
6 ASSESSMENT ROLL PREPARATION	-	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.
7 BOND AMORTIZATION SCHEDULE FEE	-	
8 DISSEMINATION SERVICES (DISCLOSURE REPORT)	-	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.
9 TRUSTEES FEES	7,750	Annual fees paid to U.S. Bank for acting as trustee, paying agent and registrar.
10 AUDITING SERVICES	5,250	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.
11 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.
12 LEGAL SERVICES - GENERAL	15,000	Straley, Robin, P.A., 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.
13 DISTRICT ENGINEER	15,000	Stantec, Inc. provides an array of engineering, consulting, and construction services to the District, assisting it in crafting solutions with sustainability for the long-term interests of the community, while recognizing the needs of the government, environment and maintenance of the community's facilities.
14 INSURANCE - GENERAL LIABILITY & PUBLIC OFFICIALS	56,605	The District carries 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.
15 INSURANCE - WORKERS COMPENSATION	5,500	The District's worker's compensation for the District employees.
16 LEGAL ADVERTISING	1,500	The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.
17 BANK FEES	1,500	Bank charges incurred during the year.
18 CREDIT CARD DISCOUNT	200	
19 DUES & LICENSES	175	Annual fee paid to the Florida Department of Economic Opportunity.
20 POSTAGE	2,000	For mailing out agenda packages and debt service payments.
21 OFFICE SUPPLIES	-	
22 TAX COLLECTOR	103,275	The tax collector's fee is 2% of assessments collected.

	FINANCIAL STATEMENT CATEGORY	AMOUNT OF	COMMENTS/SCOPE OF SERVICE
23	CONTINGENCIES	2,000	Automated AP routing and miscellaneous items.
24	COI	-	
25	TOTAL ADMINISTRATIVE EXPENDITURES	302,080	
26			
27	UTILITIES:		
28	COMMUNICATION	35,748	Intended to provide for the cost of communications related provider for phone, cable, internet etc at the Beach Club and gatehouses.
29	WEBSITE	705	Intended to cover the cost associated with annual registration and maintenance of the District's website.
30	ADA WEBSITE COMPLIANCE	210	
31	STREETLIGHTS	251,520	Intended to cover the cost paid to TECO for the District's streetlight maintenance and power. Average monthly bill is \$20,960
32	ELECTRICITY	95,280	Intended to cover the cost for electricity at all the District's facilities. Average monthly bill is \$7,940
33	PROPANE	400	Intended to cover the cost of propane for the District's facilities.
34	WATER, SEWER & IRRIGATION	24,975	Intended to cover the cost of water and sewer services provided to the District's facilities.
35	SOLID WASTE REMOVAL	9,439	Intended to cover the cost of the dumpster at the Beach Club and the port-o-let provided for the landscape maintenance contractor.
36	SEWER LIFT STATION	5,000	Intended to cover the cost of operating and maintaining the District's lift station.
37	TOTAL UTILITIES	423,277	
38			
39	SECURITY OPERATIONS		
40	SECURITY STAFFING CONTRACT SERVICES	411,840	The District contracts with US Security Associates for the personnel services required for guardhouse and roving patrol services.
	ROVER	-	
41	CONTRACTUAL VIRTUAL GUARD	59,000	Covers virtual guard services at guardhouses, beach club and pool.
42	OFF DUTY POLICING	16,000	Covers the costs of engaging off duty Police for periodic traffic law enforcement within the community.
	SECURITY CONTINGENCY	26,937	
43	TOTAL SECURITY OPERATIONS	513,777	
44			
45	FIELD OFFICE ADMINISTRATION		
46	FIELD MANAGER	79,000	The District directly employs an on-site Field Manager who oversees and directs contract service providers, operates and maintains various District facilities and attends District Board and certain committee meetings providing updates, reports and recommendations. Individual also receives a monthly health insurance stipend of \$400.

	FINANCIAL STATEMENT CATEGORY	AMOUNT OF	COMMENTS/SCOPE OF SERVICE
47	ASSISTANT FIELD MANAGER	9,500	
48	OFFICE ADMINISTRATOR	69,440	The District directly employs an on-site Office Administrator who, among other things, provides oversight of daily operations and administers the use of the Beach Club facilities, interacts with residents and visitors regarding concerns and inquiries, oversees 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. Amount reflected considers a 4% increase plus the \$500 per month health stipend
49	PAYROLL TAXES	15,000	Intended to provide for the cost of payroll taxes associated with the onsite employee payroll.
50	SEASONAL DECORATIONS	60,000	Intended to provide for the supply and install of seasonal decorations at the District Facilities.
51	BEACH CLUB OFFICE EQUIPMENT	4,500	Intended to provide for the purchase and/or leasing of miscellaneous office equipment.
52	BEACH CLUB OFFICE SUPPLIES	4,500	Intended to provide for miscellaneous office supplies.
53	BEACH CLUB GYM SUPPLIES	19,000	Intended to provide for lease and maintenance of certain equipment as well as miscellaneous supplies.
54	GUARD OFFICE EQUIPMENT	1,000	Intended to provide for the purchase and/or leasing of miscellaneous office equipment.
55	GUARD OFFICE SUPPLIES	1,500	Intended to provide for miscellaneous office supplies.
56	COMMUNITY EVENT SUPPLIES	18,000	Intended to provide for the cost of supplies associated with periodic special events.
57	POOL & BEACH CLUB ATTENDANTS	26,000	Intended to provide for the costs of part time employees to provide various services around the pool.
58	MISCELLANEOUS FIELD EXPENSE	707,340	
59	TOTAL FIELD OFFICE ADMINISTRATION	1,014,780	
60			
61	PROPERTY MAINTENANCE		
62	LANDSCAPE MAINTENANCE		
63	LANDSCAPING	348,000	The District contracts with a qualified and licensed contractor to provide landscape maintenance services within the District common areas and rights of way.
64	MULCH	50,000	
65	BEACH SAND	6,000	Intended to provide for the periodic replenishment of sand at the Beach Club beach.
66	ANNUALS & SEASONAL PLANT INSTALLATION	7,500	Intended to provide for the seasonal installation of annual flowers at high focal point locations within the District's common areas and right of ways.
67	PLANT REPLACEMENT	25,000	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.
68	SOD REPLACEMENT	5,000	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.
69	WELL MAINTENANCE - IRRIGATION	3,000	Intended to provide for the costs of repairs, maintenance and periodic replacements of well pumps, motors and controls.
70	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.
71	TREE REMOVAL, REPLACEMENT & MAINTENANCE	24,000	Intended to provide for the costs of removing and/or replacing tree and maintenance within the District's common areas and right of ways.

	FINANCIAL STATEMENT CATEGORY	AMOUNT OF	COMMENTS/SCOPE OF SERVICE
72	LAKD & POND MAINTENANCE	66,000	The District contracts with a qualified and licensed contractor for the maintenance of algae, submersed vegetation, and nuisance bank grasses that if not properly maintained could otherwise impede the lake systems ability to properly receive, pre-treat and convey storm water as designed.
73	TOTAL LANDSCAPE MAINTENANCE	542,000	
74			
75	FACILITIES MAINTENANCE		
76	OUTSIDE FACILITIES MAINTENANCE	50,000	Intended to provide for the costs of small equipment and supplies necessary in the day to day maintenance of various District facilities.
77	CAPITAL REINVESTMENT NOTE 2022 REPAYMENT	152,000	Semi annual payments are due 11.01 and 05.01. Debt Service for FY 2025 11.01.24 payment = \$5,370 and 05.01.2025 payment = \$146,000
78	CAR & CART REPAIRS AND MAINTENANCE	9,000	Intended to provide for the routine repairs and maintenance associated with the Patrol vehicle and maintenance cart.
79	RENTALS & LEASES	10,740	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. Payments are \$895 monthly
80	CLEANING	25,000	Intended to provide for the routine cleaning of the gatehouses and Beach Club. Contract provides for 5 day service from May - August
81	PEST CONTROL	1,950	Intended to provide for the periodic treatment for pests at the Beach Club and Gatehouses.
82	SECURITY GATE MAINTENANCE & REPAIR	5,000	Intended to provide for the costs of repairs and maintenance to the gatehouses.
83	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).
84	MONUMENTS AND SIGNS	5,000	Intended to provide for the repairs and maintenance of the entry monuments and roadway signage.
85	FOUNTAINS	7,000	Intended to provide for the repairs and maintenance of the District's fountains.
86	STORM WATER DRAINAGE	30,000	Intended to provide for the periodic inspection and cleaning of the District's roadway drainage inlets and lake interconnecting pipes.
87	RECREATIONAL EQUIPMENT MAINTENANCE & REPAIR	15,000	Intended to provide for repair and maintenance of the Districts recreational equipment at the Beach Club and Tennis Courts.
88	BUILDING EQUIPMENT MAINTENANCE & REPAIR	15,000	Intended to provide for repair and maintenance of the Beach Club building and associated systems.
89	PRESSURE WASHING	7,500	Intended to provide for the periodic pressure washing of the District's facilities.
90	PAVER, STREETS AND SIDEWALKS REPAIRS, CLEANING	125,000	Intended to provide for periodic repair, maintenance and pressure washing of the Districts roadways, sidewalks, gutters and parking lots.
91	TOTAL FACILITIES MAINTENANCE	460,690	
92			

FINANCIAL STATEMENT CATEGORY	AMOUNT OF	COMMENTS/SCOPE OF SERVICE
93 FACILITIES MAINTENANCE (POOL)		
94 POOL MAINTENANCE	21,000	Intended to cover the cost associated with routine cleaning, water testing and water chemistry services at the District's pool.
95 POOL REPAIRS	7,000	Intended to provide for repairs and maintenance to the District's pool pumps, motors and controls system.
96 POOL HEATER UTILITIES	8,000	Intended to provide for the seasonal utility costs associated with operating the heaters at the District's pool.
97 POOL PERMIT	575	Intended to cover the cost of renewing the Health Department permit associated with operating the District's pool.
98 CONTINGENCY FOR EOY	104,750	Prior District Management had incorrectly calculated percentage due to tax collector, has decreased from 4% to 2% and budget is now reflected at net
99 TOTAL FACILITIES MAINTENANCE (POOL)	141,325	
100		
101 TOTAL EXPENDITURES	3,397,929	

**CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
STATEMENT 4
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2013
DEBT SERVICE REQUIREMENT**

	TOTAL
REVENUE	
Special Assmnts - On Roll (Gross)	106,176.87
Special Assmnts - Discounts 4%	(4,247.07)
TOTAL REVENUE	101,929.80
EXPENDITURES	
ADMINISTRATIVE	
Assessmnt Collection Fee 2%	2,123.54
DEBT SERVICE	
Principal	
11/1/2025	30,000.00
Interest	
5/1/2025	31,587.50
11/1/2025	31,587.50
TOTAL EXPENDITURES	95,298.54
REVENUE OVER / (UNDER) EXPENDITURES	6,631.26