

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					

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	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	-

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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

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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:					

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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

958

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, PA., provides on-going general counsel and legal representation. Attorneys attend the noticed Board meetings in order to anticipate and deal with possible legal issues as they may arise and to respond to questions. In this capacity, as local government lawyers, realize that this type of local government is very limited in its scope - providing infrastructure and service to development.
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