

***CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package
Regular Meeting and Closed Session

Date/Time:
Thursday, October 16, 2025
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 Kai
2502 N. Rocky Point Dr. Suite 1000
Tampa, FL 33607
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 **Thursday, October 16, 2025, 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: Thursday, October 16, 2025

Time: 6:00 P.M.

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

Supervisor	Position	
Ann Belyea	Chairman	
Todd Apple	Vice Chair	
Ronald Acoff	Assistant Secretary	
Cynthia McIntyre	Assistant Secretary	
Juan Aliaga	Assistant Secretary	

ZOOM: <https://us02web.zoom.us/j/3900480969>

Call In: +1 305 224 1968

Meeting ID: 390 048 0969

Passcode: 54321

Mute/Unmute: *6

Regular Meeting and Closed Session

For the full agenda packet, please contact corylakes@hikai.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. Vendor Updates

A. District Engineer: Johnson Engineering, Inc.

B. District Counsel: Straley Robin Vericker, P.A.

1. Update: 17923 Cachet Isle

C. Envera

D. JCS Investigations

E. Juniper – September 2025 Inspection Report

Exhibit 1

1. Consideration/Approval of Proposals:

a. Install Edging around Peanut - \$480.08

Exhibit 2

b. Cut Down Dead Pine Tree - \$530.00

Exhibit 3

c. Cut Down Dead Palm - \$283.20

Exhibit 4

d. Remove Dead Tree (Morris Bridge) - \$600.00

Exhibit 5

F. Steadfast – Waterway Inspection Report conducted on 10/08/25

Exhibit 6

VI. POA Reports

VII. Financial Items

A. Consideration/Acceptance of September 2025 Unaudited Financial Statements

Exhibit 7

1. Variance Report

VIII. Business Items

A. Discussion: Continuation/Removal of Chairman's and Supervisor's Opening Comments

B. Discussion: Revised Policies and Procedures

Exhibit 8

C. Consideration/Adoption of Resolution 2026-01, District Objectives and Goals

Exhibit 9

IX. Approval of Minutes

A. Continued Regular Meeting, Public Hearing, & Closed Session: September 11, 2025

1. Summary of Motions

Exhibit 10

2. Meeting Minutes

Exhibit 11

B. Regular Meeting & Closed Session: September 18, 2025

1. Summary of Motions

Exhibit 12

2. Meeting Minutes

Exhibit 13

3. Action Item List as of October 9, 2025

Exhibit 14

4. Contract List as of October 9, 2025

Exhibit 15

X. Staff Reports

A. Facility Manager

1. September 2025 Report

Exhibit 16

2. Discussion: Security – Gate Operator Obsolescence

3. Consideration/Approval of Proposals:

a. Enos – Pressure Wash

i. Cachet Isle - \$10,500.00

Exhibit 17

ii. Clubhouse Pool Area - \$4,800.00

Exhibit 18

b. Top Guard – Trip Hazard Removal - \$22,995.20

Exhibit 19

c. Swipe – Roof Cleaning - \$2,490.00

Exhibit 20

d. Fast Track – Roof Wash and Repairs - \$10,550.00

Exhibit 21

e. Envera - Repair

i. Fingerprint - \$3,922.00

Exhibit 22

ii. Junction Box - \$815.00

Exhibit 23

B. District Manager: Kai

1. FY 2026 Meeting Schedule

Exhibit 24

2. Quorum Check for Regular Meeting and Closed Session –
11/20/2025 at 6:00 p.m.

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

XII. Supervisor Requests

XIII. Closed Session – *Private Discussion of Security System (Exempt from Sunshine and Public Records Laws)*

A. Open Closed Session

B. Discussion: Amenity Access, Cameras, Gates, Rover, Resident Issues,
Pool Security, Playground Security, Amenity Center Security

1. Envera

2. JCS Investigations

C. Close Closed Session

XIV. Adjournment

EXHIBIT 1

AGENDA

Cory Lake
September Inspection
2025

Clubhouse,

Pool area, remove any palm boots in bed areas

Remove fern growing into Xzora

Clean out dead stems from Bird of Paradise on berm

At pool gate, cut back dead spent blooms from Crinum Lilies

Spary weeds at beach area

At clubhouse, remove the small palms that are in pots at back of building and transplant into flag pole area

Large Bird of Paradise by sidewalk remove dead spent blooms

Clubhouse by boat ramp, trim Palm in center of sod area

In parking lot and along sidewalk, selective prune Hibiscus

Morris Bridge,

Remove any declining Azaleas from islands

Cut back dead spent blooms from Agapanthus

At exit under large oaks where cypress trees are spray weeds

At the entrance side of gate before gate house remove dead Sago palm

Edge curb line where Purple Queen hanging over curb

Capris Isle,

Remove dead Loropetalum at Kiosk west side

West side pump station,

Remove dead Downey Jasmine from bed

Perimeter of cory Lake drive common areas,
At boat storage fence remove dea stalks from
Perotus palms

Cross Creek,

Remove dead Oleander from exit side before
guard shack

Along fence Arbor Green, remove any palm
suckers growing along fence line

Bahama Isle,

Remove Card Board Palnt from monument sign
growing in Purple Queen

Mowing- Good

Edging- Good

String trimming- Good

Fertilizer- All ST Augustine is scheduled for
October

Palm Pruning- done Good

Oramentals Pruning- Good

This months score is 93%5098

EXHIBIT 2

AGENDA



Proposal

Proposal No.: 361715

Proposed Date: 09/11/25

PROPERTY:	FOR:
Cory Lakes CDD Philip Cusumano 10441 Cory Lake Drive Tampa, FL 33647	Enhancement - Install edging around peanut

At the entrance of Morris Bridge, install edging around peanut to help keep it contained in one area so that it will not spread around other plants.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
(TYPE IN LOCATION AND QUICK DESCRIPTION)					
Landscape Material					\$480.08
Enhancement Labor	2.00	HR	\$65.00	\$130.00	
Aluminum edging	32.00	LF	\$10.94	\$350.08	
				Total:	\$480.08

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: LMP agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

_____	_____
Signature (Owner/Property Manager)	Date

Printed Name (Owner/Property Manager)

_____	_____
Signature - Representative	Date

EXHIBIT 3

AGENDA



Proposal

Proposal No.: 362791

Proposed Date: 09/18/25

PROPERTY:	FOR:
Cory Lakes CDD Philip Cusumano 10441 Cory Lake Drive Tampa, FL 33647	Cut Down Dead Pine Tree



Proposal provide for cut down dead pine tree by the wood bridge on Cory Lake dr high risk to falling it the back yard of 10748 Cory Lake dr.

Thank you for inviting **Juniper Landscaping** to present a proposal for tree work at the above referenced property. Our team of professionals is committed to meet your service expectations and budget considerations.

Scope of Work:

Hardwood trees will be pruned as specified in the production plan as required by location and species.

Tree Care: Three (3) cuts will be utilized for removing branches that are too large for one-handed holding. The first cut will be an undercut $\frac{1}{4}$ to $\frac{1}{2}$ the branch thickness, six to twelve inches from the branch base. A second cut within an inch or two of the first will be made to drop the branch. A final cut will be made at the edge of the branch collar to remove the branch stub. No stubs will be left at the end of the pruning operation.

Style of Cut: After the final cut in lateral branch removal a protuberance is left. The angle of the cut needed to save the branch collar is determined by the natural target pruning. This angle is equal and opposite to the angle of the branch bark ridge when present. When the branch bark ridge is not visible, the angle is determined by the swelling at the branch truck union. The resulting knob or bump, which is called the branch collar, is not a stub that requires a flush cut, but is necessary for continued health of the tree.

Work Force

The Contractor's representative will be experienced in tree maintenance and will be under the supervision of an I.S.A. Certified Arborist.

Debris will be stored in a designated area and cleaned upon completion of performance of work. All walks and resident areas will be cleaned up on a daily basis.

The contractor will maintain trees in a healthy, growing condition by performing all necessary operations, including the following:

Property Owner's Responsibility

Juniper Landscaping does not provide permits. All permits are to be obtained by the property owner. (unless otherwise stated in the proposal) _____ **Initial**

Juniper Landscaping will not attempt to perform arbor work over the top of vehicles. The property should have all vehicles, storage items such as boats, trailers and etc., moved prior to the beginning of work. Should the arbor crew be unable to complete services do to un-moved obstacles, a return trip will result in additional charges to cover the costs for returning to the job and for completion. _____ **Initial**

Juniper Landscaping cannot be responsible for wires, cables, pipes, or anything else that may be either underground, entwined within the root system, hung on or through trees being worked on, or otherwise in conflict with the completion of services. The property owner is to assure all such items are removed prior to the start of the job. _____ **Initial**

During the stump removal process, if included within the scope of work, wires, cables, and or pipes may be damaged do to their location within or close to the stump and or root system. Juniper Landscaping will not be responsible for any damage of this nature. _____ **Initial**

Safety Measures

Worker Safety

Workers shall wear hard hats; climbers shall use tree saddles and safety lanyards, and also a safety work line with rappelling hitch for climbing at heights above fifteen feet (15'). Ground workers shall stand clear of branch drop areas and take appropriate precautions to avoid injury from the work or tools employed.

Protection of People and Property

Tree pruning or removal performed in the vicinity of pedestrian or vehicular traffic ways shall be effectively cordoned off with cones and/or lines, and shall have warning signs to keep people at a safe distance from the work area.

Branch drop after cutting shall be controlled to avoid injury to people and property. Branches too large for controlled, one-handed dropping shall be roped and lowered by ropes and other equipment. All brush and other trimming debris shall be cleaned up and removed from the site, leaving a safe and neat ground surface upon completion of work.

ITEM	QTY	UOM	TOTAL
Arbor Care Services			
Tree Removal			\$530.00
Tree Removal - Med (Flush Cut)	1.00	CT	
Total:			\$530.00

LMP Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Lagrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

EXHIBIT 4

AGENDA



Proposal

Proposal No.: 362653

Proposed Date: 09/18/25

PROPERTY:	FOR:
Cory Lakes CDD Philip Cusumano 10441 Cory Lake Drive Tampa, FL 33647	Cut Down Dead palm



Proposal provide for cut down dead palm on W. Cory Lake Blvd on the right side before the guard shack.

Thank you for inviting **Juniper Landscaping** to present a proposal for tree work at the above referenced property. Our team of professionals is committed to meet your service expectations and budget considerations.

Scope of Work:

Hardwood trees will be pruned as specified in the production plan as required by location and species.

Tree Care: Three (3) cuts will be utilized for removing branches that are too large for one-handed holding. The first cut will be an undercut $\frac{1}{4}$ to $\frac{1}{2}$ the branch thickness, six to twelve inches from the branch base. A second cut within an inch or two of the first will be made to drop the branch. A final cut will be made at the edge of the branch collar to remove the branch stub. No stubs will be left at the end of the pruning operation.

Style of Cut: After the final cut in lateral branch removal a protuberance is left. The angle of the cut needed to save the branch collar is determined by the natural target pruning. This angle is equal and opposite to the

angle of the branch bark ridge when present. When the branch bark ridge is not visible, the angle is determined by the swelling at the branch truck union. The resulting knob or bump, which is called the branch collar, is not a stub that requires a flush cut, but is necessary for continued health of the tree.

Work Force

The Contractor's representative will be experienced in tree maintenance and will be under the supervision of an I.S.A. Certified Arborist.

Debris will be stored in a designated area and cleaned upon completion of performance of work. All walks and resident areas will be cleaned up on a daily basis.

The contractor will maintain trees in a healthy, growing condition by performing all necessary operations, including the following:

Property Owner's Responsibility

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During the stump removal process, if included within the scope of work, wires, cables, and or pipes may be damaged do to their location within or close to the stump and or root system. Juniper Landscaping will not be responsible for any damage of this nature. _____ **Initial**

Safety Measures

Worker Safety

Workers shall wear hard hats; climbers shall use tree saddles and safety lanyards, and also a safety work line with rappelling hitch for climbing at heights above fifteen feet (15'). Ground workers shall stand clear of branch drop areas and take appropriate precautions to avoid injury from the work or tools employed.

Protection of People and Property

Tree pruning or removal performed in the vicinity of pedestrian or vehicular traffic ways shall be effectively cordoned off with cones and/or lines, and shall have warning signs to keep people at a safe distance from the

work area.

Branch drop after cutting shall be controlled to avoid injury to people and property. Branches too large for controlled, one-handed dropping shall be roped and lowered by ropes and other equipment. All brush and other trimming debris shall be cleaned up and removed from the site, leaving a safe and neat ground surface upon completion of work.

ITEM	QTY	UOM	TOTAL
Arbor Care Services			
Tree Removal			\$283.20
Tree Removal - Small (Flush Cut)	1.00	CT	
Stump Grinding - Small	1.00	CT	
Total:			\$283.20

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Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

EXHIBIT 5

AGENDA



Proposal

Proposal No.: 353878

Proposed Date: 07/25/25

PROPERTY:	FOR:
Cory Lakes CDD Philip Cusumano 10441 Cory Lake Drive Tampa, FL 33647	Remove Dead Tree along the Sidewalk on Morris Bridge





On the Morris Bridge side of the Cory Lake Blvd the woodline has a dead tree along the sidewalk area this tree is leaning towards the sidewalk which make it a danger to people walking. Proposal is provide for cut it down and put back into wet land conservation area . By law any wet land removal need to go back into their natural habitat.

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ITEM	QTY	UOM	TOTAL
Arbor Care Services			
Tree Removal			\$600.00
Tree Removal - Med (Flush Cut)	1.00	CT	
Total:			\$600.00

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Signature (Owner/Property Manager) **Date**

Printed Name (Owner/Property Manager)

Signature - Representative **Date**

EXHIBIT 6

AGENDA



Cory Lake Isles CDD Aquatics

Inspection Date:

10/8/2025 1:12 PM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 4

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Small patches of dwarf babytears present. Treatments for this species have been effective in other ponds on property. More will be applied here to stay ahead of growth.
No algae observed.

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

SITE: 5

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

This pond is experiencing the same submerged vegetation growth and conditions as pond 4. Thus, similar treatments will be done.
No algae observed.

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

Inspection Report

SITE: 6

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

No algae or nuisance grasses observed. Routine monitoring and treatments as needed will continue. Buildup on the surface is fallen pine needles.

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

SITE: 7

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

No algae or nuisance grasses observed. Routine monitoring and treatments as needed will continue. There appears to be an oil spill on the surface of the water.

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

Inspection Report

SITE: 8.3

Condition: Excellent Great Good Poor ☒ Mixed Condition Improving



Comments:

Patches of cyanobacteria are present. A treatment via boat is scheduled for tomorrow to quickly address this.
No nuisance grasses present around retaining walls and residential docks.

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

SITE: 8.6

Condition: ☒ Excellent Great Good Poor Mixed Condition Improving



Comments:

No algae or nuisance grasses observed. Routine monitoring and treatments as needed will continue.

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

Inspection Report

SITE: 8.7

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

No algae or nuisance grasses observed. Routine monitoring and treatments as needed will continue.

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

SITE: 8.8

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

No algae or nuisance grasses observed. Routine monitoring and treatments as needed will continue.

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

Inspection Report

SITE: 10

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Early signs of a planktonic algae bloom present. Treatments targeting growth like this will be done during the next maintenance event.
No nuisance grasses observed.

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

SITE: 11

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

No algae or nuisance grasses observed. Routine monitoring and treatments as needed will continue.

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

MANAGEMENT SUMMARY



Summer may be officially over, but growing season will still be here for a few weeks. Daily temperatures in the 80's and sudden rain events brought on by late season hurricanes will continue to fuel vegetative and algal growth. An array of herbicides and algaecides are always available should rapid growth occur after a large rain event.

This time of year, technicians are extra vigilant of ensuring drainage and outflow structures are free of debris as to not impede function should a storm hit.

Ponds were in mixed condition during today's inspection. Algae and nuisance grasses are minimal and can be easily controlled with regiment of algaecides and herbicides. Submerged vegetation will be a higher priority moving forward. Most notes from technicians mention previously applying treatments for them, thus more product will be ordered to meet requirements.

Water samples were collected from all ponds today. I have taken every precaution to prevent the lab from rejecting them again. I will report back when I have received the microbial analysis.

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:

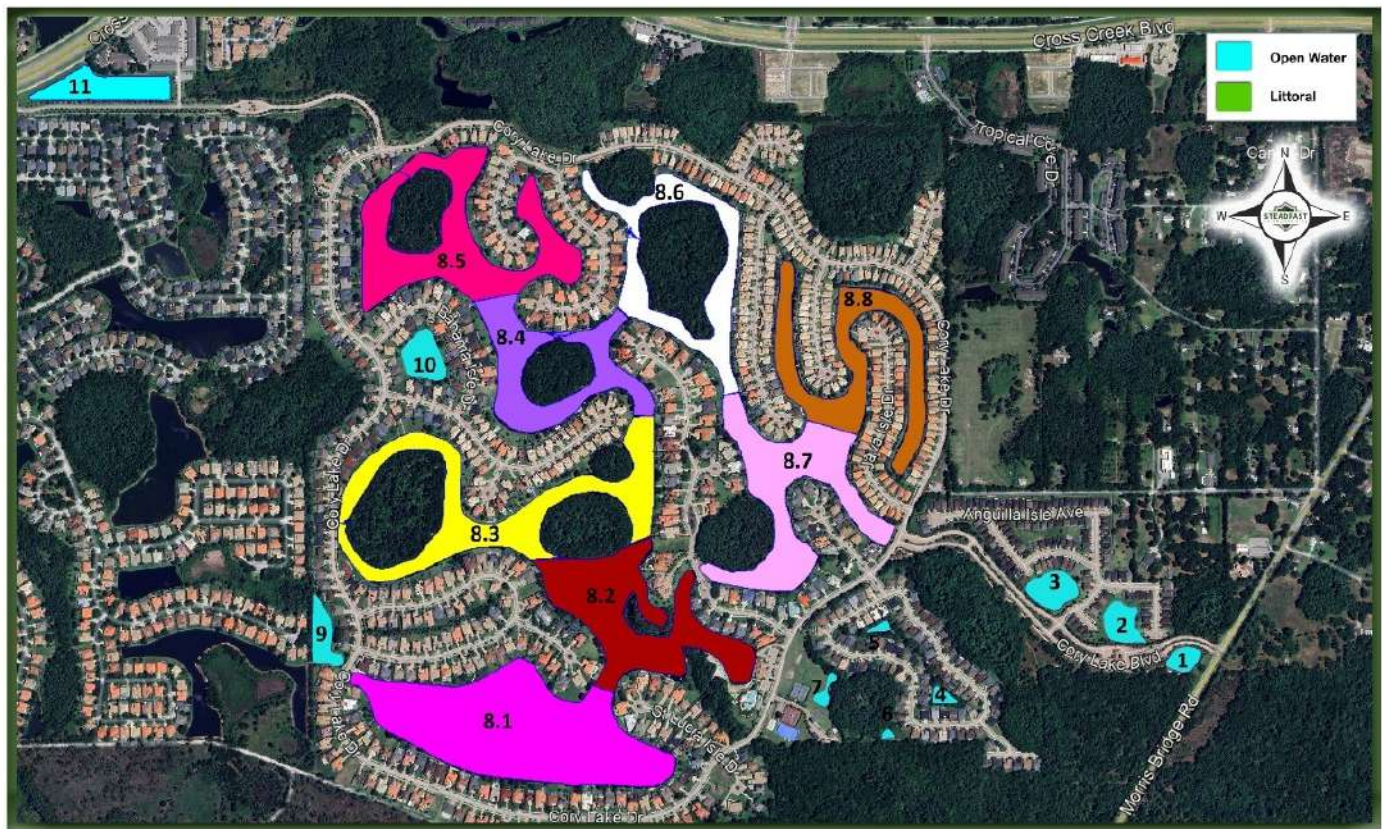


EXHIBIT 7

AGENDA

**Cory Lakes
Community Development District**

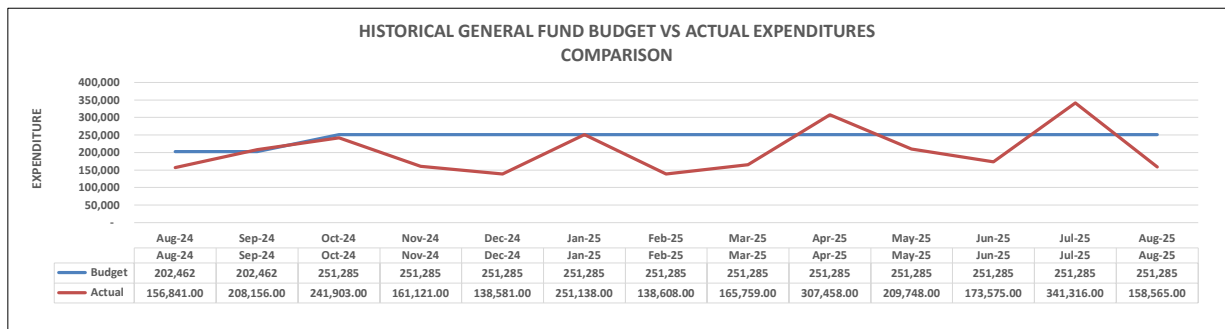
**Financial Statements
(Unaudited)**

September 30, 2025

CORY LAKES CDD
Financial Report Summary - General Fund - DRAFT PROJECTIONS
9/30/2025

	GENERAL FUND 9/30/2025	DEBT SERVICE 2013 9/30/2025	
1 For The Period Ending :			
2 CASH BALANCE (MM AND OP ACCOUNTS)	\$ 201,409	\$ 190,559	
3 CASH RESERVED FOR WEIR PROJECT	367,800	-	
4 CASH RESERVED FOR OPERATING RESERVE	460,849	-	
5 RESTRICTED CASH FOR DEBT SERVICE	-	-	
6 PLUS: ACCOUNTS RECEIVABLE - ON ROLL	-	-	
7 DUE FROM OTHER	-	-	
8 DUE FROM OTHER FUNDS	-	-	
9 PLUS: ACCOUNTS RECEIVABLE - OTHER	11,060	-	
10 LESS: ACCOUNTS PAYABLE	(12,375)	-	
11 LESS: DEFERRED REVENUES	-	-	
12 LESS: DUE TO DEBT SERVICE	-	-	
13 NET CASH BALANCE	\$ 1,028,743	\$ 190,559	
14 Budgeted Fund Balance Analysis:(Based on 100% of the Budget to be Expended)			
15 TWO MONTH OPERATING RESERVE	\$ 485,903		
16 ASSIGNED FOR POOL HEATER	\$ 24,300		
17 ASSIGNED FOR VOLLEYBALL COURT	\$ 29,800		
18 ASSIGNED FOR WEIR AFTER BUDGET	\$ 367,800		
19 REMAINING BUDGET NEEDED FOR FY 25 FISCAL YEAR			
20 Total Cash Required	\$ 907,803		
21 DIFFERENCE BETWEEN NET CASH BALANCE AND CASH REQUIRED	\$ 120,940		
22 ASSESSMENTS RECEIVABLE TO BE COLLECTED			
Net Cash Surplus (Deficit) Projected at EOY	\$ 120,940	This does not include future interest and misc. revenues to be earned by year end	
23 ACTUAL GENERAL FUND REVENUE AND EXPENDITURES:(AFTER BUDGET COST SAVING MEASURES)	9/30/2025 ACTUAL YEAR-TO-DATE	9/30/2025 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
24 REVENUE (YTD) COLLECTED	\$ 2,796,928	\$ 3,080,417	\$ (283,489)
25 EXPENDITURES (YTD)	2,796,791	3,315,417	(518,626)
26 NET OPERATING CHANGE	\$ 5,593,719	\$ 6,395,834	\$ (802,115)
27 AVERAGE MONTHLY EXPENDITURES	\$ (233,066)	\$ (276,285)	\$ (43,219)
28 PROJECTED EOY BASED ON AVERAGE	\$ (2,796,791)	\$ (3,315,417)	\$ (518,626)
29 GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:	9/30/2025 ACTUAL YEAR-TO-DATE	9/30/2025 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
30 REVENUE:			
31 ASSESSMENTS ON-ROLL (NET)	\$ 2,594,696	\$ 2,585,417	\$ 9,279
32 ASSESSMENTS OFF-ROLL	-	-	-
33 INTEREST	71,359	30,000	41,359
34 MISCELLANEOUS REVENUE	33,673	-	33,673
35 TRANSFER	32,200	400,000	(367,800)
36 DECREASE IN RESERVES			
37 TOTAL REVENUE	2,731,928	3,015,417	84,311
38 EXPENDITURES:			
39 ADMINISTRATIVE EXPENDITURES	214,640	205,696	(8,944)
40 UTILITIES	425,086	423,277	(1,809)
41 SECURITY OPERATIONS	459,614	519,232	59,618
42 FIELD OFFICE ADMINISTRATION	342,444	752,237	409,793
43 LANDSCAPE MAINTENANCE	531,167	533,600	2,433
44 FACILITIES MAINTENANCE	725,624	793,300	67,676
45 FACILITIES MAINTENANCE (POOL)	48,216	38,075	(10,141)
46 CONTINGENCY	50,000	50,000	-
47 TOTAL EXPENDITURES	\$ 2,796,791	\$ 3,315,417	\$ 518,626

Note: Accounts receivable includes \$801.05 due from ADP for payroll fees paid on behalf of other districts managed by previous management company



(1) Revenue collections from County tax collector and/or budget funding agreement as needed only based on actual expenditures. Draws upon budget funding agreement can only be based on actual expenditures.

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
SEPTEMBER 30, 2025**

	GENERAL FUND	DEBT SERVICE 2013	TOTAL GOVERNMENTAL FUNDS	
1	ASSETS			
2	Operating account			
3	Bank United - operating account	\$ 124,723	\$ -	\$ 124,723
4	Bank United - debit card	217	-	217
5	Suntrust - Operating	-	-	-
6	MMK account 4004 -Weir Assigned	367,800	-	367,800
7	MMK account 4004 -two months operating	460,849	-	460,849
8	MMK account 5435	76,469	-	76,469
9	MMK account 5435-restricted cash	-	-	-
10	Investments			
11	Revenue	-	140,656	140,656
12	Reserve	-	49,903	49,903
13	Prepayment	-	-	-
14	Sinking fund	-	-	-
15	Undeposited funds	-	-	- this is 350
16	Due from other funds	-	-	-
17	Due from Debt service fund - series 2013 A-1	-	-	-
18	Due from General fund	-	-	-
19	Retainer	-	-	-
20	Accounts receivable-On Roll Assessments	-	-	-
21	Due from Debt service fund - series 2013	-	-	-
21	Accounts receivable	11,060	-	11,060
22	Prepays	124,821	-	124,821
23	Deposits	23,154	-	23,154
24	Total assets	<u>\$ 1,189,094</u>	<u>\$ 190,559</u>	<u>\$ 1,379,653</u>
25	LIABILITIES AND FUND BALANCE			
26	Liabilities:			
27	Accounts payable	\$ 12,375	\$ -	\$ 12,375
28	Accrued expenses payable	-	-	-
29	Due to other funds	-	-	-
30	Deferred revenue-On roll assessments	-	-	-
31	Due to debt service fund - series 2013	-	-	-
32	Other payables	-	-	-
33	Rental deposits	-	-	-
34	JSAPP deposit	-	-	-
35	Total liabilities	<u>12,375</u>	<u>-</u>	<u>12,375</u>
36	FUND BALANCES			
37	Nonspendable	147,976	-	147,976
38	Restricted for Debt Service	-	190,559	190,559
39	Assigned for Two Month Operating Reserve	485,903	-	485,903
40	Assigned for Weir Project Reserve	367,800	-	367,800
	Assigned for Pool Heater	24,300	-	24,300
	Assigned for Volleyball Court	29,800	-	29,800
41	Unassigned	120,940	-	120,940
42	Total fund balances	<u>1,176,718</u>	<u>190,559</u>	<u>1,367,277</u>
43	Total liabilities and fund balances	<u>\$ 1,189,094</u>	<u>\$ 190,559</u>	<u>\$ 1,379,653</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
GENERAL FUND
FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH SEPTEMBER 30, 2025**

		FY 2025 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)	ADOPTED BUDGET VARIANCE FAV (UNFAV)	% OF BUDGET BUDGET SPENT TO DATE
1	REVENUES						
2	Assessment levy: all residents	\$ 2,582,867	\$ 2,582,867	\$ 2,592,136	\$ 9,269	\$ 9,269	100.36%
3	Assessment levy: Cachet	2,550	2,550	2,559	9	9	100.37%
4	Interest Revenue-Investments	30,000	30,000	71,359	41,359	41,359	237.86%
5	Miscellaneous Revenue	-	-	-	-	-	-
6	Rental Income	-	-	23,082	23,082	23,082	0.00%
7	Bar Code Access	-	-	7,528	7,528	7,528	0.00%
8	Tennis Contract Revenue	-	-	-	-	-	0.00%
9	Event Sponsorship	-	-	-	-	-	0.00%
10	Miscellaneous Revenue	-	-	3,062	3,062	3,062	0.00%
11	Fund Balance Forward from FY24	300,000	65,000	65,000	-	(235,000)	21.67%
12	Fund Balance Forward-Weir Project	400,000	400,000	32,200	(367,800)	(367,800)	8.05%
13	Total revenues	3,315,417	3,080,417	2,796,928	(283,489)	(518,489)	84.36%
14	EXPENDITURES						
15	Professional & admin						
16	District Engineer	15,000	15,000	5,393	9,608	9,608	35.95%
17	Insurance- General Liability & Public Officials	68,188	68,188	67,115	1,073	1,073	98.43%
18	Postage	2,000	2,000	147	1,853	1,853	7.35%
19	Supervisors Fees	12,000	12,000	13,200	(1,200)	(1,200)	110.00%
20	Payroll taxes	1,225	1,225	880	345	345	71.85%
21	Payroll service fee	600	600	3,247	(2,647)	(2,647)	541.08%
22	District Management	70,000	70,000	74,189	(4,189)	(4,189)	105.98%
23	Trustee fees	3,558	3,558	3,556	2	2	99.94%
24	Bank fees	1,500	1,500	914	586	586	60.94%
25	Dues & licenses	175	175	175	-	-	100.00%
26	Legal advertising and Sunshine Board	1,500	1,500	1,126	374	374	75.07%
27	Insurance: worker's compensation	5,500	5,500	475	5,025	5,025	8.64%
28	Legal - general counsel	15,000	15,000	31,112	(16,112)	(16,112)	207.41%
29	Assessment roll preparation	-	-	-	-	-	0.00%
30	Bond amortization schedule fee	-	-	-	-	-	0.00%
31	Audit	4,750	4,750	6,000	(1,250)	(1,250)	126.32%
32	Arbitrage rebate calculation	2,500	2,500	-	2,500	2,500	0.00%
33	Credit card discount	200	200	-	200	200	0.00%
34	Contingencies	2,000	2,000	7,113	(5,113)	(5,113)	355.63%
35	Total professional & admin	205,696	205,696	214,640	(8,944)	(8,944)	104.35%

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
GENERAL FUND
FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH SEPTEMBER 30, 2025**

	FY 2025 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)	ADOPTED BUDGET VARIANCE FAV (UNFAV)	% OF BUDGET BUDGET SPENT TO DATE
36 Field Operations						
37 Utilities						
38 ADA website compliance	210	210	210	-	-	100.00%
39 Streetlights	251,520	251,520	247,476	4,044	4,044	98.39%
40 Electricity	95,280	95,280	76,932	18,348	18,348	80.74%
41 Water, sewer & irrigation	24,975	24,975	54,998	(30,023)	(30,023)	220.21%
42 Solid waste removal	9,439	9,439	10,024	(585)	(585)	106.20%
43 Sewer lift stations	5,000	5,000	1,785	3,215	3,215	35.70%
44 Communication	35,748	35,748	32,761	2,987	2,987	91.64%
45 Website	705	705	900	(195)	(195)	127.66%
46 Propane	400	400	-	400	400	0.00%
47 Total utilities	423,277	423,277	425,086	(1,809)	(1,809)	100.43%
48 Security operations				-		
49 Summer time pool guard	24,480	24,480	-	24,480	24,480	0.00%
50 Security staffing contract services	411,840	411,840	406,200	5,640	5,640	98.63%
51 Contractual virtual guard and Access cards	66,912	66,912	53,414	13,498	13,498	79.83%
52 Off-duty policing	16,000	16,000	-	16,000	16,000	0.00%
53 Total security operations	519,232	519,232	459,614	59,618	59,618	88.52%
54 Field office administration						
55 Field Manager	79,000	79,000	66,805	12,195	12,195	84.56%
56 Assistant Field Manager	18,500	18,500	16,774	1,726	1,726	90.67%
57 Office administrator	68,237	68,237	71,573	(3,336)	(3,336)	104.89%
58 Payroll taxes	15,000	15,000	5,083	9,917	9,917	33.89%
59 Pool & beach club attendants	26,000	26,000	21,818	4,182	4,182	83.92%
60 Guard office supplies	1,500	1,500	171	1,329	1,329	11.43%
61 Seasonal decorations	60,000	60,000	58,950	1,050	1,050	98.25%
62 Beach club office equipment	4,500	4,500	5,726	(1,226)	(1,226)	127.25%
63 Beach club office supplies	4,500	4,500	2,380	2,120	2,120	52.90%
64 Beach club gym supplies	19,000	19,000	23,480	(4,480)	(4,480)	123.58%
65 Community events supplies	18,000	18,000	13,874	4,126	4,126	77.08%
66 Guard office equipment	1,000	1,000	-	1,000	1,000	0.00%
67 Miscellaneous field expense	87,000	87,000	23,609	63,391	63,391	27.14%
68 Weir project	350,000	350,000	32,200	317,800	317,800	9.20%
69 Total Field office administration	752,237	752,237	342,444	409,793	409,793	45.52%

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
GENERAL FUND
FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH SEPTEMBER 30, 2025**

	FY 2025 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)	ADOPTED BUDGET VARIANCE FAV (UNFAV)	% OF BUDGET BUDGET SPENT TO DATE
70 Landscape Maintenance						
71 Lake & pond maintenance	57,600	57,600	57,600	-	-	100.00%
72 Well maintenance - irrigation	3,000	3,000	5,148	(2,148)	(2,148)	171.59%
73 Landscape review contract	-	-	-	-	-	0.00%
74 Landscape maintenance	348,000	348,000	344,315	3,685	3,685	98.94%
75 Plant replacement	25,000	25,000	14,534	10,466	10,466	58.13%
76 Annuals & seasonal plant installation	7,500	7,500	3,500	4,000	4,000	46.67%
77 Tree removal, replacement and maintenance	24,000	24,000	27,242	(3,242)	(3,242)	113.51%
78 Irrigation - maintenance	7,500	7,500	12,967	(5,467)	(5,467)	172.89%
79 Mulch	50,000	50,000	60,446	(10,446)	(10,446)	120.89%
80 Beach sand	6,000	6,000	-	6,000	6,000	0.00%
81 Sod replacement	5,000	5,000	5,416	(416)	(416)	108.32%
82 Total Landscape maintenance	<u>533,600</u>	<u>533,600</u>	<u>531,167</u>	<u>2,433</u>	<u>2,433</u>	<u>99.54%</u>
83 Facilities maintenance						
84 Recreation equipment maintenance & repair	15,000	15,000	10,298	4,702	4,702	68.65%
85 Building equipment maintenance & repair	10,000	10,000	18,582	(8,582)	(8,582)	185.82%
86 Fountains	5,000	5,000	14,929	(9,929)	(9,929)	298.59%
87 Monuments & signs	4,000	4,000	12,952	(8,952)	(8,952)	323.81%
88 Outside maintenance	50,000	50,000	6,170	43,830	43,830	12.34%
89 Cleaning	27,560	27,560	38,368	(10,808)	(10,808)	139.22%
90 Pest control	1,950	1,950	1,715	235	235	87.95%
91 Car and cart repairs and maintenance	9,000	9,000	623	8,377	8,377	6.93%
92 Security gate maintenance & repair	5,000	5,000	15,559	(10,559)	(10,559)	311.17%
93 Security gate maintenance & repair - Cachet	2,550	2,550	-	2,550	2,550	0.00%
94 Storm water drainage	30,000	30,000	1,753	28,248	28,248	5.84%
95 Facilities maintenance contingency	248,000	248,000	225,459	22,541	22,541	90.91%
96 Contingency for end of year	90,000	90,000	110,311	(20,311)	(20,311)	122.57%
97 Paver, streets and sidewalk repairs, cleaning	125,000	125,000	108,966	16,034	16,034	87.17%
98 Pressure washing	7,500	7,500	202	7,298	7,298	2.69%
99 Rentals and leases	10,740	10,740	6,422	4,318	4,318	59.79%
100 Capital reinvestment note 2022 repayment	<u>152,000</u>	<u>152,000</u>	<u>153,315</u>	<u>(1,315)</u>	<u>(1,315)</u>	<u>100.86%</u>
101 Total Facilities maintenance	<u>793,300</u>	<u>793,300</u>	<u>725,624</u>	<u>67,676</u>	<u>67,676</u>	<u>91.47%</u>
102 Facilities maintenance (pool)						
103 Pool maintenance	25,500	25,500	36,150	(10,650)	(10,650)	141.76%
104 Pool repairs	7,000	7,000	10,831	(3,831)	(3,831)	154.73%
105 Pool heater utilities	5,000	5,000	910	4,090	4,090	18.20%
106 Pool permit	<u>575</u>	<u>575</u>	<u>325</u>	<u>250</u>	<u>250</u>	<u>56.52%</u>
107 Total Facilities maintenance (pool)	<u>38,075</u>	<u>38,075</u>	<u>48,216</u>	<u>(10,141)</u>	<u>(10,141)</u>	<u>126.64%</u>
108 Total Field operations	<u>3,059,721</u>	<u>3,059,721</u>	<u>2,532,150</u>	<u>527,571</u>	<u>527,571</u>	<u>82.76%</u>
109 Other financing sources and uses						
110 Increase in fund balance - Operating Reserve	<u>50,000</u>	<u>50,000</u>	<u>50,000</u>	<u>-</u>	<u>-</u>	<u>100.00%</u>
111 Total other financing sources and uses	<u>50,000</u>	<u>50,000</u>	<u>50,000</u>	<u>-</u>	<u>-</u>	<u>100.00%</u>
112 Total Expenditures	<u>3,315,417</u>	<u>3,315,417</u>	<u>2,796,791</u>	<u>518,626</u>	<u>518,626</u>	<u>84.36%</u>
113 Excess/(deficiency) of revenues over/(under)	<u>-</u>	<u>(235,000)</u>	<u>137</u>	<u>(802,115)</u>	<u>(1,037,115)</u>	<u>0.00%</u>
114 Fund balance - beginning (unaudited)			<u>1,223,781</u>			
115 Less FB carryforward - Weir project			<u>(32,200)</u>			
116 Less FB carryforward from FY2024			<u>(65,000)</u>			
117 Plus increase in operating reserves			<u>50,000</u>			
118 Fund balance - ending			<u>\$ 1,176,718</u>			

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
DEBT SERVICES FUND SERIES 2013
FOR THE PERIOD BEGINNING OCTOBER 1, 2024 THROUGH SEPTEMBER 30, 2025**

	FY 2025 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
1 REVENUES				
2 Assessment levy	\$ 101,930	\$ 40,772	\$ 102,208	\$ 61,436
3 Interest	-	-	6,557	6,557
4 Bond close out transfer in	-	-	-	-
5 Total revenues	<u>101,930</u>	<u>40,772</u>	<u>108,765</u>	<u>67,993</u>
6 EXPENDITURES				
7 Debt Service				
8 Assessment Collection Fee 2%	2,124	-	-	-
9 Principal prepayment	-	-	-	-
10 Principal:				
November 2024	30,000	30,000	30,000	-
11 Interest:				
12 November 2024	31,588	31,588	32,431	
13 May 2025	31,588	31,588	31,588	
14 Total debt service expenditures	<u>95,299</u>	<u>93,175</u>	<u>94,019</u>	<u>-</u>
15 Excess/(deficiency) of revenues	<u>6,631</u>	<u>(52,403)</u>	<u>14,746</u>	<u>67,993</u>
16 Fund balance - beginning (unaudited)			175,813	
17 Fund balance - ending			<u>\$ 190,559</u>	

Cory Lakes
Operating Account - Bank Reconciliation
September 30, 2025

	<u>Operating Acct (BU)</u>
<i>Balance Per Bank Statements</i>	\$ 337,796.28
Plus: Deposits In Transit	-
Less: Outstanding Checks	(213,072.97)
Less: Restricted cash in operating account	
<i>Adjusted Bank Balance</i>	<u><u>\$ 124,723.31</u></u>

<i>Beginning Balance Per Books</i>	\$ 243,440.42
Cash Deposits & Credits	334,936.42
Cash Disbursements & Transfers	(453,653.53)
<i>Balance Per Books</i>	<u><u>\$ 124,723.31</u></u>

Cory Lakes CDD
Check Register - Operating Account
FY2025

Date	Number	Payee	Memo	Payment	Deposit	Balance
9/30/2024			EOY BALANCE			108,901.25
10/1/2024	100299	US Bank Equipment Finance	Invoice: 538359183 (Reference: Contract # 500-0666087-000.)	147.56		108,753.69
10/2/2024	100300	Breeze Connected, LLC	Professional Management Monthly Services	5,833.33		102,920.36
10/3/2024	1005	Cory Lakes CDD C/O US Bank	FY24 Tax collections DS 2013	8,926.90		93,993.46
10/3/2024	100301	JCS Investigations	Security at cross creek, morris bridge gate and pool guard	37,440.00		56,553.46
10/4/2024	100302	Landscape Maintenance Professionals	Invoice: 186066 (Reference: Annuals - Summer Mix.) Invoice: 186882 (Reference: Monthly lawn	31,438.53		25,114.93
10/4/2024	100303	FL-Air Heating & Cooling	Invoice: 20735 (Reference: Demo & Tear out of existing hvac in gym/north side (2)5 tons & ductwc	1,750.00		23,364.93
10/4/2024	100304	Steadfast Environmental, LLC	Routine Aquatic Maintenance (Pond Spraying)	4,800.00		18,564.93
10/4/2024	100424ACH	ADP.	PR Processing Fee-BOS	61.87		18,503.06
10/7/2024	100305	Tampa S.W.A.P	Gym Drywall/mud/finish/ & Paint Deposit for Corey Lakes	3,850.00		14,653.06
10/7/2024	100306	City of Tampa Utilities	Invoice: 9588- 9/24 (Reference: 10441 Cory Lake DR.) Invoice: 9589-9/24 (Reference: 10907 Cc	2,512.15		12,140.91
10/7/2024	100307	City of Tampa Utilities	Invoice: 0809-9/24 (Reference: 1540 INTERNATIONAL PKWY STE 2000.) Invoice: 0810-9/24 (F	460.87		11,680.04
10/8/2024	100308	Verizon	Invoice: 9974540992 (Reference: Monthly service 8/23- 9/22.)	221.06		11,458.98
10/8/2024	100309	Suncoast Pool Service Inc	Invoice: 10631 (Reference: Swimming pool and fountain service, Operational checks of pumps and	1,725.00		9,733.98
10/8/2024	100310	HD Supply Facilities Maintenance, LTI	Invoice: 9229962553 (Reference: Fido Baggies Pet waste Liners 50/Pkg-CN.) Invoice: 92298734	765.94		8,968.04
10/9/2024	100311	WM Corp Services, Inc	Invoice: 0084799-2206-7 (Reference: Waste Management Services.)	583.79		8,384.25
10/11/2024	101124ACH	Charter Communications	Reference: 10441 Cory lake Dr 9/14/24- 10/13/24	918.48		7,465.77
10/11/2024	101124ACH	ADP.	PR Processing Fee	134.77		7,331.00
10/11/2024	101124PR	ADP.	10/11/24 PR	6,666.99		664.01
10/11/2024			Funds Transfer		150,000.00	150,664.01
10/15/2024	100312	Navitas Credit Corp	Reference: Contract payment. https://clientname(FILLIN).payableslockbox.com/DocView/InvoiceV	901.39		149,762.62
10/15/2024	100313	ADA Site Compliance LLC	Reference: Compliance Shield, Accessibility Policy, Technological Audit. https://clientname(FILLI	210.00		149,552.62
10/16/2024	101624ACH1	Frontier Communications	Reference: Frontier-Communication.	195.69		149,356.93
10/16/2024	100314	Bay 2 Bay Plumbing & Drains LLC	Invoice: 2794 (Reference: Garbage Disposal.)	625.00		148,731.93
10/16/2024	100315	Landscape Maintenance Professionals	Invoice: 187261 (Reference: Remove Pine tree leaning towards the back of the house.)	400.00		148,331.93
10/17/2024	100316	Fitness Services of Florida, Inc.	Invoice: 29011 (Reference: Monthly Preventative Maintenance service for all cardio and strength e	300.00		148,031.93
10/17/2024	100317	Gate Tech Inc.	Invoice: 162312 (Reference: Replacement belt for CSW200 with battery backup.) Invoice: 16301	786.66		147,245.27
10/18/2024	101824ACH	Tampa Electric	Reference: Summary Bill account.	26,306.94		120,938.33
10/21/2024	100318	Illuminations Holiday Lighting	Invoice: 32924 (Reference: Christmas Lighting Invoice for Cory Lake Isles.)	29,475.00		91,463.33
10/21/2024	100319	Solitude Lake Management	Invoice: PSI100899 (Reference: Early Termination Fee- Cory Lakes CDD Lake ALL.)	7,844.00		83,619.33
10/21/2024	100320	FL-Air Heating & Cooling	Invoice: 20746 (Reference: HVAC Equipment - 5 Ton Heat Pump Rheem 2 Stage 14.3 Seer2.)	30,126.00		53,493.33
10/21/2024	100321	Sunshine Cleaning Crew LLC	Invoice: 1004 (Reference: October Cleaning Services.)	2,125.00		51,368.33
10/21/2024	100322	Architectural Fountains, Inc	VOID: Invoice: 10032411E (Reference: SERVICE CALL TO RESET BREAKER ON FOUNTAIN #1.) Invoice: 10			51,368.33
10/23/2024	100323	A H Zehra Quadri & Syed Hussaini	Invoice: 1022024-1 (Reference: Refund of rental fee and deposit.)	850.00		50,518.33
10/23/2024	100324	Landscape Maintenance Professionals	Invoice: 187374 (Reference: Cleanup of property including cutting and stacking trees and palms ro	3,810.00		46,708.33
10/23/2024	100325	Envera Systems	Invoice: 00086732 (Reference: Work performed for Adjusting camera.)	127.00		46,581.33
10/23/2024	100326	Lakshmi Praveena Bobba	Invoice: 10222024 (Reference: Refund of Security deposit.)	400.00		46,181.33
10/25/2024	102524ACH2	ADP.	BOS MTG	891.80		45,289.53
10/25/2024	102524ACH4	ADP.	10/25/24 PR	6,014.03		39,275.50
10/25/2024	1125	Cynthia McIntyre		184.70		39,090.80
10/25/2024	607	Strongroom - Avidpay	ck # 100320 was ACH vendor was unable to retrieve. Wired funds 10/25 MG-this AR ensures fund	30,126.00		8,964.80
10/25/2024			Funds Transfer		125,000.00	133,964.80
10/28/2024	100327	City of Tampa Utilities	Invoice: 0805-10/24 (Reference: Water Services.) Invoice: 0806-10/24 (Reference: Water Servic	2,322.39		131,642.41
10/28/2024	100328	City of Tampa Utilities	Invoice: 9598-10/24 (Reference: Water Services.) Invoice: 9599-10/24 (Reference: Water Servic	16.12		131,626.29
10/29/2024	102924ACH1	Frontier Communications	Reference: Frontier-Communication.	135.98		131,490.31
10/29/2024	102924ACH2	Frontier Communications	Reference: Frontier-Communication.	190.98		131,299.33
10/29/2024	102924ACH3	Frontier Communications	Reference: Frontier-Communication.	270.98		131,028.35
10/29/2024	102924ACH	Frontier Communications	Reference: Frontier-Communication.	190.98		130,837.37
10/30/2024	103024ACH1	Tampa Electric	Reference: 11589 Cory Lake BL 9/10/24- 10/8/24	1,177.72		129,659.65
10/30/2024	100329	Egis Insurance Advisors LLC	Invoice: 25841 (Reference: Florida Insurance Alliance.)	65,959.00		63,700.65
10/30/2024	100331	FL-Air Heating & Cooling	OEM Condenser Fan Motor	1,179.00		62,521.65

10/30/2024	100332	Sunshine Cleaning Crew LLC	Removal of all drywall dust Inside windows,mirrors,walls,ceiling fans & gym equip.	360.00		62,161.65
10/30/2024	100333	Landscape Maintenance Professionals, Inc.		37,150.37		25,011.28
10/30/2024	100334	Dixie Safe & Lock Inc	Install Dead Bock AMP	209.00		24,802.28
10/30/2024	103024ACH	Tampa Electric	Reference: 12027 Cory Lake Blvd 9/10/24- 10/8/24	1,043.49		23,758.79
10/31/2024			Deposit		495.25	24,254.04
10/31/2024	WIRE	Finemark National Bank & Trust	Interest Paid-Check not received-stopped payment and sent a wire	12,833.33		11,420.71
10/31/2024	100330	Florida Dept of Economic Opportunity	Annual District Filing Fee	175.00		11,245.71
10/31/2024	100335	Envera Systems	Entrance #1	3,340.00		7,905.71
10/31/2024	100336	Boring Inc	Konica/ C258	210.86		7,694.85
10/31/2024	100337	WM Corp Services, Inc	Waste Management Services	783.79		6,911.06
10/31/2024	100338	A Party To Remember LLC	Special Event	4,015.05		2,896.01
10/31/2024	100339	Star Environmental, Inc		170.00		2,726.01
10/31/2024	100340	Architectural Fountains, Inc	VOID: Service call to check fountain at T-Road, replaced 45MFD capacitor on 9/24/2024.			2,726.01
10/31/2024	100342	HD Supply Facilities Maintenance, LTI	1 ply mlt ftd papr twls,Vinyl Ele,mil Trash bag,emmotion roll towel	662.32		2,063.69
10/31/2024	100343	US Bank Equipment Finance	Contract payment-Prop Damage surcharge	26.02		2,037.67
10/31/2024	100344	Brick Paving Systems Inc.	Repaired depressed area of paver road with cuts	525.00		1,512.67
10/31/2024				382,883.83	275,495.25	1,512.67
11/1/2024	110124ACH	ADP.	PR Processing Fee-BOS	63.93		1,448.74
11/4/2024			Funds Transfer		125,000.00	126,448.74
11/5/2024	110524ACH5	Charter Communications	Reference: 10441 Cory lake Dr 10/1/24- 10/14/24	919.28		125,529.46
11/5/2024	100345	Landscape Maintenance Professionals, Inc.		2,580.00		122,949.46
11/5/2024	100346	Breeze Connected, LLC	Professional Management Monthly Services	5,833.33		117,116.13
11/5/2024	100347	JCS Investigations	Invoice: 4 (Reference: Security at cross creek, morris bridge gate and pool guard.)	38,520.00		78,596.13
11/7/2024	100348	Breeze	Invoice: 19720 (Reference: Contingency Joseph O'Reilly Background.)	87.36		78,508.77
11/7/2024	100349	Navitas Credit Corp	Invoice: 110424-4119 (Reference: Contract payment.)	901.39		77,607.38
11/7/2024	100350	Verizon	Invoice: 9976976821 (Reference: Monthly service 9/23- 10/22.)	221.37		77,386.01
11/7/2024	100351	Fitness Services of Florida, Inc.	Invoice: 29104 (Reference: Received a request from FSF SO 89275 for parts and repairs.) Invoic	1,267.00		76,119.01
11/8/2024	110824ACH	ADP.	11/08/24 pr	7,020.29		69,098.72
11/8/2024	110824ACH	ADP.	PR Processing Fee	135.43		68,963.29
11/8/2024	110824ACH	ADP.	VOID: 110824PR			68,963.29
11/12/2024	100352	Straley Robin Vericker	Invoice: 25437 (Reference: Professional Services Rendered Through.)	976.00		67,987.29
11/12/2024	100353	Egis Insurance Advisors LLC	Invoice: 25654 (Reference: Workers Compensation - Renew policy, TRIA EC - Renew policy.)	3,228.00		64,759.29
11/12/2024	100354	Landscape Maintenance Professionals	Invoice: 188117 (Reference: Replace faulty irragation controller.) Invoice: 188115 (Reference:	5,041.48		59,717.81
11/13/2024	111324ACH1	Frontier Communications	Reference: Frontier-Communication.	196.56		59,521.25
11/13/2024	100355	Suncoast Pool Service Inc	Invoice: 10695 (Reference: Swimming pool and fountain service, Operational checks of pumps and	1,725.00		57,796.25
11/13/2024	100356	Fitness Services of Florida, Inc.	Invoice: 29117 (Reference: Monthly Preventative Maintenance service Oct24.)	300.00		57,496.25
11/13/2024	100357	Gate Tech Inc.	Invoice: 163952 (Reference: Service call Area-2.) Invoice: 163950 (Reference: Replacement mo	1,247.20		56,249.05
11/13/2024	100358	Landscape Maintenance Professionals	Invoice: 188241 (Reference: Cleanup of property including cutting and stacking trees and palms ro	1,250.00		54,999.05
11/13/2024	100359	HD Supply Facilities Maintenance, LTD		879.30		54,119.75
11/13/2024	100360	Steadfast Environmental, LLC	Invoice: SE-25340 (Reference: FEMA Debris Monior Services - Quantification of vegetative debris	2,040.00		52,079.75
11/13/2024	100361	Envera Systems	Entrance #1	3,340.00		48,739.75
11/13/2024	111324ACH	Tampa Electric	Reference: Summary Bill account.	25,897.37		22,842.38
11/14/2024			VOID: Funds Transfer		150,000.00	172,842.38
11/15/2024	100362	City of Tampa Utilities		2,763.66		170,078.72
11/15/2024	100363	City of Tampa Utilities	Reference: Water Services. https://clientname(FILLIN).payableslockbox.com/DocView/InvoiceView	155.34		169,923.38
11/18/2024	100364	Electro Mechanic Industries,DBA Vern	Invoice: 843785 (Reference: FIBERGLASS REPAIR ON TOP OF SLIDE TO FIX CRACK.) Invoic	7,600.00		162,323.38
11/21/2024	112124ACH1	Tampa Electric	Reference: 11589 Cory Lake BL 10/09/24- 11/07/24	1,047.36		161,276.02
11/21/2024	112124ACH	Tampa Electric	Reference: 12027 Cory Lake Blvd 10/09/24- 11/07/24	676.32		160,599.70
11/22/2024	112224ACH	ADP.		45618		154,556.74
11/23/2024	072624ACH	Cynthia McIntrye	VOID: BOS MTG 7-25-24	6,042.96		154,556.74
11/27/2024	112724ACH1	Frontier Communications	Reference: Frontier-Communication.	135.98		154,420.76
11/27/2024	112724ACH2	Frontier Communications	Reference: Frontier-Communication.	190.98		154,229.78
11/27/2024	112724ACH3	Frontier Communications	Reference: Frontier-Communication.	270.98		153,958.80
11/27/2024	1126	Cynthia McIntrye		184.70		153,774.10
11/27/2024	112724ACH	Frontier Communications	Reference: Frontier-Communication.	190.98		153,583.12
11/27/2024	607R	Strongroom - Avidpay	ck # 100320 was ACH vendor was unable to retrieve. Wired funds 10/25 MG-this AR ensures funds are		30,126.00	183,709.12
11/30/2024			Deposit		415.55	184,124.67

11/30/2024	608		immaterial difference payroll	0.02		184,124.65
11/30/2024				122,929.57	305,541.55	184,124.65
12/2/2024	100365	CIO Technology Solutions, inc	Invoice: 34433-MSP (Reference: Agreement Recurring.)	557.27		183,567.38
12/3/2024	100366	U.S. BANK	Invoice: 7515930 (Reference: Trustee Fees.)	3,555.75		180,011.63
12/3/2024	100367	Access Central Inc	Invoice: 83854 (Reference: 300 Barcodes FC8 starting at 17101 at Beach Club.)	2,135.20		177,876.43
12/3/2024	100368	Welch Tennis Courts, Inc.	Invoice: 78778 (Reference: Deluxe PickleBall Replacement Net.)	153.98		177,722.45
12/3/2024	100369	CIO Technology Solutions, inc	Invoice: 34611-MSP (Reference: Agreement Recurring.)	662.27		177,060.18
12/3/2024	120324ACH	Charter Communications	Reference: 10441 Cory lake Dr 11/14/24- 12/13/24	919.28		176,140.90
12/5/2024	619		ADP cleared bank but not in QB plus immaterial penny difference	461.21		175,679.69
12/6/2024	100370	Star Environmental, Inc	Invoice: 76365 (Reference: Monthly lift station 11/1- 11/31.) Invoice: 76634 (Reference: Monthl	340.00		175,339.69
12/6/2024	100371	Pye Barker Fire & Safety Inc	Invoice: IV00335568 (Reference: Maint Rest One Tank Sys.)	716.50		174,623.19
12/6/2024	100372	HD Supply Facilities Maintenance, LTI	Invoice: 9231310406 (Reference: Sanitizing wet gym wipe.) Invoice: 9231352134 (Reference: Se	1,762.44		172,860.75
12/6/2024	100373	WM Corp Services, Inc	Invoice: 0100222-2206-0 (Reference: Waste Management Services.)	783.79		172,076.96
12/6/2024	100374	Gate Tech Inc.	Invoice: 163902 (Reference: DKS Cellular Monthly Charge.)	54.94		172,022.02
12/6/2024	100375	Olin Plumbing Inc.	Invoice: I-40235-1 (Reference: Backflow Testing.)	75.00		171,947.02
12/6/2024	120624ACH	ADP.	12-6-24 pr	6,616.60		165,330.42
12/9/2024	100376	Signarama Oldsmar	Reference: Posts Installation 6 Stop Signs. https://clientname(FILLIN).payableslockbox.com/Docv	295.00		165,035.42
12/9/2024	120924ACH	ADP.	BOS MTG	215.30		164,820.12
12/10/2024	100377	Breeze Connected, LLC	Invoice: 4218 (Reference: Professional Management Services Monthly.)	5,833.33		158,986.79
12/11/2024			Funds Transfer		200,000.00	358,986.79
12/12/2024	100378	A Party To Remember LLC	VOID: Invoice: 1261 (Reference: special Event.)			358,986.79
12/12/2024	100379	U.S. BANK	Invoice: 542686860 (Reference: Contract payment-Prop Damage surcharge.)	147.56		358,839.23
12/12/2024	100380	Pest2Rest, Inc.		675.00		358,164.23
12/12/2024	100381	Suncoast Pool Service Inc	Invoice: 10767 (Reference: Swimming pool and fountain service, Operational checks of pumps and	1,725.00		356,439.23
12/12/2024	100382	Navitas Credit Corp	Invoice: 120424-4119 (Reference: Contract payment.)	901.39		355,537.84
12/12/2024	100383	Landscape Maintenance Professionals	Invoice: 188465 (Reference: Irrigation repair completed.) Invoice: 188537 (Reference: MONTHL	28,932.68		326,605.16
12/12/2024	100384	HD Supply Facilities Maintenance, LTI	Invoice: 9231956598 (Reference: High velocity 14"3 speed air circulator-CN.)	94.99		326,510.17
12/12/2024	100385	Straley Robin Vericker	Invoice: 25595 (Reference: Professional Services Rendered Through October 31, 2024.)	2,205.00		324,305.17
12/12/2024	100386	Sunshine Cleaning Crew LLC	Invoice: 1006 (Reference: Nov cleaning services.)	2,750.00		321,555.17
12/12/2024	100387	Signarama Oldsmar	Invoice: INV-1482 (Reference: Posts Installation 6 Stop Signs.)	2,735.00		318,820.17
12/12/2024	100388	JCS Investigations	Invoice: 5 (Reference: Security at cross creek, morris bridge gate and pool guard.)	32,640.00		286,180.17
12/12/2024	100389	Fitness Services of Florida, Inc.	Invoice: 29212 (Reference: Monthly Preventative Maintenance service Oct24.)	300.00		285,880.17
12/12/2024	121224WIRE	Brick Paving Systems Inc.	Repaired depressed area of paver road with cuts	6,984.00		278,896.17
12/12/2024			VOID: Funds Transfer			278,896.17
12/13/2024	121324ACH	ADP.	PR Processing Fee-BOS	61.87		278,834.30
12/13/2024	616	Olin Plumbing Inc.	payment returned from Strongroom Check # 100375 paid by debit card		75.00	278,909.30
12/15/2024	121524WIRE	Dominique Green	Real bearded santa clause & 2 bluetooth speaker	2,645.75		276,263.55
12/16/2024	121624ACH1	Tampa Electric	Reference: 11589 Cory Lake BL 11/08/24- 12/10/24	1,118.49		275,145.06
12/16/2024	121624ACH2	Tampa Electric	Reference: 12027 Cory Lake Blvd 11/08/24- 12/09/24	757.55		274,387.51
12/16/2024	121624ACH3	Frontier Communications	Reference: Frontier-Communication.	196.56		274,190.95
12/16/2024	100390	Verizon	Monthly service 9/23- 10/22	221.37		273,969.58
12/16/2024	100391	HD Supply Facilities Maintenance, LTD		356.74		273,612.84
12/16/2024	100392	Evans Custom Docks Inc	Repair the floating dock ramp	1,750.00		271,862.84
12/16/2024	100393	CIO Technology Solutions, inc	Agreement Recurring	557.27		271,305.57
12/16/2024	100394	Air Masters of Tampa Bay, Inc.	Snooker Ice machine,water valve	334.00		270,971.57
12/16/2024	121624ACH	Tampa Electric	Reference: Summary Bill account.	25,762.54		245,209.03
12/16/2024			Funds Transfer	5,000.00		240,209.03
12/20/2024	122024ACH2	ADP.	PR Processing Fee-	135.10		240,073.93
12/20/2024	122024ach	ADP.	12-20-24 pr	6,203.66		233,870.27
12/20/2024	122024ACH	ADP.	VOID: 12-20-24 pr			233,870.27
12/20/2024	122024ACH	ADP.	PR Processing Fee-BOS	56.91		233,813.36
12/26/2024			Deposit		900.00	234,713.36
12/26/2024			Deposit		700.00	235,413.36
12/26/2024			Deposit		830.00	236,243.36
12/26/2024	100395	City of Tampa Utilities		4,901.24		231,342.12
12/26/2024	100396	Sunshine Cleaning Crew LLC	Invoice: 1007 (Reference: December Cleaning Services (7-days).)	2,750.00		228,592.12
12/26/2024	100397	Signarama Oldsmar	Invoice: INV-1512 (Reference: ACM material 6mm thick rounded corners 3 signs.) Invoice: INV-1	3,893.85		224,698.27

12/26/2024	100398	Breeze Connected, LLC	Reference: Professional Management Services Monthly. https://clientname(FILLIN).payableslockbt	461.00		224,237.27
12/26/2024	100399	Gate Tech Inc.	Invoice: 164285 (Reference: DSK Cellular Monthly Charge..)	67.44		224,169.83
12/26/2024	618		Prior mgmt co charged fees to Breeze account. Shima contacted Lucy Martel.	1,027.50		223,142.33
12/27/2024	122724ACH1	Frontier Communications	Reference: Frontier-Communication.	190.98		222,951.35
12/27/2024	122724ACH2	Frontier Communications	Reference: Frontier-Communication.	135.98		222,815.37
12/27/2024	122724ACH3	Frontier Communications	Reference: Frontier-Communication.	190.98		222,624.39
12/27/2024	122724ACH	Frontier Communications	Reference: Frontier-Communication.	270.98		222,353.41
12/30/2024	100400	Steadfast Environmental, LLC	Invoice: SE-25324 (Reference: Routine Aquatic Maintenance (Pond Spraying).) Invoice: SE-254	9,600.00		212,753.41
12/30/2024	100401	Gate Tech Inc.		3,959.52		208,793.89
12/30/2024	100402	Landscape Maintenance Professionals, Inc.		5,864.30		202,929.59
12/31/2024		Deposit			7,393.75	210,323.34
12/31/2024		Deposit			638.41	210,961.75
12/31/2024				183,700.06	210,537.16	210,961.75
1/3/2025	010325ACH1	ADP	01/-03-25 pr	6,741.91		204,219.84
1/3/2025	010325ACH8	Charter Communications	Reference: 10441 Cory lake Dr 12/14/24- 01/13/25	919.28		203,300.56
1/6/2025	100403	Kai Connected, LLC	Invoice: 4317 (Reference: Professional Management Services.) Invoice: 4350 (Reference: Profe	6,800.83		196,499.73
1/6/2025	100404	JCS Investigations	Invoice: 6 (Reference: Security at cross creek, morris bridge gate and pool guard.)	34,080.00		162,419.73
1/6/2025	100405	WM Corp Services, Inc	Invoice: 0108370-2206-9 (Reference: Waste Management Services.)	783.79		161,635.94
1/6/2025	100406	Steadfast Environmental, LLC	Invoice: SE-26085 (Reference: Routine Aquatic Maintenance (Pond Spraying) for the month dated	4,800.00		156,835.94
1/6/2025	100407	McMaster-Carr	316 Stainless Steel Washer for 5/8" Screw Size, 0.688" ID, 1.5" OD, Packs of 10	72.41		156,763.53
1/7/2025	100408	Gate Tech Inc.	Invoice: 164969 (Reference: DKS Cellular Monthly Charge.)	54.94		156,708.59
1/7/2025	100409	Navitas Credit Corp	Reference: Contract payment. https://clientname(FILLIN).payableslockbox.com/DocView/InvoiceV	901.39		155,807.20
1/10/2025	011025ACH	Tampa Electric	Reference: Summary Bill account.	25,439.48		130,367.72
1/10/2025	100410	HD Supply Facilities Maintenance, LTI	Invoice: 9232566998 (Reference: Large- Thermostal cover,42 gel 2.5 mil trash bag.) Invoice: 18(	680.41		129,687.31
1/10/2025	100411	Brick Paving Systems Inc.	Invoice: CLI-R-111920242 (Reference: Paver street repair.)	6,984.00		122,703.31
1/10/2025	100412	Custom Reserves LLC	Invoice: R1341.25 (Reference: Retainer Payment - Site visits are prioritized based on receipt date	2,350.00		120,353.31
1/10/2025	100413	Illuminations Holiday Lighting	Invoice: 321225 (Reference: Christmas Lighting Invoice for Cory Lake Isles.)	29,475.00		90,878.31
1/10/2025	100414	Fitness Services of Florida, Inc.	Invoice: 29307 (Reference: Monthly Preventative Maintenance service Oct24.)	300.00		90,578.31
1/10/2025	100415	CIO Technology Solutions, inc	Invoice: 34699-MSP (Reference: Agreement Recurring.)	557.27		90,021.04
1/10/2025	100416	Olin Plumbing Inc.	Invoice: I-40235-2 (Reference: Backflow Testing.)	1,252.89		88,768.15
1/10/2025	100417	Boring Inc	Invoice: 843457 (Reference: Konica/ C258-11/24.)	68.18		88,699.97
1/10/2025	100419	Signarama Oldsmar	Invoice: INV-1565 (Reference: Monument Sign.)	212.50		88,487.47
1/10/2025	100420	U.S. BANK	Invoice: 544928872 (Reference: Contract payment-Prop Damage surcharge.)	415.92		88,071.55
1/10/2025	100421	Servicore Window Cleaning	Invoice: 20173043 (Reference: Window Cleaning.)	1,254.00		86,817.55
1/10/2025			Funds Transfer		200,000.00	286,817.55
1/13/2025		Tampa Electric	QuickBooks generated zero amount transaction for bill payment stub			286,817.55
1/13/2025	100422	Verizon	Invoice: 6101828258 (Reference: Monthly service 11/24- 12/22.)	442.74		286,374.81
1/14/2025	011425ACH	Frontier Communications	Reference: Frontier-Communication.	196.56		286,178.25
1/16/2025	100423	City of Tampa Utilities	Invoice: 9588-01/25 (Reference: Water Services-Jan 2025.) Invoice: 9589-01/25 (Reference: Wa	3,409.97		282,768.28
1/16/2025	100424	Tommy Finch Fencing LLC	Invoice: 16 (Reference: 8'h white vinyl fence repair around dumpster.) Invoice: 15 (Reference:	10,035.00		272,733.28
1/16/2025	100425	Gate Tech Inc.	Invoice: 165009 (Reference: Additional Troubleshooting/Service time..) Invoice: 165010 (Referer	285.00		272,448.28
1/16/2025	100426	Hyoco Distribution Inc	VOID: Paid by Credit card-returned Invoice: HY250001 (Reference: Freight charges / handling.)			272,448.28
1/16/2025	100427	Suncoast Pool Service Inc	Invoice: 10839 (Reference: Swimming pool and fountain service, Operational checks of pumps and	1,725.00		270,723.28
1/16/2025	100428	Landscape Maintenance Professionals	Invoice: 306196 (Reference: Replace plants at center island where car damaged occurred.)	168.40		270,554.88
1/16/2025	100429	Brick Paving Systems Inc.	Invoice: CLI-R-1820251 (Reference: days trip charge with a 3-man crew,Crushed concrete base ar	7,639.50		262,915.38
1/16/2025	100430	Straley Robin Vericker	Invoice: 25818 (Reference: Professional Services Rendered Through November 30, 2024.)	5,560.50		257,354.88
1/16/2025	100431	Signarama Oldsmar	Invoice: INV-1569 (Reference: Replant and Straighten Pole and Sign.)	250.00		257,104.88
1/17/2025	011725ACH1	ADP	PR Processing Fee-	135.10		256,969.78
1/17/2025	011725ACH	ADP	01-17-25 pr	6,476.46		250,493.32
1/21/2025	100432	Sunshine Cleaning Crew LLC	Invoice: 1008 (Reference: January Cleaning Services (7-days).)	2,750.00		247,743.32
1/21/2025	100433	CIO Technology Solutions, inc	Invoice: 34985-MSP (Reference: Agreement Recurring: Cory Lake.)	557.27		247,186.05
1/22/2025	100434	Servicore Window Cleaning	Invoice: 20173048 (Reference: Window Cleaning.)	1,425.00		245,761.05
1/22/2025	100435	HD Supply Facilities Maintenance, LTI	Invoice: 9232262017 (Reference: Combifold fold twl dspnsr.) Invoice: 9232165507 (Reference: k	336.83		245,424.22
1/22/2025	100436	Evans Custom Docks Inc	Invoice: 002 (Reference: Repair the existing middle rail ,replace cap.) Invoice: 003 (Reference	1,642.00		243,782.22
1/22/2025	100437	Architectural Fountains, Inc	Invoice: INV-034613 (Reference: Service call to address down fountain.)	150.00		243,632.22
1/22/2025	100438	Envera Systems	Invoice: 748625 (Reference: Active video monitoring,service and maintenance.) Invoice: 748626	8,011.00		235,621.22
1/22/2025	100439	Boring Inc	Invoice: 846313 (Reference: Konica/ C258-12/24.)	68.18		235,553.04

1/22/2025	100440	Fitness Services of Florida, Inc.	Invoice: 29379 (Reference: Monthly Preventative Maintenance service Jan25.)	300.00		235,253.04
1/22/2025	100441	Gate Tech Inc.	VOID: Invoice: 164703 (Reference: ADC Sure FI kit & Service call area.)			235,253.04
1/22/2025	100442	Air Masters of Tampa Bay, Inc.	Invoice: 194292 (Reference: Repair Snooker Ice machine,water valve.)	148.39		235,104.65
1/23/2025	012325ACH1	Tampa Electric	Reference: 12027 Cory Lake Blvd December 10, 2024 - January 09, 2025	703.20		234,401.45
1/23/2025	012325ACH	Tampa Electric	Reference: 11589 Cory Lake BL December 10, 2024 - January 09, 2025	1,044.60		233,356.85
1/23/2025	100443	Envera Systems	Invoice: 749806 (Reference: Gate Access Entrance#1.)	3,340.00		230,016.85
1/24/2025	1127	Cynthia McIntyre		184.70		229,832.15
1/24/2025	012425ACH	ADP	BOS MTG	461.20		229,370.95
1/24/2025	100444	City of Tampa Utilities	Invoice: 9598-01/25 (Reference: Water Services-Jan 2025.)	156.13		229,214.82
1/27/2025	100445	Olin Plumbing Inc.	Invoice: I-40235-3 (Reference: Wilkins Backflow Replacement.)	5,340.00		223,874.82
1/27/2025	100446	Hecker Construction Company,Inc.	Invoice: 7256 (Reference: Demo and removal of Seawall Weir systems.)	32,200.00		191,674.82
1/28/2025	012825ACH1	Frontier Communications	Reference: Frontier-Communication.	190.98		191,483.84
1/28/2025	012825ACH2	Frontier Communications	Reference: Frontier-Communication.	135.98		191,347.86
1/28/2025	012825ACH3	Frontier Communications	Reference: Frontier-Communication.	190.98		191,156.88
1/28/2025	012825ACH	Frontier Communications	Reference: Frontier-Communication.	270.98		190,885.90
1/29/2025	012925ACH2	ADP	2 PR ADP BOS Fees	117.60		190,768.30
1/29/2025	012925ACH	Charter Communications	Reference: 10441 Cory lake Dr 01/14/25- 02/13/25	918.74		189,849.56
1/29/2025	100447	HD Supply Facilities Maintenance, LTI	Invoice: 9233165607 (Reference: Swivel Anchor Hook 6.5-US.) Invoice: 9232926962 (Reference	347.05		189,502.51
1/30/2025	100448	Steadfast Environmental, LLC	Invoice: SE-26142 (Reference: Linear Feet of Field Fence installation at dam. Environmental Crew	3,770.00		185,732.51
1/31/2025			Deposit		566.17	186,298.68
1/31/2025	013125ACH3	ADP	01-31-25 pr	6,990.29		179,308.39
1/31/2025	013125ACH3	ADP	ADP Pr Fees-BOS	61.87		179,246.52
1/31/2025	013125ACH5	ADP	BOS MTG 12-1924	1,107.10		178,139.42
1/31/2025	1128	Cynthia McIntyre	bos mtg	184.70		177,954.72
1/31/2025	100449	Frontier Communications	Invoice: 011925-01-5 (Reference: Internet service.)	196.89		177,757.83
1/31/2025				233,770.09	200,566.17	177,757.83
2/4/2025	100450	Business Observer	Invoice: 25-00164H (Reference: Public Board Meetings.)	72.19		177,685.64
2/4/2025	100451	JCS Investigations	Invoice: 7 (Reference: Security at cross creek, morris bridge gate and pool guard.)	34,320.00		143,365.64
2/4/2025	100452	Gate Tech Inc.	Invoice: 165111 (Reference: 15' Lighted Replacement Arm,Service call (Area 3).) Invoice: 165112	2,750.57		140,615.07
2/4/2025	100453	HD Supply Facilities Maintenance, LTD	Invoice: 9233227197 (Reference: Sanitizing wipes 2300 sht rolls.) Invoice: 9233227196 (Referenc	1,160.75		139,454.32
2/4/2025	100454	US Bank Equipment Finance	Invoice: 547184903 (Reference: Prop Damage surcharge.)	428.93		139,025.39
2/4/2025	100455	Fitness Services of Florida, Inc.	Invoice: 29442 (Reference: Monthly Preventative Maintenance service of all cardio and strength ex	300.00		138,725.39
2/7/2025	020725ACH2	ADP	PR Fees	118.78		138,606.61
2/7/2025	1129	Cynthia McIntyre	BOS MTG 1-28-25	184.70		138,421.91
2/7/2025	020725ACH	ADP	BOS MTG	891.80		137,530.11
2/7/2025	100456	Tommy Finch Fencing LLC	Invoice: 010425 (Reference: Straight run replace / rapair north/East side.)	6,924.00		130,606.11
2/7/2025	100457	Kai Connected, LLC	Invoice: 4400 (Reference: Professional Management Services Monthly Feb25.)	5,833.33		124,772.78
2/10/2025	100458	Straley Robin Vericker	Reference: For Professional Services Rendered Through December 31, 2024. https://clientname(F	4,026.00		120,746.78
2/10/2025	100459	Boring Inc	Reference: Konica/ C258-01/25. https://clientname(FILLIN).payableslockbox.com/DocView/Invoic	314.99		120,431.79
2/11/2025	021125ACH	Tampa Electric	Reference: Summary Bill account.	25,865.94		94,565.85
2/12/2025	100461	City of Tampa Utilities	Invoice: 021025-9595 (Reference: Water Services-Feb 2025.) Invoice: 021025-9594 (Reference: V	1,588.64		92,977.21
2/12/2025	100462	WM Corp Services, Inc	Invoice: 0116249-2206-5 (Reference: Waste Management Services.)	783.79		92,193.42
2/12/2025	100463	Navitas Credit Corp	Invoice: 020425-4119 (Reference: Contract payment.)	510.09		91,683.33
2/12/2025	100464	HD Supply Facilities Maintenance, LTD	Invoice: 9233627698/CR3588575 () Invoice: 8233510362 (Reference: 10.In Autmid touchis papr tc	456.72		91,226.61
2/14/2025	021425ACH2	ADP	PR Processing Fee-	135.10		91,091.51
2/14/2025	021425ACH3	ADP	ADP Pr Fees-BOS	63.94		91,027.57
2/14/2025	021425ACH	ADP	02-14-25 pr	7,096.60		83,930.97
2/18/2025	100465	Fitness Services of Florida, Inc.	Invoice: 29519 (Reference: Monthly Preventative Maintenance service of all cardio and strength ex	1,155.00		82,775.97
2/19/2025	100466	Steadfast Environmental, LLC	Invoice: SE-26237 (Reference: Routine Aquatic Maintenance (Pond Spraying) for the month dated	4,800.00		77,975.97
2/19/2025	100467	Star Environmental, Inc	Invoice: 77131 (Reference: Monthly lift station 01/1- 01/31.) Invoice: 77162 (Reference: Monthl	170.00		77,805.97
2/19/2025	100468	Gate Tech Inc.	Invoice: 165279 (Reference: Monthly DKS Cellular Monthly Charge.)	54.94		77,751.03
2/21/2025	100469	FL-Air Heating & Cooling	Invoice: 23140 (Reference: Maintenance Plans - No Charge Service Call Fee.)	249.00		77,502.03
2/24/2025	100470	Landscape Maintenance Professionals,	Invoice: 310331 (Reference: Landscape Maintenance-January 2025.) Invoice: 315452 (Reference:	57,314.16		20,187.87
2/26/2025	022625ACH1	Tampa Electric	Reference: 12027 Cory Lake Blvd January 10, 2025 - February 07, 2025	674.63		19,513.24

2/26/2025	022625ACH	Tampa Electric	Reference: 11589 Cory Lake BL January 10, 2025 - February 07, 2025	936.64		18,576.60
2/26/2025	022625ACH	ADP	ADP BOS Fees	132.05		18,444.55
2/26/2025	100471	Business Observer	Invoice: 25-00372H (Reference: notice of board meeting and closed session of the board of superv	72.19		18,372.36
2/26/2025	100472	Envera Systems	Invoice: 750934 (Reference: Gate Access Entrance#1.)	3,340.00		15,032.36
2/26/2025	100473	Sunshine Cleaning Crew LLC	Invoice: 1009 (Reference: February Cleaning Services (7-days.week).)	2,750.00		12,282.36
2/27/2025	022725ACH1	Frontier Communications	Reference: Frontier-Communication.	190.98		12,091.38
2/27/2025	022725ACH2	Frontier Communications	Reference: Frontier-Communication.	135.98		11,955.40
2/27/2025	022725ACH3	Frontier Communications	Reference: Frontier-Communication.	190.98		11,764.42
2/27/2025	022725ACH	Frontier Communications	Reference: Frontier-Communication.	270.98		11,493.44
2/28/2025			Deposit		270.17	11,763.61
2/28/2025	022825ACH	ADP	02-28-25 pr	5,138.00		6,625.61
2/28/2025	100474	CIO Technology Solutions, inc	Reference: Agreement Recurring. https://clientname(FILLIN).payableslockbox.com/DocView/Invo	561.36		6,064.25
2/28/2025	610		Hecker construction inv 7256		32,200.00	38,264.25
2/28/2025				171,963.75	32,470.17	38,264.25
3/3/2025	100475	Straley Robin Vericker	Reference: For Professional Services Rendered Through January 31, 2024. https://clientname(FILL	3,189.50		35,074.75
3/4/2025			Funds Transfer		150,000.00	185,074.75
3/5/2025	030525ACH	Charter Communications	Reference: 10441 Cory lake Dr 02/14/25- 03/14/25	918.74		184,156.01
3/5/2025	100476	Kai Connected, LLC	Invoice: 4486 (Reference: Professional Management Services-March.)	5,833.33		178,322.68
3/6/2025	030625ach2	ADP	BOS MTG	369.40		177,953.28
3/6/2025	030625ach	ADP	ADP Pr Fees-BOS	91.80		177,861.48
3/6/2025	100477	JCS Investigations	Invoice: 8 (Reference: Security at cross creek, morris bridge gate and pool guard-March.)	39,360.00		138,501.48
3/7/2025	1130	Cynthia McIntrye	BOS MTG 2-20-25	184.70		138,316.78
3/10/2025	031025ACH	Tampa Electric	Reference: Summary Bill account.	25,409.62		112,907.16
3/11/2025	100478	Steadfast Alliance, LLC	Invoice: SA-10104 (Reference: Routine Aquatic Maintenance (Pond Spraying) for the month dated	4,800.00		108,107.16
3/11/2025	100479	JCS Investigations	Invoice: 101 (Reference: Facilities and Admin Contract Labor-02.25.25-03.07.25.)	5,923.08		102,184.08
3/12/2025	100480	Landscape Maintenance Professionals,	Invoice: 316696 (Reference: Replaced [2] Faulty solenoids with wire connectors.)	287.20		101,896.88
3/13/2025	100481	Signarama Oldsmar	Invoice: INV-1620 (Reference: ACM 6mm Pool Sign 48x36 + Installation.)	570.00		101,326.88
3/13/2025	100482	Gate Tech Inc.	Invoice: 163940 (Reference: Service call (Area 3).) Invoice: 164851 (Reference: Email Joe Dec 1	380.00		100,946.88
3/14/2025	031425ACG	ADP	VOID: 03-14-25 PR			100,946.88
3/14/2025	031425ach	ADP	03-14-25 PR	251.90		100,694.98
3/14/2025	031425ach	ADP	ADP Pr Fees	61.80		100,633.18
3/14/2025	100483	City of Tampa Utilities	Invoice: 030725-0807 (Reference: Water Services-Mar 2025.) Invoice: 030725-0808 (Reference:)	2,294.53		98,338.65
3/14/2025	100484	City of Tampa Utilities	Invoice: 030725-0805 (Reference: Water Services-Mar 2025.) Invoice: 030725-0806 (Reference:)	399.36		97,939.29
3/14/2025	100485	Bandu LLC	Invoice: INV0387 (Reference: February pool service.)	3,250.00		94,689.29
3/14/2025	WTR03142025	Brick Paving Systems Inc.	Invoice: 22420251 (Reference: Repaired 7 areas at 10704, 10706, 10709 Cory Lakes Dr. and 1 area	6,319.00		88,370.29
3/17/2025	031725ACH	Frontier Communications	Reference: Frontier-Communication.	196.89		88,173.40
3/18/2025	100486	Bandu LLC	Invoice: INV0388 (Reference: March pool service.)	3,250.00		84,923.40
3/18/2025	100487	Straley Robin Vericker	Invoice: 26197 (Reference: For Professional Services Rendered Through February 28, 2025.)	3,416.00		81,507.40
3/18/2025	100488	WM Corp Services, Inc	Invoice: 0129311-2206-8 (Reference: Waste Management Services.)	783.79		80,723.61
3/18/2025	100489	Gate Tech Inc.	Invoice: 165621 (Reference: Service call (Area 3).) Invoice: 165622 (Reference: Service call (A	340.00		80,383.61
3/19/2025	100490	Landscape Maintenance Professionals,	Invoice: 317644 (Reference: The controller at Figi isles place is not functioning anymore. This is	31,709.58		48,674.03
3/19/2025	100491	Gate Tech Inc.	Invoice: 165754 (Reference: Monthly DKS Cellular Monthly Charge.)	54.94		48,619.09
3/19/2025	100492	Star Environmental, Inc	Invoice: 77568 (Reference: Monthly lift station 1 Feb28,2025.) Invoice: 77599 (Reference: Month	170.00		48,449.09
3/21/2025	032125ACH1	Tampa Electric	Reference: 12027 Cory Lake Blvd February 08, 2025 - March 10, 2025	590.45		47,858.64
3/21/2025	032125ach	ADP	ADP Pr Fees	201.00		47,657.64
3/21/2025	032125ACH	Tampa Electric	Reference: 11589 Cory Lake BL February 08, 2025 - March 10, 2025	475.22		47,182.42
3/24/2025	100493	Welch Tennis Courts, Inc.	Invoice: 79979 (Reference: Canopy Replacement 8? x 16? Regatta Blue Firesist Roll of Lacing Cord !	3,578.00		43,604.42
3/24/2025	100494	Sunshine Cleaning Crew LLC	Invoice: 1010 (Reference: March Cleaning Services (7-days.week).)	2,750.00		40,854.42
3/24/2025	100495	JCS Investigations	Invoice: 102 (Reference: Facilities and Admin Contract Labor-02.28.25-03.21.25.)	7,479.60		33,374.82
3/25/2025			Deposit		1,780.00	35,154.82
3/25/2025			Deposit		750.93	35,905.75

3/26/2025	100496	Architectural Fountains, Inc	Invoice: INV-038105 (Reference: Replaced T101 timer on Fountain #2.) Invoice: INV-038104 (Ref	575.00		35,330.75
3/27/2025	032725ACH1	Frontier Communications	Reference: Frontier-Communication.	190.98		35,139.77
3/27/2025	032725ACH2	Frontier Communications	Reference: Frontier-Communication.	135.98		35,003.79
3/27/2025	032725ACH3	Frontier Communications	Reference: Frontier-Communication.	190.98		34,812.81
3/27/2025	032725ach	ADP	BOS MTG	891.80		33,921.01
3/27/2025	032725ACH	Frontier Communications	Reference: Frontier-Communication.	270.98		33,650.03
3/27/2025	100497	Envera Systems	Invoice: 751819 (Reference: Entrance#1.)	101.67		33,548.36
3/27/2025	100498	Verizon	Invoice: 6106718157 (Reference: Monthly service 1/23/25- 2/22/25.)	221.69		33,326.67
3/27/2025	100499	Boring Inc	Invoice: 853145 (Reference: Konica/ C258-02/25.)	68.18		33,258.49
3/27/2025	100500	HD Supply Facilities Maintenance, LTD	Invoice: 9234309410 (Reference: Jumbo 2-Ply recycled toilet paper.) Invoice: 9234821547 (Refer	2,655.70		30,602.79
3/28/2025	100501	HD Supply Facilities Maintenance, LTD	Invoice: 9234985504 (Reference: cover in use 1gag 2-7/8 clr wasp guard-TW.) Invoice: 9234985	105.28		30,497.51
3/31/2025	1131	Cynthia McIntyre		184.70		30,312.81
3/31/2025	604			0.07		30,312.74
3/31/2025				160,482.44	152,530.93	30,312.74
4/1/2025	040125ach	ADP	BOS MTG-Juan Aliaga pay	369.40		29,943.34
4/1/2025	625R	Florida Dept of Revenue	Reverse of GJE 625 -- CY 2025 Q1 Sales tax	288.00		29,655.34
4/2/2025	100502	Johnson Engineering, Inc	Invoice: 80 (Reference: Professional Engineering Services.) Invoice: 81 (Reference: Professiona	4,240.00		25,415.34
4/3/2025	100503	Boring Inc	Invoice: 856632 (Reference: Konica/ C258-03/25.)	68.18		25,347.16
4/3/2025	619	Constant Contacts	approved by Joe Gibson-normally paid by debit card	52.00		25,295.16
4/4/2025	040425ach2	ADP	bos taxes juan aliag	61.20		25,233.96
4/4/2025	040425ach	ADP	ADP Pr Fees	67.32		25,166.64
4/4/2025	040425ACH	Charter Communications	Reference: 10441 Cory lake Dr 03/14/25 - 04/13/25	918.74		24,247.90
4/4/2025	100504	Gate Tech Inc.	Invoice: 165623 (Reference: Additional Troubleshooting/Service time..) Invoice: 165391 (Referen	1,555.00		22,692.90
4/4/2025	100505	Servicore Window Cleaning	Invoice: 20173071 (Reference: Exterior Cleaning-Clubhouse and Sidewalkers.)	625.00		22,067.90
4/7/2025	100506	Verizon	Invoice: 6109204158 (Reference: Monthly service 2/23/25- 3/22/25.)	221.53		21,846.37
4/7/2025	100507	FL-Air Heating & Cooling	Invoice: 23617 (Reference: HVAC Equipment - 3.5 Ton Air conditioner rheem 15.2 Seer2 R454B.)	9,983.00		11,863.37
4/7/2025	100508	JCS Investigations	Invoice: 103 (Reference: CDD Facilities and Administration-03.22.25-04.11.25.)	7,479.60		4,383.77
4/7/2025			Funds Transfer		150,000.00	154,383.77
4/8/2025	100509	JCS Investigations	Invoice: 9 (Reference: Security at cross creek, morris bridge gate and pool guard.)	40,800.00		113,583.77
4/8/2025	100510	Egis Insurance Advisors LLC	Invoice: 26930 (Reference: Workers Compensation - Audit-0/01/2023-10/01/2024.)	5,625.00		107,958.77
4/8/2025	100511	Johnson Engineering, Inc	Invoice: 86 (Reference: Professional Engineering Services.)	850.00		107,108.77
4/8/2025	100512	HD Supply Facilities Maintenance, LTD	Invoice: 9235267897 (Reference: Jumbo 2-Ply recycled toilet paper.) Invoice: 9235180154 (Refer	239.98		106,868.79
4/9/2025	040925ACH	Tampa Electric	Reference: Summary Bill account.	25,667.99		81,200.80
4/11/2025	041125ach	ADP	ADP Pr Fees	59.93		81,140.87
4/11/2025	100513	HD Supply Facilities Maintenance, LTD	Invoice: 9233047964 (Reference: Klein 9" High-leverage Side-cut Pliers-US,Noncontact Voltage Tes	239.53		80,901.34
4/14/2025	100514	Ashe Glass & Mirror, Inc.	VOID: Invoice: 24243 Deposit (Reference: 1/4" Clear Tempered Glass replacement.)			80,901.34
4/14/2025	100515	Hawkins Service Company, LLC	Invoice: 315569236 (Reference: SUPERFLO VSP VST-Pentair.)	2,785.82		78,115.52
4/15/2025	041525ACH	Frontier Communications	Reference: Frontier-Communication.	196.89		77,918.63
4/15/2025	100516	WM Corp Services, Inc	Invoice: 0137111-2206-2 (Reference: Waste Management Services.)	783.79		77,134.84
4/15/2025	100517	CIO Technology Solutions, inc	VOID: Invoice: 35378-MSP (Reference: Agreement Recurring.)			77,134.84
4/15/2025	100518	Holiday GOO	VOID: Invoice: 21428 (Reference: 2 PK Candy filled plastic Eggs.)			77,134.84
4/15/2025	100519	Bandu LLC	VOID: Invoice: INV0417 (Reference: April pool service.)			77,134.84
4/15/2025	300039	A Party To Remember LLC	Invoice: 1634 (Reference: Special event.)	4,082.48		73,052.36
4/21/2025	100520	Kazar's Electric, Inc.	Invoice: S15644A (Reference: Labor-3/24,Materials 3/24.)	393.24		72,659.12
4/21/2025	100521	Straley Robin Vericker	Invoice: 26356 (Reference: For Professional Services Rendered Through April 30, 2025.)	3,347.00		69,312.12
4/21/2025	100522	Steadfast Alliance, LLC	Invoice: SA-10849 (Reference: echnician diagnosed arc flash damage to the inside of the fountain c	888.86		68,423.26
4/21/2025	100523	City of Tampa Utilities	Invoice: 040825-9593 (Reference: Water Services-Apr 2025.) Invoice: 040825-9592 (Reference: V	2,382.78		66,040.48
4/21/2025	100524	City of Tampa Utilities	Invoice: 040825-9595 (Reference: Water Services-Apr 2025.) Invoice: 040825-9594 (Reference: V	80.41		65,960.07
4/22/2025	100525	Star Environmental, Inc	Invoice: 77983 (Reference: Monthly lift station 1 Mar31,2025.) Invoice: 77952 (Reference: Montl	170.00		65,790.07
4/22/2025	619	Constant Contacts	approved by Joe Gibson-normally paid by debit card	52.00		65,738.07
4/22/2025	620	Finemark National Bank & Trust	May 1 loan payment	147,875.00		-82,136.93

4/22/2025	621	Checks 100519 and 100517 returned due to signature		3,250.00	-78,886.93
4/22/2025	621	Checks 100519 and 100517 returned due to signature	3,250.00		-82,136.93
4/22/2025	621	Checks 100519 and 100517 returned due to signature		557.27	-81,579.66
4/22/2025	621	Checks 100519 and 100517 returned due to signature	557.27		-82,136.93
4/23/2025	100526	Ashe Glass & Mirror, Inc. Invoice: 24243 Deposit (Reference: 1/4" Clear Tempered Glass replacement.)	2,237.50		-84,374.43
4/23/2025	100527	Bandu LLC Invoice: INV0417 (Reference: April pool service.)	3,250.00		-87,624.43
4/23/2025	100528	CIO Technology Solutions, inc Invoice: 35378-MSP (Reference: Agreement Recurring.)	557.27		-88,181.70
4/23/2025	100529	Holiday GOO Invoice: 21428 (Reference: 2 PK Candy filled plastic Eggs.)	424.50		-88,606.20
4/23/2025	100530	Custom Reserves LLC Invoice: F1341.25 (Reference: Final Payment - Due upon receipt of the Reserve Study as agreed up	2,350.00		-90,956.20
4/23/2025	100531	HD Supply Facilities Maintenance, LTD Invoice: 1804582011 (Reference: PAYMENT DISCREPANCY-UNKNOWN.) Invoice: 9235597942 (R	628.17		-91,584.37
4/23/2025	100532	Servicore Window Cleaning Invoice: 20173076 (Reference: Window Cleaning-Quarterly Cleaning of Exterior Windows.)	825.00		-92,409.37
4/24/2025	042425ach2	ADP BOS MTG	676.50		-93,085.87
4/24/2025	100533	Joe Gibson Invoice: 041025- (Reference: paid for district expense out of pocket.) Invoice: 041425- (Refere	511.38		-93,597.25
4/25/2025	1132	Cynthia McIntrye	184.70		-93,781.95
4/25/2025	100534	Kai Connected, LLC Invoice: 4519 (Reference: Professional Management Services-April.)	5,833.33		-99,615.28
4/25/2025	100535	Gate Tech Inc. Invoice: 166124 (Reference: DKS Cellular Monthly Charge-April.)	57.44		-99,672.72
4/25/2025	100536	Steadfast Alliance, LLC Invoice: SA-11117 (Reference: Routine Aquatic Maintenance (Pond Spraying) for the month dated	4,800.00		-104,472.72
4/28/2025	042825ACH1	Tampa Electric Reference: 12027 Cory Lake Blvd March 11, 2025 - April 08, 2025	317.70		-104,790.42
4/28/2025	042825ACH	Tampa Electric Reference: 11589 Cory Lake BL March 11, 2025 - April 08, 2025	189.27		-104,979.69
4/28/2025	100537	Business Observer Invoice: 25-00950H (Reference: notice of board meeting and closed session of the board of superv	100.63		-105,080.32
4/28/2025	100538	HD Supply Facilities Maintenance, LTD Invoice: 9235758930 (Reference: Inndura 3-hole poly slash jacket.) Invoice: 9235758929 (Referer	309.44		-105,389.76
4/29/2025	042925ACH1	Frontier Communications Reference: Frontier-Communication.	190.98		-105,580.74
4/29/2025	042925ACH2	Frontier Communications Reference: Frontier-Communication.	135.98		-105,716.72
4/29/2025	042925ACH3	Frontier Communications Reference: Frontier-Communication.	190.98		-105,907.70
4/29/2025	042925ACH	Frontier Communications Reference: Frontier-Communication.	270.98		-106,178.68
4/30/2025		Deposit		749.98	-105,428.70
4/30/2025	100539	A Party To Remember LLC Invoice: 1636 (Reference: DJ back to school Bash.)	455.00		-105,883.70
4/30/2025	100540	Bandu LLC Invoice: INV0442 (Reference: May pool service.) Invoice: INV0443 (Reference: Black algae treat	4,350.00		-110,233.70
4/30/2025	100541	Ashe Glass & Mirror, Inc. Invoice: 24469 (Reference: /4" Clear Tempered Glass 30-3/4*58 1/2 seamed edges.)	183.44		-110,417.14
4/30/2025	100542	Envera Systems Invoice: 752361 (Reference: Gate Access Entrance#1.) Invoice: 752359 (Reference: Gate Access E	3,134.45		-113,551.59
4/30/2025	100543	JCS Investigations Invoice: 104 (Reference: CDD Facilities and Administration-April.)	7,479.60		-121,031.19
4/30/2025	100544	Sunshine Cleaning Crew LLC Invoice: 1011 (Reference: April Cleaning Services (7-days.week).)	2,750.00		-123,781.19
4/30/2025	100545	Signarama Oldsmar Invoice: INV-1621 (Reference: Refurbishment Monument sign + Installation.)	1,500.00		-125,281.19
4/30/2025	100546	HD Supply Facilities Maintenance, LTD Invoice: 9235820800 (Reference: 42 Gal 2.5 Mil Trash Bag 50/Pkg-US,55-60 Gal 6.0 Mil Trash Bag 2	696.92		-125,978.11
4/30/2025	622	check 100518 reissued - was returned due to signature		424.50	-125,553.61
4/30/2025	622	check 100518 reissued - was returned due to signature	424.50		-125,978.11
4/30/2025		Funds Transfer		200,000.00	74,021.89
4/30/2025			311,272.60	354,981.75	74,021.89
5/1/2025	05012ach	ADP BOS MTG	676.50		73,345.39
5/1/2025	100547	HD Supply Facilities Maintenance, LTD Invoice: 9236008351 (Reference: LED 15w Small Flood Light Bronze-CN.)	125.72		73,219.67
5/1/2025	100548	US Bank Equipment Finance Invoice: 553719972 (Reference: Contract payment-Prop Damage surcharge.)	26.76		73,192.91
5/1/2025	100549	Bandu LLC Invoice: INV0421 (Reference: April pool service.)	2,577.83		70,615.08
5/2/2025	1133	Cynthia McIntrye Budget mtg 4-22-25	184.70		70,430.38
5/2/2025	050225ach	ADP VOID: BOS MTG			70,430.38
5/2/2025	050225ach	ADP Pr Fees	65.15		70,365.23
5/5/2025		Funds Transfer		150,000.00	220,365.23
5/6/2025		Deposit		15.52	220,380.75
5/6/2025	100550	JCS Investigations Invoice: 10 (Reference: Security at cross creek, morris bridge gate and pool guard.) Invoice: 1	40,119.60		180,261.15
5/6/2025	100551	HD Supply Facilities Maintenance, LTD Invoice: 9236054719 (Reference: 42 Gal 2.5 Mil Trash Bag 50/Pkg-US.) Invoice: 9236054720 (Ref	676.59		179,584.56
5/6/2025	100552	Boring Inc Invoice: 859837 (Reference: Konica/ C258-04/25.)	322.23		179,262.33
5/7/2025		Deposit		1,581.04	180,843.37

5/8/2025	100554	Sunshine Cleaning Crew LLC	Invoice: 1012 (Reference: May Cleaning Services.)	2,750.00		178,093.37
5/8/2025	100555	Business Observer	Invoice: 25-01028H (Reference: Notice of budget meeting.)	72.19		178,021.18
5/8/2025	100556	Johnson Engineering, Inc	Invoice: 5200 (Reference: Professional Engineering Services.)	1,020.00		177,001.18
5/8/2025	100557	HD Supply Facilities Maintenance, LTD	Invoice: 9236237672 (Reference: 1/4in Gywool Pilewstrip 18 Ft-US 3/16in Gywool Pilewstrip 18 Ft-	64.00		176,937.18
5/9/2025	050925ach	ADP	ADP Pr Fees	65.15		176,872.03
5/9/2025	050925ACH	Charter Communications	Reference: 10441 Cory lake Dr 04/14/25 - 05/13/25	928.58		175,943.45
5/12/2025			Deposit		550.00	176,493.45
5/12/2025	051225WIRE	Egis Insurance Advisors LLC	Reference: Workers Compensation - Audit- 10/01/2024-03/21/2025 https://clientname(FILLIN).p	475.00		176,018.45
5/13/2025	100558	Kai Connected, LLC	Invoice: 4548 (Reference: Professional Management Services-May 2025.)	5,833.33		170,185.12
5/13/2025	100559	WM Corp Services, Inc	Invoice: 0145152-2206-6 (Reference: Waste Management Services-March.)	783.79		169,401.33
5/13/2025	100560	Fitness Services of Florida, Inc.	Invoice: 29824 (Reference: Monthly Preventive maintenance service of all cardio and strenght equ	1,020.00		168,381.33
5/13/2025	100561	Gate Tech Inc.	Invoice: 166529 (Reference: DKS Cellular Monthly Charge-May.)	57.44		168,323.89
5/13/2025	100562	Landscape Maintenance Professionals,	Invoice: 332716 (Reference: Cory Lake Isles CDD- Landscape Maintenance Agreement -2024.)	28,657.08		139,666.81
5/13/2025	100563	HD Supply Facilities Maintenance, LTD	Invoice: 9236299444 (Reference: Sloan 1.6 GPF Closet General Repair Kit-US.) Invoice: 92364016	592.62		139,074.19
5/13/2025	100564	Star Environmental, Inc	Invoice: 78394 (Reference: Monthly lift station 1 Apr30,2025.) Invoice: 78425 (Reference: Month	170.00		138,904.19
5/13/2025	100565	Bandu LLC	Invoice: INV0447 (Reference: Pool slide motor bearing is going bad and the tank body to the EQ pi	9,131.71		129,772.48
5/13/2025	100567	Verizon	Invoice: 6111698101 (Reference: Monthly service 3/23/25- 4/22/25.)	221.46		129,551.02
5/13/2025	100568	Steadfast Alliance, LLC	Invoice: SA-11807 (Reference: This proposal is Cory Lake CDD for the purchase and installation of	3,545.50		126,005.52
5/13/2025	100569	Envera Systems	Invoice: 754058 (Reference: Gate Access Entrance#1.)	3,390.00		122,615.52
5/14/2025			Deposit		4,850.00	127,465.52
5/14/2025	051425ACH1	Frontier Communications	Reference: Frontier-Communication.	197.07		127,268.45
5/14/2025	051425ACH	Tampa Electric	Reference: Summary Bill account.	25,481.93		101,786.52
5/14/2025	100570	Landscape Maintenance Professionals,	Invoice: 333491 (Reference: Landscape Material - 05/08/2025.)	1,750.00		100,036.52
5/14/2025	100571	HD Supply Facilities Maintenance, LTD	Invoice: 9236714635 (Reference: Caution Sign 7h X 10" w Blk On Ylw-MX.) Invoice: 9236780423 (I	1,633.21		98,403.31
5/14/2025	100572	Steadfast Alliance, LLC	Invoice: SA-11917 (Reference: Routine Aquatic Maintenance (Pond Spraying) for the month dated	4,800.00		93,603.31
5/15/2025	100573	City of Tampa Utilities	Invoice: 050825-9594 (Reference: Water Services-May 2025.) Invoice: 050825-9593 (Reference: '	5,520.19		88,083.12
5/15/2025	100574	City of Tampa Utilities	Invoice: 050825-9597 (Reference: Water Services-May 2025.) Invoice: 050825-9596 (Reference: '	1,381.36		86,701.76
5/15/2025	100575	Tigris Aquatic Services LLC	Invoice: 3928373 (Reference: Aeration Repair & Maintenance.)	400.00		86,301.76
5/20/2025	100576	Straley Robin Vericker	Invoice: 26523 (Reference: For Professional Services Rendered Through April 30, 2025.)	3,251.00		83,050.76
5/22/2025	1134	Cynthia McIntrye	bos mtg 5-15-25	184.70		82,866.06
5/22/2025	052225ach	ADP	BOS MTG	891.80		81,974.26
5/22/2025	100577	JCS Investigations	Invoice: 106 (Reference: CDD Facilities and Administration-May.)	7,479.60		74,494.66
5/28/2025	052825ACH1	Tampa Electric	Reference: 12027 Cory Lake Blvd April 09, 2025 - May 08, 2025	605.02		73,889.64
5/28/2025	052825ACH2	Frontier Communications	Reference: Frontier-Communication.	270.98		73,618.66
5/28/2025	052825ACH3	Frontier Communications	Reference: Frontier-Communication.	190.98		73,427.68
5/28/2025	052825ACH4	Frontier Communications	Reference: Frontier-Communication.	135.98		73,291.70
5/28/2025	052825ACH6	Frontier Communications	Reference: Frontier-Communication.	190.98		73,100.72
5/28/2025	052825ACH	Tampa Electric	Reference: 11589 Cory Lake BL April 09, 2025 - May 08, 2025	602.63		72,498.09
5/29/2025	100578	Landscape Maintenance Professionals,	Invoice: 334330 (Reference: Tree Remova-Remove reclinata palm in the common area in front of 1	350.00		72,148.09
5/29/2025	100579	Star Environmental, Inc	Invoice: 78828 (Reference: Monthly lift station 1 May31,2025.) Invoice: 78797 (Reference: Montl	170.00		71,978.09
5/30/2025	053025ach	ADP	ADP Pr Fees	67.32		71,910.77
5/30/2025	053025WIRE	JC Baldwin, LLC - Floor Coverings Int	Deposite 50%	14,000.00		57,910.77
5/31/2025			Deposit		404.19	58,314.96
5/31/2025	626	Constant Contacts	autopay approved by Joe Gibson-normally paid by debit card	52.00		58,262.96
5/31/2025				173,159.68	157,400.75	58,262.96
6/2/2025	100580	Illuminations Holiday Lighting	Invoice: 32525 (Reference: Replace track damaged on North side of portico.)	760.00		57,502.96
6/2/2025	100581	JCS Investigations	Invoice: 11 (Reference: Security at cross creek, morris bridge gate and pool guard.)	38,800.00		18,702.96
6/2/2025	100582	Fitness Services of Florida, Inc.	Invoice: 29900 (Reference: Approved 05/29/25 by Michael. Received a request from FSF SO 91183	1,516.00		17,186.96
6/2/2025	100583	Bandu LLC	Invoice: INV0465 (Reference: Junepool service.)	3,250.00		13,936.96
6/6/2025	100584	JCS Investigations	Invoice: 107 (Reference: CDD Facilities and Administration-June.)	7,479.60		6,457.36
6/6/2025	100585	Fitness Services of Florida, Inc.	Invoice: 29920 (Reference: Monthly Preventative Maintenance service of all cardio and strength e	350.00		6,107.36

6/6/2025	100586	Access Central Inc	Invoice: 83903 (Reference: DELIVER 300 BARCODES FC8 STARTING AT 18001 AT BEACH CLUB OFFI	2,160.90		3,946.46
6/10/2025	061025ACH	Charter Communications	Reference: 10441 Cory lake Dr 05/14/25 - 06/13/25	930.09		3,016.37
6/11/2025			Funds Transfer		200,000.00	203,016.37
6/12/2025	061225ACH	Tampa Electric	Reference: Summary Bill account.	25,472.79		177,543.58
6/12/2025	100587	Don Harrison Enterprises	Invoice: 3155 (Reference: Well pump tripping circuit.)	357.00		177,186.58
6/12/2025	100588	CIO Technology Solutions, inc	Invoice: 35652-MSP (Reference: Agreement Recurring.)	557.27		176,629.31
6/12/2025	100589	Blue Wave Lighting	Invoice: 32425 (Reference: Cory Lakes Landscape Lighting Maintenance.)	5,725.00		170,904.31
6/12/2025	100590	Landscape Maintenance Professionals,	Invoice: 334673 (Reference: Enhancement - Install pine bark mulch to property, this includes Capri	49,996.00		120,908.31
6/12/2025	100591	US Bank Equipment Finance	Invoice: 555825330 (Reference: Contract payment-Prop Damage surcharge.)	147.56		120,760.75
6/12/2025	100592	Envera Systems	Invoice: 752360 (Reference: Active video monitoring,service and maintenance.)	1,821.00		118,939.75
6/12/2025	100593	Boring Inc	Invoice: 864308 (Reference: Konika/C258.)	76.36		118,863.39
6/12/2025	100594	Sunshine Cleaning Crew LLC	Invoice: 1013 (Reference: June Cleaning Services (7-days.week).)	2,750.00		116,113.39
6/13/2025	061325ACH	Frontier Communications	Reference: Frontier-Communication.	197.07		115,916.32
6/16/2025	100596	Landscape Maintenance Professionals,	Invoice: 326374 (Reference: Cory Lake Isles CDD- Landscape Maintenance Agreement -2024 Lakel	39,107.08		76,809.24
6/17/2025	100597	Navitas Credit Corp	Invoice: 060425-4119 (Reference: Insurance Program.)	83.86		76,725.38
6/17/2025	100598	Landscape Maintenance Professionals,	Invoice: 335767 (Reference: Enhancement - At both sides of entrance to Tennis courts install new i	10,963.65		65,761.73
6/17/2025	100599	City of Tampa Utilities	Invoice: 060925-0807 (Reference: Water Services-Jun 2025.) Invoice: 060925-0808 (Reference: V	6,506.17		59,255.56
6/17/2025	100600	City of Tampa Utilities	Invoice: 060925-0805 (Reference: Water Services-Jun 2025.) Invoice: 060925-0806 (Reference: V	1,036.23		58,219.33
6/17/2025	100601	WM Corp Services, Inc	Invoice: 0153491-2206-7 (Reference: Waste Management Services-May.)	783.79		57,435.54
6/17/2025	100602	Gate Tech Inc.	Invoice: 166790 (Reference: Service call Area-3.)	410.00		57,025.54
6/18/2025	100603	Landscape Maintenance Professionals,	Invoice: 338596 (Reference: Cory Lake Isles CDD- Landscape Maintenance Agreement -2024 Lakel	28,657.08		28,368.46
6/18/2025	100604	Steadfast Alliance, LLC	Invoice: SA-12437 (Reference: Routine Aquatic Maintenance (Pond Spraying) for the month dated	4,800.00		23,568.46
6/18/2025	100605	Gate Tech Inc.	Invoice: 166896 (Reference: DKS Cellular Monthly Charge Monthly charge for Doorking cellular sys	57.44		23,511.02
6/20/2025	100606	HD Supply Facilities Maintenance, LTD	Invoice: 9237684560 (Reference: 1200 MI Gojo Soap Foam Refill 2/Cs-US,13 Gal .9 Mil Trash Bag 2	1,281.77		22,229.25
6/20/2025	100607	JCS Investigations	Invoice: 108 (Reference: CDD Facilities and Administration-June.)	7,479.60		14,749.65
6/20/2025	100608	CIO Technology Solutions, inc	Invoice: 35534-MSP (Reference: Agreement Recurring.)	557.27		14,192.38
6/20/2025	100609	Gate Tech Inc.	Invoice: 166958 (Reference: Gear Box for Mega Arm **Includes MA-010 Arm Bracket.)	2,188.75		12,003.63
6/20/2025	100610	Kai Connected, LLC	Invoice: 4580 (Reference: Professional Management Services-Jun 2025.)	5,833.33		6,170.30
6/25/2025	100611	Bandu LLC	Invoice: INV0481 (Reference: Pool fountain feature motor replacement, motor / seal / seal plate g	1,353.57		4,816.73
6/26/2025	062625ACH1	Tampa Electric	Reference: 11589 Cory Lake BL May 09, 2025 - June 09, 2025	68.95		4,747.78
6/26/2025	062625ACH	Tampa Electric	Reference: 12027 Cory Lake Blvd May 09, 2025 - June 09, 2025	366.35		4,381.43
6/26/2025	100612	Straley Robin Vericker	Invoice: 26694 (Reference: For Professional Services Rendered Through May 31, 2025.)	947.00		3,434.43
6/27/2025	062725ACH1	Frontier Communications	Reference: Frontier-Communication.	190.98		3,243.45
6/27/2025	062725ACH2	Frontier Communications	Reference: Frontier-Communication.	135.98		3,107.47
6/27/2025	062725ACH3	Frontier Communications	Reference: Frontier-Communication.	190.98		2,916.49
6/27/2025	062725ACH	Frontier Communications	Reference: Frontier-Communication.	270.98		2,645.51
6/30/2025			Deposit		629.46	3,274.97
6/30/2025	100613	Fitness Services of Florida, Inc.	Invoice: 30003 (Reference: Monthly Preventative Maintenance service of all cardio and strength ex	350.00		2,924.97
6/30/2025	626	Constant Contacts	autopay approved by Joe Gibson-normally paid by debit card	59.00		2,865.97
6/30/2025				256,026.45	200,629.46	2,865.97
7/1/2025	100656	Bandu LLC	Invoice: INV0500 (Reference: July pool service.)	3,250.00		-384.03
7/3/2025	100657	Gate Tech Inc.	Invoice: 167052 (Reference: Service call Area-3.)	185.00		-569.03
7/4/2025	100658	ADP	ADP Pr Fees	67.32		-636.35
7/7/2025		Wrathell, Hunt, & Associates LLC Customer			4,172.95	3,536.60
7/7/2025	1136	Cynthia McIntrye	bos mtg 6-24-25	184.70		3,351.90
7/7/2025	ACH080525	ADP	BOS MTG 06-24-25	891.80		2,460.10
7/8/2025	100659		Funds Transfer		225,000.00	227,460.10
7/9/2025	100660	Kai Connected, LLC	Invoice: 4612 (Reference: Professional Management Services-Jul 2025.)	5,833.33		221,626.77
7/10/2025	100661	Charter Communications	Reference: 10441 Cory lake Dr 06/14/25 - 07/13/25	930.25		220,696.52
7/14/2025	100662	Tampa Electric	Reference: Summary Bill account.	27,318.89		193,377.63
7/14/2025	100663	Tampa Electric	VOID: Reference: Summary Bill account.			193,377.63

7/14/2025	100664	Don Harrison Enterprises	Invoice: 3158 (Reference: Well pump tripping circuit.)	1,059.00		192,318.63
7/14/2025	100665	SOLAR/TEK Window Tinting, Inc	Invoice: 7870-C (Reference: SUPPLY AND INSTALL SAFETY AND SECURITY FILM TO 2 LARGE PANES	1,150.00		191,168.63
7/14/2025	100667	CIO Technology Solutions, inc	Invoice: 35802-MSP (Reference: Agreement Recurring: Cory Lake.) Invoice: 35770 (Reference: Ag	1,864.77		189,303.86
7/14/2025	100668	HD Supply Facilities Maintenance, LTD	Invoice: 9238468657 (Reference: Fido Baggies Pet Waste Liners 50/Pkg-CN.)	608.04		188,695.82
7/14/2025	100669	Steadfast Alliance, LLC	Invoice: SA-13562 (Reference: Diagnosed and repaired fountain #2. Reset 60 am breaker that was	614.09		188,081.73
7/14/2025	080725ACH1	Hughes Exterminators Inc	Invoice: 61684057 (Reference: Treat around four structures two guard houses, pool house, pool ar	685.36		187,396.37
7/14/2025	080725ACH	Sunshine Cleaning Crew LLC	Invoice: 1014 (Reference: Clubhouse thorough clean after construction.) Invoice: 1015 (Referenc	3,000.00		184,396.37
7/14/2025	100670	JCS Investigations	Invoice: 109 (Reference: CDD Facilities and Administration-July.) Invoice: 12 (Reference: Secur	52,399.20		131,997.17
7/15/2025	100671	Frontier Communications	Reference: Frontier-Communication.	197.07		131,800.10
7/15/2025	100672	City of Tampa Utilities	Invoice: 070925-0808 (Reference: Water Services-Jul 2025.) Invoice: 070925-0809 (Reference: W	6,019.38		125,780.72
7/15/2025	100673	City of Tampa Utilities	Invoice: 070925-0805 (Reference: Water Services-Jul 2025.) Invoice: 070925-0806 (Reference: W	1,350.97		124,429.75
7/15/2025	100674	Strange Zone, Inc	Invoice: 2024-0190 (Reference: Website maintenance + Hosting (Yearly Contract).)	899.99		123,529.76
7/15/2025	100675	Navitas Credit Corp	Invoice: 070425-4119 (Reference: Contract payment.)	705.74		122,824.02
7/15/2025	628	HD Supply Facilities Maintenance, LTD	Invoice: 9238290033 (Reference: 42 Gal 2.5 Mil Trash Bag 50/Pkg-US.) Invoice: 9238328715 (Ref	912.48		121,911.54
7/16/2025		WM Corp Services, Inc	Invoice: 0163053-2206-3 (Reference: Waste Management Services-Jun.)	783.79		121,127.75
7/17/2025	100676		Deposit		998.98	122,126.73
7/17/2025	100677	Tampa Electric	Reference: 11589 Cory Lake BL June 10, 2025 - July 09, 2025	276.61		121,850.12
7/17/2025	100678	Tampa Electric	Reference: 12027 Cory Lake Blvd June 10, 2025 - July 09, 2025	477.78		121,372.34
7/17/2025	100679	JC Baldwin, LLC - Floor Coverings Int	Reference: 50% remainder due flooring installation. https://clientname(FILLIN).payableslockbox.c	17,998.63		103,373.71
7/17/2025		Lawson Courts	Job Description: South courts - RES 1 DTC with pb lines and tot membrane North courts - RES 1 DT	52,800.00		50,573.71
7/17/2025	081325ACH1	Ashe Glass & Mirror, Inc.	Reference: 1/4" Clear Tempered Glass replacement. https://clientname(FILLIN).payableslockbox.c	2,237.50		48,336.21
7/17/2025	081325ACH2	Florida Patio Furniture, Inc	Chaises, Large Table, Bar Stools, U75-MB, U-85C, End Table	24,873.00		23,463.21
7/21/2025	081325ACH	Servicore Window Cleaning	Invoice: 20173119 (Reference: Window Cleaning-Quarterly Cleaning of Exerior Windows.)	1,254.00		22,209.21
7/21/2025	100680	Star Environmental, Inc	Invoice: 79189 (Reference: Monthly lift station 1 Jun 30, 2025.) Invoice: 79220 (Reference: Mont	170.00		22,039.21
7/21/2025	100681	Landscape Maintenance Professionals,	Invoice: 344008 (Reference: #340364 - Enhancement - Replace declining sod in selective areas.)	3,726.79		18,312.42
7/22/2025	100682	Johnson Engineering, Inc	Invoice: 6194 (Reference: Professional Engineering Services.)	595.00		17,717.42
7/22/2025	100683	Gate Tech Inc.	Invoice: 167273 (Reference: DKS Cellular Monthly Charge Monthly charge for Doorking cellular sys	57.44		17,659.98
7/23/2025	625R	Cory Lakes CDD	to close account		1,356.14	19,016.12
7/24/2025	100684	Steadfast Alliance, LLC	Invoice: SA-13404 (Reference: Routine Aquatic Maintenance (Pond Spraying) for the month dated	4,800.00		14,216.12
7/24/2025	100685	New Tampa Fence Inc	Invoice: 4420 (Reference: chain link post 2.5x14 sch40 black.)	2,500.00		11,716.12
7/25/2025		A Party To Remember LLC	Invoice: 1637 (Reference: 19ft Dual Lane Tropical Drop, Speed Zone, Hire An Attendant, DJ.)	1,499.23		10,216.89
7/28/2025	100686		Funds Transfer		150,000.00	160,216.89
7/29/2025	100687	Frontier Communications	Reference: Frontier-Communication.	195.98		160,020.91
7/29/2025	100688	Frontier Communications	Reference: Frontier-Communication.	135.98		159,884.93
7/29/2025	100689	Frontier Communications	Reference: Frontier-Communication.	195.98		159,688.95
7/29/2025	100690	Frontier Communications	Reference: Frontier-Communication.	275.98		159,412.97
7/29/2025	100691	Landscape Maintenance Professionals,	Invoice: 344122 (Reference: Cory Lake Isles CDD- Landscape Maintenance Agreement -2024 Lakel	29,257.08		130,155.89
7/29/2025	100692	HD Supply Facilities Maintenance, LTD	Invoice: 9238706146 (Reference: Sanitizing Wipes 2300 Sht Rolls 2/Cs-US.) Invoice: 9238738734	541.36		129,614.53
7/29/2025	100693	Steadfast Alliance, LLC	Invoice: SA-13561 (Reference: Installation of a new 80mfd run capacitor and breaker. Found the br	5,524.76		124,089.77
7/29/2025	100694	Florida Patio Furniture, Inc	Invoice: 79722A (Reference: Shipping charges - (PICK UP HALF AT A TIME).)	300.00		123,789.77
7/29/2025	100695	JCS Investigations	Invoice: 111 (Reference: CDD Facilities and Administration-July.)	7,479.60		116,310.17
7/29/2025	100696	CIO Technology Solutions, inc	Invoice: 35239-MSP (Reference: Agreement Recurring: Cory Lake.)	557.27		115,752.90
7/29/2025	629	Gate Tech Inc.	Reference: Additional Troubleshooting/Service time. https://clientname(FILLIN).payableslockbo	100.00		115,652.90
7/30/2025	100697	Business Observer	Invoice: 25-02197H (Reference: notice of board meeting and closed session of the board of superv	201.25		115,451.65
7/30/2025	100698	Hughes Exterminators Inc	Invoice: 62909234 (Reference: pest control service on two guard houses, community center, arou	195.00		115,256.65
7/30/2025	100699	Fitness Services of Florida, Inc.	Invoice: 30130 (Reference: Monthly Preventative Maintenance service of all cardio and strength e	350.00		114,906.65
7/30/2025	100700	Bandu LLC	Invoice: INV0535 (Reference: August pool service, invoice is due upon receipt..)	3,250.00		111,656.65
7/31/2025	100701		Deposit		868.68	112,525.33
7/31/2025	100702	Illuminations Holiday Lighting	QuickBooks generated zero amount transaction for bill payment stub			112,525.33
7/31/2025		Straley Robin Vericker	Invoice: 26855 (Reference: For Professional Services Rendered Through June 30, 2025.)	729.50		111,795.83
7/31/2025	100703	Roadway Concepts	Invoice: 21-1469 (Reference: Project / Jobsite: Cory Lakes CDD ADA Installation.)	24,150.00		87,645.83

7/31/2025	100704	Constant Contacts	approved by Joe Gibson-normally paid by debit card	59.00		87,586.83
7/31/2025	627			297,675.89	382,396.75	87,586.83
8/1/2025	100656	Egis Insurance Advisors LLC	Invoice: 28691 (Reference: Policy #100124518 10/01/2024-10/01/2025 Florida Insurance Alliance.	1,833.00		85,753.83
8/1/2025	100657	Bandu LLC	Invoice: INV0541 (Reference: Replaced pump for the small fountain at entry to facility..) Invoi	14,592.10		71,161.73
8/4/2025	100658	Kai Connected, LLC	Invoice: 4695 (Reference: Professional Management Services Monthly Management Services.)	5,833.33		65,328.40
8/4/2025			Funds Transfer		175,000.00	240,328.40
8/5/2025	1136	Cynthia McIntyre	CONTINUATION MEETING from 7/17/2025 meeting	184.70		240,143.70
8/5/2025	ACH080525	ADP	CONTINUATION MEETING from 7/17/2025 meeting	891.80		239,251.90
8/5/2025	100659	Business Observer	Invoice: 25-02246H (Reference: Notice of Public Hearing and Board of Supervisors Meeting.)	76.56		239,175.34
8/5/2025	100660	Don Harrison Enterprises	Invoice: 3164 (Reference: Identify electrical wire as needed.)	160.00		239,015.34
8/5/2025	100661	Roadway Concepts	Invoice: 21-1479 (Reference: Labor to remove trip hazards,Top Patch Synthetic Pavement Repair P	27,594.00		211,421.34
8/5/2025	100662	Enos Painting Inc	Invoice: 07172025-DEP (Reference: Pressure wash and paint community monument signs through	10,000.00		201,421.34
8/5/2025	100663	Bay 2 Bay Plumbing & Drains LLC	Invoice: 2627 (Reference: Faucet women.) Invoice: 2687 (Reference: Kitchen drain clog.) Invo	3,475.00		197,946.34
8/5/2025	100664	JCS Investigations	Invoice: 13 (Reference: Security at cross creek, morris bridge gate and pool guard.)	38,800.00		159,146.34
8/5/2025	100665	New Tampa Fence Inc	Invoice: 4445 (Reference: Fence install labor only 8?h 4 rail spear top alum.)	3,168.00		155,978.34
8/6/2025	100667	Architectural Fountains, Inc	VOID: Invoice: 10032411E (Reference: SERVICE CALL TO RESET BREAKER ON FOUNTAIN #1.) Invoice: 10			155,978.34
8/6/2025	100668	Sunshine Cleaning Crew LLC	Invoice: 1016 (Reference: August 2025 Cleaning Services.)	2,750.00		153,228.34
8/6/2025	100669	Bay 2 Bay Plumbing & Drains LLC	Invoice: 2788 (Reference: Toilet repair.)	375.00		152,853.34
8/7/2025	080725ACH1	Tampa Electric	Reference: Summary Bill account.	26,736.42		126,116.92
8/7/2025	080725ACH	Charter Communications	Reference: 10441 Cory lake Dr 07/14/25 - 08/13/25	930.09		125,186.83
8/8/2025	100670	Alphagraphics Tampa Print	Invoice: 251655 (Reference: Cory Lakes CDD Letter- 2 sided - 2 pages,Cory Lakes CDD #10 Window	2,812.24		122,374.59
8/8/2025	100671	WM Corp Services, Inc	Invoice: 0172345-2206-2 (Reference: Waste Management Services-Jul.)	783.79		121,590.80
8/8/2025	100672	Gate Tech Inc.	Invoice: 167511 (Reference: Additional Troubleshooting/Service time..) Invoice: 167679 (Referen	157.44		121,433.36
8/8/2025	100673	Landscape Maintenance Professionals,	Invoice: 347066 (Reference: #346383 - Volley ball court Controller install.) Invoice: 347065 (R	12,004.81		109,428.55
8/8/2025	100674	HD Supply Facilities Maintenance, LTD	Invoice: 9239285081 (Reference: 18" 175 Lbs Ties Uvb 50/Pkg-CN Handling Fee.) Invoice: 923944	2,847.14		106,581.41
8/8/2025	100675	Steadfast Alliance, LLC	Invoice: SA-14120 (Reference: Routine Aquatic Maintenance (Pond Spraying) for the month dated	4,800.00		101,781.41
8/8/2025	628		Funds wired from Kai for remaining debit card fraud funds not recouped from employee's final pay		326.18	102,107.59
8/11/2025			Deposit		2,900.00	105,007.59
8/11/2025	100676	CIO Technology Solutions, inc	Invoice: 35910-MSP (Reference: Agreement Recurring: Cory Lake.)	557.27		104,450.32
8/11/2025	100677	Gate Tech Inc.	Invoice: 167773 (Reference: Service call (Area 3).) Invoice: 167799 (Reference: Service call (A	598.00		103,852.32
8/11/2025	100678	Navitas Credit Corp	Invoice: 080425-4119 (Reference: Contract payment.)	705.74		103,146.58
8/11/2025	100679	Landscape Maintenance Professionals,	Invoice: 349964 (Reference: Cory Lake Isles CDD- Landscape Maintenance Agreement -2024 Lakel	28,657.08		74,489.50
8/12/2025			Deposit		350.00	74,839.50
8/13/2025	081325ACH1	Tampa Electric	Reference: 11589 Cory Lake BL June 10, 2025 - July 09, 2025	67.97		74,771.53
8/13/2025	081325ACH2	Frontier Communications	Reference: Frontier-Communication.	196.69		74,574.84
8/13/2025	081325ACH	Tampa Electric	Reference: 12027 Cory Lake Blvd July 10, 2025 - August 07, 2025	52.99		74,521.85
8/13/2025	100680	Steadfast Alliance, LLC	Invoice: SA-14349 (Reference: Treatment of pond for control of submerged vegetation on pond 11	3,237.50		71,284.35
8/13/2025	100681	Tigris Aquatic Services LLC	Invoice: 3911423 (Reference: Fountain/Aeration Repair & Maintenance Q3 2025 Service performe	400.00		70,884.35
8/13/2025	100682	Kai Connected, LLC	Invoice: 4729 (Reference: General Administration Services 6/24-7/2 June Meeting overage 4 hours	2,077.50		68,806.85
8/13/2025	100683	JCS Investigations	Invoice: 112 (Reference: CDD Facilities and Administration-Aug 2025.)	7,479.60		61,327.25
8/14/2025	625R	Florida Dept of Revenue	Reverse of GJE 625 -- CY 2025 Q2 Sales tax	729.51		60,597.74
8/15/2025	100684	City of Tampa Utilities	Invoice: 080825-9596 (Reference: Water Services-Aug 2025.) Invoice: 080825-9595 (Reference: \	5,513.86		55,083.88
8/15/2025	100685	City of Tampa Utilities	Invoice: 080825-9599 (Reference: Water Services-Aug 2025.) Invoice: 080825-9598 (Reference: \	370.02		54,713.86
8/18/2025			To pay bills (\$100,000 immediate need plus additional funds to pay bills)		250,000.00	304,713.86
8/21/2025	100686	Envera Systems	Invoice: 758275 (Reference: Gate Access Entrance#1.) Invoice: 00099655 (Reference: TRIP CHAR	18,924.50		285,789.36
8/21/2025	100687	Verizon	Invoice: 6119228735 (Reference: Monthly service 06/23- 07/22.)	664.18		285,125.18
8/21/2025	100688	Boring Inc	Invoice: 867473 (Reference: Konika/C258.) Invoice: 870753 (Reference: Konika/C258.)	374.59		284,750.59
8/21/2025	100689	Star Environmental, Inc	Invoice: 79625 (Reference: Monthly lift station 1 Jul 31,2025.)	85.00		284,665.59
8/21/2025	100690	Pye Barker Fire & Safety Inc	Invoice: IV00570191 (Reference: Maint Rest One Tank Sys.)	712.00		283,953.59
8/21/2025	100691	SOLAR/TEK Window Tinting, Inc	Invoice: 7919-C (Reference: REMOVE ALL EXISTING FILM AND REPLACE WITH NEW SOLAR CONTR	19,508.00		264,445.59
8/21/2025	100692	HD Supply Facilities Maintenance, LTD	Invoice: 9239857823 (Reference: 18" 175 Lbs Ties Uvb 50/Pkg-CN.) Invoice: 9240010168/CR9624	1,704.26		262,741.33

8/21/2025	100693	US Bank Equipment Finance	Invoice: 560277139 (Reference: Contract payment-Prop Damage surcharge.)	321.14		262,420.19
8/21/2025	100694	Dibartolomeo, McBee, Hartley & Barn	Invoice: 90112040 (Reference: Services rendered regarding audited financial statements for the ye	6,000.00		256,420.19
8/21/2025	100695	Gate Tech Inc.	Invoice: 167901 (Reference: Service call (Area 3).)	195.00		256,225.19
8/22/2025	100696	Kai	Invoice: 20795 (Reference: Clubhouse paint and table repair,Microsoft 365 subscription,Microsoft	935.28		255,289.91
8/22/2025	629	ADP	ADP Payroll Fees 8/15 PR	67.32		255,222.59
8/25/2025	100697	Kai	Invoice: 20813 (Reference: Ramp Gas for Cory Lakes CDD ,Gas purchase for Cory Lakes CDD vehicl	2,927.21		252,295.38
8/25/2025	100698	Air Masters of Tampa Bay, Inc.	Invoice: 198089 (Reference: Found Guard shack not working at all,float switc h tripped unit is ext	8,869.00		243,426.38
8/25/2025	100699	Playworx Playsets LLC	Invoice: 5348 (Reference: KB equipment RO321254003,Dumpster Rental and Disposal Charges.)	11,623.56		231,802.82
8/25/2025	100700	HD Supply Facilities Maintenance, LTD	Invoice: 9240274349 (Reference: Dashboard Prkg Prmt BI 100/Pkg-US.)	30.98		231,771.84
8/25/2025	100701	The Cary Company	Invoice: SO615188 (Reference: White 32 Gal Sig Square Bug Barrier Full Assembly Receptacle.)	1,729.53		230,042.31
8/25/2025	100702	JCS Investigations	Invoice: 113 (Reference: CDD Facilities and Administration-Aug 2025.)	7,479.60		222,562.71
8/26/2025			Deposit		733.53	223,296.24
8/26/2025	100703	Kai	Invoice: 20874 (Reference: Ramp AMZ*ComplianceSigns,Indeed USI25-01734758,LITTLE LENNY'S I	1,257.34		222,038.90
8/26/2025	100704	Steadfast Alliance, LLC	Invoice: SA-14651 (Reference: Water quality baseline bundle,Microbial Bacteria (Total coliform & E	3,319.80		218,719.10
8/26/2025	627		Lakeshore checks deposited to Cory Lakes - corrected 9/9/25 MG		512.76	219,231.86
8/27/2025	082725ACH1	Frontier Communications	Reference: Frontier-Communication.	195.98		219,035.88
8/27/2025	082725ACH2	Frontier Communications	Reference: Frontier-Communication.	135.98		218,899.90
8/27/2025	082725ACH3	Frontier Communications	Reference: Frontier-Communication.	195.98		218,703.92
8/27/2025	082725ACH	Frontier Communications	Reference: Frontier-Communication.	275.98		218,427.94
8/28/2025	100705	Timber Intentions	Invoice: 164 (Reference: HANDRAIL BOARDWALK,15' X 15' BEACH CLUB 176 SQFT.)	7,609.84		210,818.10
8/28/2025	100706	Kai	Invoice: 20913 (Reference: Office Supplies,Drove from home to hotel, office, meeting location, hot	482.16		210,335.94
8/29/2025	100707	Bay 2 Bay Plumbing & Drains LLC	Invoice: 2832 (Reference: Garbage disposal not working.)	350.00		209,985.94
8/29/2025	100708	WM Corp Services, Inc	Invoice: 0181610-2206-8 (Reference: Waste Management Services-Aug.)	783.79		209,202.15
8/29/2025	100709	HD Supply Facilities Maintenance, LTD	Invoice: 9240347017 (Reference: 1250 MI Gojo Adx Soap Dspnsr-US Brillo Estracell Hd Scrub Spon	1,283.29		207,918.86
8/29/2025	100710	Bandu LLC	Invoice: INV0571 (Reference: September pool service, invoice is due upon receipt..)	3,250.00		204,668.86
8/31/2025	626	Constant Contacts	approved by Joe Gibson-normally paid by debit card	59.00		204,609.86
8/31/2025	630		checks were mailed from Strongroom and not received by Tampa Utilites prior to autopay drafting	5,883.88		198,725.98
8/31/2025				318,683.32	429,822.47	198,725.98
9/3/2025	100711	Kai Connected, LLC	Invoice: 4764 (Reference: Professional Management Services Monthly Management Services.)	5,833.33		192,892.65
9/3/2025	100712	JCS Investigations	Invoice: 14 (Reference: Security at cross creek, morris bridge gate and pool guard.)	38,800.00		154,092.65
9/3/2025	100713	Kai	Invoice: 21014 (Reference: amp Amazon Business Prime.)	179.00		153,913.65
9/3/2025	100714	Landscape Maintenance Professionals,	Invoice: 352875 (Reference: Irrigation Tech Labor.)	681.20		153,232.45
9/3/2025	100715	Steadfast Alliance, LLC	Invoice: SA-14970 (Reference: Routine Aquatic Maintenance (Pond Spraying) for the month dated	4,800.00		148,432.45
9/3/2025	100716	Hughes Exterminators Inc	Invoice: 63358039 (Reference: pest control service on two guard houses, community center, arou	195.00		148,237.45
9/3/2025	100717	U.S. BANK	Invoice: 562419374 (Reference: Contract payment-Prop Damage surcharge.) Invoice: 562901546	799.86		147,437.59
9/3/2025	100718	Verizon	Invoice: 6121725475 (Reference: Monthly service 07/23- 08/22.)	208.00		147,229.59
9/3/2025	100719	Boring Inc	Invoice: 874335 (Reference: Konica/C258.)	76.36		147,153.23
9/8/2025	100720	Fitness Services of Florida, Inc.	Invoice: 30239 (Reference: Monthly Preventative Maintenance service of all cardio and strength e	350.00		146,803.23
9/8/2025	100721	Gate Tech Inc.	Invoice: 168084 (Reference: DKS Cellular Monthly Charge Monthly charge for Doorking cellular sys	57.44		146,745.79
9/8/2025	100722	Enos Painting Inc	Invoice: 071725- (Reference: Pressure wash and paint community clubhouse along with pool hous	17,400.00		129,345.79
9/9/2025			Deposit		2,450.00	131,795.79
9/9/2025	627R		Reverse of GJE 627 -- Lakeshore checks deposited to Cory Lakes - corrected 9/9/25 MG-Transferre	512.76		131,283.03
9/11/2025	100723	Kai	Invoice: 21031 (Reference: Ramp-Signs for Cory Lakes,Amenities Soccer Goal Replacements,Entrar	3,179.03		128,104.00
9/11/2025	100724	Navitas Credit Corp	Invoice: 090425-4119 (Reference: Contract payment.)	705.74		127,398.26
9/11/2025	100725	Landscape Maintenance Professionals,	Invoice: 356136 (Reference: 306788 - Cory Lake Isles CDD- Landscape Maintenance Agreement -2C	28,657.08		98,741.18
9/11/2025	100726	HD Supply Facilities Maintenance, LTD	Invoice: 9240687072 (Reference: ojo Ltx Auto Soap Dispenser 1200 MI-US.)	48.99		98,692.19
9/11/2025	100727	JCS Investigations	Invoice: 114 (Reference: CDD Facilities and Administration-Sep 2025.)	7,479.60		91,212.59
9/11/2025	100728	CIO Technology Solutions, inc	Invoice: 36004-MSP (Reference: Agreement Recurring: Cory Lake.)	557.27		90,655.32
9/11/2025	100729	Gate Tech Inc.	Invoice: 168194 (Reference: Service call (Area 3).)	185.00		90,470.32
9/11/2025	100730	Florida Patio Furniture, Inc	Invoice: 30782 (Reference: L-355CU, Lauren 3 Seat Cushion Sofa.)	4,542.95		85,927.37
9/11/2025	100731	Bandu LLC	Invoice: INV0581 (Reference: Four pool heater installation deposit is \$16000. The balance after pr	16,000.00		69,927.37

9/12/2025		Deposit		874.71	70,802.08
9/12/2025	100732 Kai	Invoice: 21041 (Reference: Ramp Wireless Radios for Front Entrance Signs.)	1,149.14		69,652.94
9/15/2025	1137 Cynthia McIntrye	BOS continued 8/21/25 meeting	184.70		69,468.24
9/15/2025	091525ACH Frontier Communications	Reference: Frontier-Communication.	197.28		69,270.96
9/15/2025	100733 Don Harrison Enterprises	Invoice: 3165 (Reference: Misc electrical for the water fountain in the community ponds.-All labor	8,950.00		60,320.96
9/15/2025	606 ADP	BOS continued 8/21/25 meeting	738.80		59,582.16
9/15/2025	606 ADP	BOS continued 8/21/25 meeting	153.00		59,429.16
9/15/2025	606 ADP	BOS continued 8/21/25 meeting	67.32		59,361.84
9/16/2025	100734 Kai	Invoice: 21065 (Reference: Ramp Indeed USI25-01320249 ,ndeed USI25-04104101 ,FEDEX3955529	1,686.98		57,674.86
9/16/2025	100735 Star Environmental, Inc	Invoice: 80410 (Reference: Monthly lift station 1 Sep 30,2025.) Invoice: 80440 (Reference: Mon	170.00		57,504.86
9/16/2025	300040 Charter Communications	Invoice: 128076001091425 (Reference: 09/14/2025 - 10/13/2025.)	1,860.18		55,644.68
9/18/2025	100736 Architectural Fountains, Inc	Invoice: INV-031285 (Reference: Service call to check fountain at T-Road, replaced 45MFD capacit	750.00		54,894.68
9/19/2025	100737 Fitness Services of Florida, Inc.	Invoice: 30280 (Reference: Monthly Preventative Maintenance service of all cardio and strength ex	350.00		54,544.68
9/19/2025	100738 CIO Technology Solutions, inc	Invoice: 35876 (Reference: Agreement Recurring: Cory Lake.)	6,046.04		48,498.64
9/19/2025	100739 Gate Tech Inc.	Invoice: 168327 (Reference: Service call (Area 3).)	285.00		48,213.64
9/19/2025	100740 Kai	Invoice: 21093 (Reference: Ramp Maintenance supplies for ongoing projects.) Invoice: 21100 (Re	980.60		47,233.04
9/19/2025	100741 HD Supply Facilities Maintenance, LTD	Invoice: 9241067898 (Reference: 42 Gal 2.5 Mil Trash Bag 50/Pkg-US,1200 MI Gojo Soap Foam Ref	1,446.16		45,786.88
9/19/2025	100742 US Bank Equipment Finance	Invoice: 558096582 (Reference: Contract payment-Prop Damage surcharge.)	308.13		45,478.75
9/19/2025	100743 Hughes Exterminators Inc	Invoice: 62456611 (Reference: pest control service on two guard houses, community center, arour	94.64		45,384.11
9/22/2025	092225ACH Tampa Electric	Reference: Summary Bill account.	26,687.23		18,696.88
9/22/2025		Funds Transfer		150,000.00	168,696.88
9/23/2025	100744 Elite Pavers Of Tampa Bay	Invoice: 12035 (Reference: Pavers-Cory Lake Drive Location 1 Pavers-Cross Creek Entry Location 2	80,491.83		88,205.05
9/23/2025	100745 HD Supply Facilities Maintenance, LTD	Invoice: 9241178707 (Reference: 18v 90 Mph 250 CFM Crdls Leaf Blwr/Swpr-VN.)	118.00		88,087.05
9/24/2025	100746 Egis Insurance Advisors LLC	Invoice: 29705 (Reference: Policy #100125518 10/01/2025-10/01/2026 Florida Insurance Alliance.	77,236.00		10,851.05
9/25/2025	Wire Cory Lakes CDD C/O US Bank	FY25 Tax collections DS 2013	5,893.01		4,958.04
9/25/2025	100747 Kai Connected, LLC	Invoice: 4777 (Reference: General Administration Services 9/18/25 Meeting overage 45 minutes. E	1,143.75		3,814.29
9/25/2025	100748 Illuminations Holiday Lighting	Invoice: 32925 (Reference: Christmas Lighting Invoice for Cory Lake Isles.)	27,315.00		-23,500.71
9/25/2025	100749 JCS Investigations	Invoice: 115 (Reference: CDD Facilities and Administration-19 Sep 2025.)	7,479.60		-30,980.31
9/25/2025	100750 Kai	Invoice: 21110 (Reference: Ramp Septic service for CORY LAKES CDD project.)	831.92		-31,812.23
9/25/2025	300041 City of Tampa Utilities	Invoice: 090925-0805 (Reference: Water Services-Sep 2025-10800 W CORY LAKE BLVD.)	452.72		-32,264.95
9/25/2025	300042 City of Tampa Utilities	Invoice: 090925-9596 (Reference: Water Services-Sep 2025-10812 CORY LAKE DR UNIT ASSOC.)	428.80		-32,693.75
9/25/2025	300043 City of Tampa Utilities	Invoice: 090925-9595 (Reference: Water Services-Sep 2025-10759 CORY LAKE DR UNIT ASSOC.)	2.67		-32,696.42
9/25/2025	300044 City of Tampa Utilities	Invoice: 090925-0807 (Reference: Water Services-Sep 2025-15231 ANGUILLA ISLE AVE UNIT IRR.)	4.04		-32,700.46
9/25/2025	300045 City of Tampa Utilities	Invoice: 090925-0806 (Reference: Water Services-Sep 2025-15200 ANGUILLA ISLE AVE UNIT IRR.)	57.02		-32,757.48
9/29/2025	092825ACH1 Frontier Communications	Reference: Frontier-Communication.	195.98		-32,953.46
9/29/2025	092825ACH2 Frontier Communications	Reference: Frontier-Communication.	135.98		-33,089.44
9/29/2025	092825ACH3 Frontier Communications	Reference: Frontier-Communication.	195.98		-33,285.42
9/29/2025	1138 Cynthia McIntrye	BOS 9/18/25 meeting	184.70		-33,470.12
9/29/2025	092825ACH Frontier Communications	Reference: Frontier-Communication.	275.98		-33,746.10
9/29/2025	100751 Straley Robin Vericker	Invoice: 27170 (Reference: For Professional Services Rendered Through August 31, 2025.)	4,440.50		-38,186.60
9/29/2025	100752 Day Metal LLC	Invoice: 845 (Reference: FABRICATE 44" X 68" - 26 GAUGE GALVANIZED DELUXE CHIMNEY CAP,FIE	2,826.00		-41,012.60
9/29/2025	100753 Strategic Air Conditioning	Invoice: 7477 (Reference: Quote to remove mini split install new round 2.5 ton heatpump split syst	10,850.00		-51,862.60
9/29/2025	100754 Business Observer	Invoice: 25-02894H (Reference: Legal Advertising-Notice of Meetings Fiscal Year 2025-2026.)	70.00		-51,932.60
9/29/2025	100755 Bandu LLC	Invoice: INV0610 (Reference: October pool service, invoice is due upon receipt..)	3,250.00		-55,182.60
9/29/2025	100756 Kai	Invoice: 21119 (Reference: Ramp Fuel expense for CORY LAKES CDD project..)	50.00		-55,232.60
9/29/2025	100757 Johnson Engineering, Inc	Invoice: 6895 (Reference: Professional Services from August 16, 2025 to September 12, 2025.)	510.00		-55,742.60
9/29/2025	100758 Hughes Exterminators Inc	Invoice: 63786511 (Reference: Pest Control Service-Sep 2025.) Invoice: 63786512 (Reference: Co	195.00		-55,937.60
9/29/2025	606 ADP	BOS 9/18/25 meeting	738.80		-56,676.40
9/29/2025	606 ADP	BOS 9/18/25 meeting	153.00		-56,829.40
9/29/2025		Funds Transfer		175,000.00	118,170.60
9/30/2025		Deposit		718.70	118,889.30

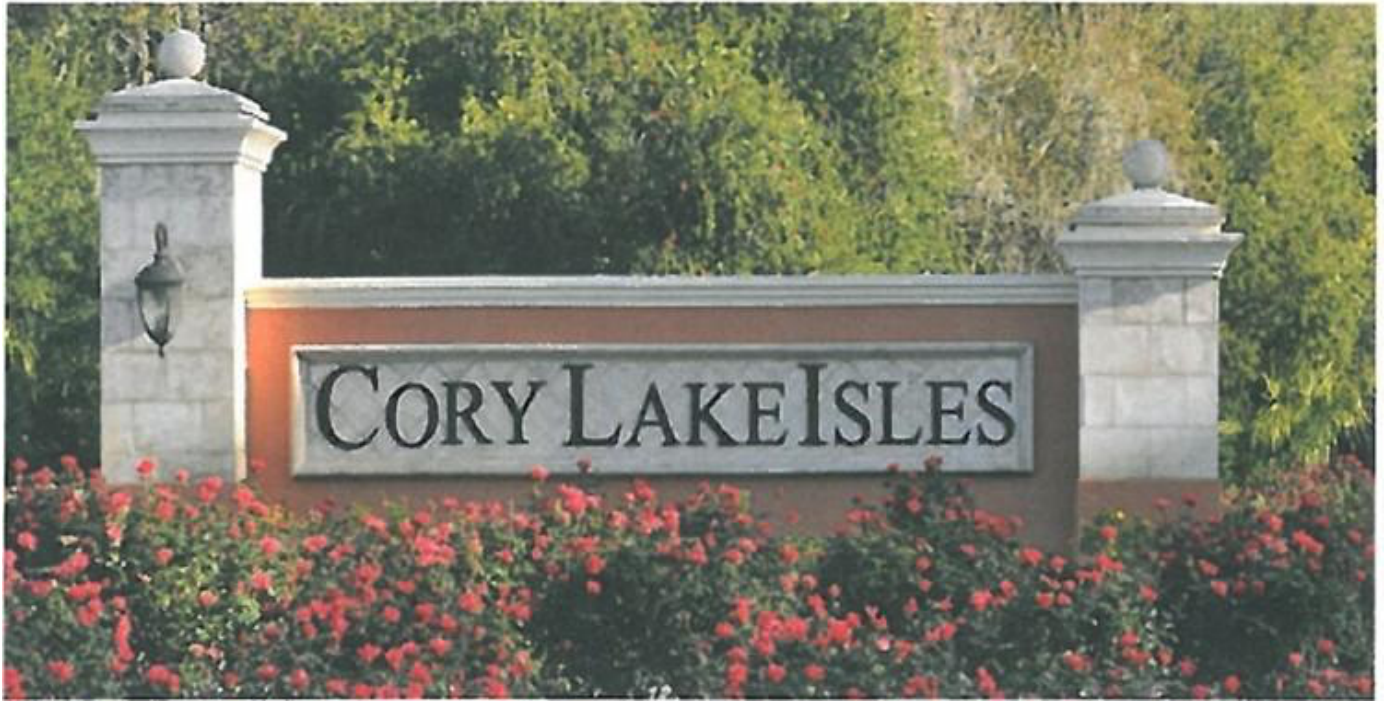
9/30/2025	608 Constant Contacts	approved by Joe Gibson-normally paid by debit card	59.00		118,830.30
9/30/2025		to pay 2013 DS payment FY25 tax collections (unable to wire from MM account)		5,893.01	124,723.31
9/30/2025			408,939.09	334,936.42	124,723.31

Cory Lakes Community Development District
Budget Variance Report
9/30/2025

	ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)	Notes
Supervisors Fees	12,000	12,000	13,200	(1,200)	Workshop meetings \$50/mo budgeted, ADP fees exceed amount budgeted. Investigated all charges and determined all fees remaining are district charges. Wrathell returned all fees charged in error. This fee has been reduced with JCS
Payroll service fee	600	600	3,247	(2,647)	payroll processing of employees
District Management	70,000	70,000	74,189	(4,189)	December meeting over 3 hours; June meeting over 4 hours/55 minutes; July meeting over 4 hours/19 minutes; August meeting and continuation meeting over 4 hours/40 minutes (total); September meeting over 40 minutes
Legal - general counsel	15,000	15,000	31,112	(16,112)	Direct amount billed to Straley Robin Vericker
Audit	4,750	4,750	6,000	(1,250)	FY24 audit
Contingencies	2,000	2,000	7,113	(5,113)	CDD letters \$2812, Printing agendas \$1546, Indeed ads \$1500 Direct amount billed from City of Tampa Utilities. December bills were approx. \$2500 more than average from Oct 24 to Apr 25 bills. Excluding this December spike in average, the average monthly bill for time period of Oct 24 to April 25 was \$2600 per month which exceeds amount budgeted.
Water, sewer & irrigation	24,975	24,975	54,998	(30,023)	Additionally, beginning in May 25, the average bill went up to \$7100 per month. These bills were consistent without significant deviations from the average of total water usage during this time period. Most likely due to additional needs during summer and peak pool season.
Solid waste removal	9,439	9,439	10,024	(585)	Direct amount billed from WM Corp Services - timing difference two bills entered for Oct - this caused a timing difference of \$583
Website	705	705	900	(195)	\$900 Strange Zone, Inc. for website hosting and maintenance
Office administrator	68,237	68,237	71,573	(3,336)	Admin services changed to JCS Investigations. 100% March bill from JCS was billed to admin (Subsequent bills were broken out per labor code by JCS).
Beach club office equipment	4,500	4,500	5,726	(1,226)	Copier lease and ink, Microsoft subscription, constant contact subscription
Beach club gym supplies	19,000	19,000	23,480	(4,480)	100% HD Supply bills - numerous small bills
Well maintenance - irrigation	3,000	3,000	5,148	(2,148)	Well pump controller \$2254; Well # 2 repairs \$1477; well pump circuit tripping \$1059
Tree removal, replacement and maintenance	24,000	24,000	27,242	(3,242)	Multiple invoices from Landscape Maintenance Professionals for clean up of trees off of property, stump grinding, and palm tree removals at clubhouse and guard shack
Irrigation - maintenance	7,500	7,500	12,967	(5,467)	Hawkins Service Superflo VSP \$2786; well pump controller \$2255, volleyball controller install \$1118
Mulch	50,000	50,000	60,446	(10,446)	Landscape Maintenance Professionals remove and replace mulch-including Capri Isle \$49,996, Landscape Maintenance Professionals mulch install \$10,450 - April and May 2025
Sod replacement	5,000	5,000	5,416	(416)	Replace zoysia \$2246 and replaced declining sod in select areas \$2250; replace sod behind pool area \$700
Building equipment maintenance & repair	10,000	10,000	18,582	(8,582)	\$5340 backflow valve replacement, Bay 2 Bay Plumbing July repairs \$3336-emergency toilet and multiple plumbing repairs; \$632 Air conditioner repairs at pool house
Fountains	5,000	5,000	14,929	(9,929)	Replaced pump for small entry fountain \$2151; Don Harris Electrical \$8950 - wiring for fountain in community ponds
Monuments & signs	4,000	4,000	12,952	(8,952)	6 Stop signs \$3030; 3 Signarama sign and installation \$1807; repair signs from Hurricane Milton \$1411; refurbish and install monument sign \$1500, "When Thunder Roars" sign \$936, Street signs \$1006, Wireless remote for entrance signs \$1149
Cleaning	27,560	27,560	38,368	(10,808)	Average bill \$2750 per month for cleaning to Sunshine cleaning which exceeds budget plus window cleaning
Security gate maintenance & repair	5,000	5,000	15,559	(10,559)	Replacement motor pulley for mega arm \$882; \$2028 LED lighted folding arm; \$1662 gear box for mega arm; \$1087 installation of 15' lighted arm; gearbox for mega arm \$2189 and multiple other smaller invoices to Gate Tech Inc.
Contingency for end of year	90,000	90,000	110,311	(20,311)	Enos Painting Inc \$27,400; Handrail on boardwalk \$7610; Steadfast water quality baseline bundle and pond treatments \$6557.30; Entrance lights (6) \$2054; Day Metal LLC Chimney Cap \$2826; \$6046 Dell desktop
Capital reinvestment note 2022 repayment	152,000	152,000	153,315	(1,315)	Interest
Pool maintenance	25,500	25,500	36,150	(10,650)	Monthly pool service increased from \$1725 with Suncoast to \$3250 with Bandu
Pool repairs	7,000	7,000	10,831	(3,831)	Pool motor wiring \$2578, black algae removal \$2200, drain installation \$1200, pool fountain feature motor replacement \$1354, replaced 100 filter grids \$3500

EXHIBIT 8

AGENDA



Cory Lakes Community Development District Policies

Revised January 2025 (Draft 5 September 17, 2025)

Definitions

"Adult"-shall be considered any person 18 years of age or older.

"Amenity Facilities"-shall mean, in general, the properties and areas owned by the District, including those intended for recreational use and shall include, but not specifically be limited to, the pool, beach volleyball court, basketball court, tennis courts, roller hockey court, white sand beach, Beach Club, playgrounds, soccer field, fitness center, and pocket parks together with their appurtenant facilities and areas. Any reference intended as to one or more specific Facility shall reference that Facility by name.

"Facility Manager"-shall mean the on-site managerial employees or a management company, including its employees, staff and agents, contracted by the District to manage Amenity Facilities within the District.

"Board"-shall mean the Board of Supervisors of the District.

"District"-shall mean the Cory Lakes Community Development District.

"District Manager"-shall mean the professional management company with which the District has contracted to provide management services to the District.

"District Staff" -shall mean those acting in an official capacity in representation of the District, including but not limited to the District Manager, Facility Manager, Office Administrator, Attendants, On-duty Security Personnel, and any other person acting in said capacity.

"Family"-shall mean a group of related individuals living under one roof or head of household. This includes individuals who have not yet attained the age of 18, together with their parents or legal guardians. This does not include visiting relatives or extended family not residing in the home.

"Guest" -shall mean any person or persons who are invited and accompanied by a Patron to participate in the use of the Amenity Facilities.

"Non-Resident"-shall mean any person or persons that do not own property within the District.

"Non-Resident Member"-shall mean any person or family not owning property in the District who is paying the annual user fee to the District for use of all Amenity Facilities.

"Owner"-shall mean any person or family owning property within the District.

"Patron" or **"Patrons"**- shall mean Owners, Renters or Non-Resident Members who are 14 years of age and older.

"Renter"- shall mean any tenant residing in an Owner's home pursuant to a valid rental or lease agreement executed by the Owner.

"Policies" - shall mean all policies of the District, as amended from time to time.

"Service Areas" – *Needs definition by Counsel*

Important Contact Information

Community security: (813) 986-0030

Clubhouse Office (813) 986-1031 clibeachclub@corylakescdd.net

Cross Creek gatehouse at (813) 986-0030.

Enforcement of Policies

The Board, the District Manager, Facility Manager, and District Staff shall have full authority to enforce these policies. However, the Board and the District Manager shall have the authority to waive strict application of any of these policies when prudent, necessary, or in the best interest of the District and its Patrons and their Guests. Such a temporary waiver of any policy shall not constitute a continuous, ongoing waiver of said policy.

Law enforcement officers of the Hillsborough County Sheriff's Office or Florida Highway Patrol, Tampa Police Department, District Private Security guards and District staff/employees have the authority to disperse groups who loiter, and to generally respond to unlawful behavior at any Amenity Facilities. These entities are authorized to issue Trespass Warnings to those who fail to obey the policies. Violators who have been issued Trespass Warnings and subsequently return to the Amenity Facilities before the warning's expiration, may be arrested for trespassing.

All Patrons and guests must be prepared to provide their home address and/or identification when requested by District staff or security guards.

Use of Amenity Facilities at Your Own Risk

Patrons and their Guests are welcome to enjoy the Amenity Facilities at their own risk and pursuant to the District's policies. The District does not provide any lifeguards or any on-site staff dedicated for the purpose of monitoring the use of all Amenity Facilities or safety of the Patrons, Renters, or their Guests. The District will not accept responsibility for any injuries from the use of the Amenity Facilities or damage or theft of property. The District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property.

Persons interested in using the Amenity Facilities are encouraged to consult with a physician prior to commencing a physical fitness program.

1. All outdoor sports facilities and amenities are used at your own risk.

This may be the place to add the section re thunder and lightning

General Provisions

2. All Patrons and Guests using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies of the District governing the Amenity Facilities. No cursing, profane, abusive, or harassing language of any kind will be tolerated.
3. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Policies, when necessary, at a duly-noticed Board meeting, and will notify the Patrons of any changes. However, in order to change or modify rates or fees beyond the increases specifically allowed for herein, the Board must hold a duly-noticed public hearing on said rates and fees.
4. Violation of the District's Policies, theft of District equipment, and/or misuse or destruction of amenity Facility equipment may result in suspension or termination of Amenity Facility privileges of the offending patron.
 - a. If the violation was done by a guest, the Patron will be held accountable for their actions as though done by the Patron.
 - b. The District may pursue further legal action and restitution for the destruction of Amenity Facility property or equipment.
5. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Amenity Facilities and shall ensure that any minor for whom they are responsible for and their Guests also complies with the same.
6. **Hours-**The Amenity Facilities are available for use by patrons during normal operating hours to as posted by the District.
 - a. Fitness Center is open 24 hours a day.
 - b. Community playground, lake, park facilities, Cricket pitch, soccer field, and beach area are open daily during posted hours, or if hours are not posted, then from 30 minutes after sunrise until 30 minutes before sunset, except for activities that are pre-approved by the District. The District may change posted hours without notice.
 - c. Lighted outdoor Sport Facilities (tennis, basketball, hockey rink, volley ball court) will remain open for use until 10:00 p.m.
 - i. All Sport Facilities must be vacated by 10 pm.
 - ii. All facility lighting will be turned off no later than 10:30 p.m.
 - d. Except for activities pre-approved by the District, loitering or parking at the community playground, beach club, beach area, or Sport Facilities outside of posted operating hours is strictly prohibited.
 - e. The Beach Club will be closed on the following holidays: New Years Day, Martin Luther King, Jr. Day, President's Day, Easter, Memorial Day, Juneteenth, July 4th, , Labor Day, Columbus Day, Veteran's Day, Thanksgiving Day, and Christmas Day. The Beach Club may also have limited hours of operation or be closed on Christmas Eve and New Year's Eve with Board authorization.
7. **Emergencies-** After contacting 911 if required; all emergencies and injuries must also be reported to the office of the Facilities Manager or the Cross Creek gatehouse.
8. **Reports of Concerns or Issues.** Patrons should report any concerns or issues immediately to the District staff. If after hours, leave a detailed voice message or contact the security guard. District staff or the community security shall address any conflicts or complaints.

9. Inflatables such as water slides or bounce houses are strictly prohibited on any District property (except for events sponsored by the District).
10. All motorized vehicles (such as cars, trucks, motorcycles, mopeds, go carts, remote control vehicles, scooters) are not to be operated on district property except on streets, parking lots, and other posted areas. No remote control vehicles or toys can be operated in the parking lots or on District property.
11. Vehicles must be parked in designated areas. Vehicles must not be parked on grass lawns, sidewalks, or in any way which blocks the normal flow of traffic. See District Towing Policy for additional information.
12. All motorized vehicles are prohibited on all landscaped property owned, maintained, and operated by the District, unless such vehicle is owned or contracted by the district.
13. Destruction, removal or defacing of park equipment, plants, (including driving on the grass), structures, District Property or surrounding wildlife areas is strictly prohibited.
14. No person shall use threatening, abusive, insulting, or indecent language, nor behave in a boisterous or disorderly manner while on district property. Anyone found to be in violation will be asked to leave the amenity immediately. All patrons, guests, district staff, and contractors must treat each other with mutual respect at all times.
15. No person shall create any noise at excessive levels or use amplified sound or music without prior written permission from the Board while on district property.
16. All trash and waste must be deposited in receptacles. Food and perishable items are not to be left on District property.
17. No person shall possess, consume, serve, or sell drugs, alcohol, smokeless tobacco on District property. Any person suspected of being intoxicated or under the influence of drugs or alcohol while on District property shall be denied admission and/or be removed by law enforcement.
 - a. Alcoholic beverages may be served at District pre-approved special events or with the appropriate rental agreement in place during a Beach Club rental.
18. No fireworks of any kind are allowed on District property.
19. No weapons should be brought onto District property. If there are any concerns with weapons or safety, the concerned party should contact law enforcement. Except for licensed individuals, the use of projectiles of any kind shall be strictly prohibited on District property.
20. Patrons are personally responsible for their party and agree to pay for any damage caused by their use or their guest's use of the facilities.
21. Except as specifically noted in any policy, upon the District's insurance carrier's recommendation to ensure that the District mitigates children's exposure to injury, children under 14 years of age must be accompanied by a parent, guardian, or adult Patron, 18 years of age or older. This policy is meant to follow the sound public policy and determination of appropriate age for minors to assume responsibility for their actions in accordance with the State of Florida's requirements for obtaining a Florida's learner's permit.

23. Only District employees, contractors, and staff are allowed in the service areas of the Amenity Facilities.
24. Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facilities property unless approved in writing by the District Manager and/or the District Supervisors.
25. The Amenity Facilities shall not be used for retail purposes without written permission from the Board. The term "retail purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation.
26. The Amenity Facilities cannot be used for fundraising events without permission from the District Supervisors in advance of the planned event.
27. District Staff reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, number of guests, facility reservations, etc., at all Amenity Facilities, except usage fees that have been established by the Board.
 - a. District Staff also has the right to authorize management-sponsored events and programs to better serve the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided.
 - b. This includes, but is not limited to, various athletic events and programs, and children's programs, social events, etc.
 - c. Usage of the Amenity Facilities may be limited or suspended from time to time for events approved by the District.
28. Various areas of the Amenity Facilities have security cameras and are under 24-7 surveillance, intended solely to ensure the property of the District is protected or to identify any persons who damage District property.
 - a. Only law enforcement, the District Manager, Facilities Manager, the installation company, District Chair, or a person authorized by motion of the Board are authorized to view security footage.
 - b. To preserve the limited exemption to the public records laws, no footage shall be released to the public or any Patrons. (*Counsel – does this apply to any body cam footage and security reports?*)
29. Various areas of the Amenity Facilities have an access system to ensure only authorized Patrons and Guests are to enjoy the Amenity Facilities.
 - a. Access will be issued to all Patrons, which includes all children 14 years of age and older.
 - b. All Patrons will be required to execute an amenity facilities registration form prior to receiving their access. Proof of Patron status will be required for facility access.
 - c. Do not hold doors or gates open to allow non Patrons or someone that is not your personal guest to enter the Amenity Facilities.
 - d. Do not use the "EXIT" button to allow a non-Patron to enter.
 - e. Do not leave doors or gates open or propped open at any time, for any reason.
30. Any perceived or observed illegal activity should be referred to the appropriate law enforcement authorities and District security.
31. Patron may also be subject to the imposition of fines by the POA for violation of the covenants.

- 32. Instructor Use of District Property.** To ensure the safety of our Patrons and reduce the liability of the District, any person wishing to conduct or instruct a class that involves any physical activity on District property, whether fee-based or free, must be preapproved by the District Board. This includes tennis lessons, fitness training, kick boxing, swim lessons, dancing, yoga, soccer lessons, basketball, pickleball etc. A fully completed and approved Instructor Agreement, proof of compliance with the District's insurance requirements and proof of any requested instructor certification requirements must be on file with the District before the commencement of the first class and must remain in effect throughout the class or program. Approved instructors are bound by the Instructor Agreement. Failure to comply with the provisions of the Instructor Agreement will result in the cancellation of the class or program. No contract can be subleased.
33. District property and facilities may not be used as a drop-off point for any third-party donation collections.
34. Any planned events using district property must receive prior Board approval at least 60 days prior to the planned event. A fee may be charged if additional costs to the district are incurred.
35. Any CDD property or equipment that is found to be damaged or unsafe should be promptly reported to district staff.
36. District staff are authorized to cancel or discontinue any programs, events, services, or activities due to safety concerns or conflicts in the operation of any district facilities.
37. Any signs posted on CDD Property must be authorized by the CDD Board.

Beach Club Facility Rental Policies

1. Only Patrons 21 years and older may reserve the Beach Club.
2. Reservations may not be made more than 12 months prior to the event.
3. Patrons interested in renting should contact the Clubhouse Office regarding the anticipated date and time of the event to determine availability.
4. The Patron renter must remain at the facility the entire time during the rental.
5. The Patron is responsible for any damage to or theft of District Property that occurs during the time of the rental regardless of who did the damage or theft.
 - a. The Patron renting the Beach Club shall be responsible for any and all damage and expenses arising from the event.
6. The Beach Club is closed and is not available for rent on the following days:
 - a. New Years Day, Martin Luther King Jr Day, Presidents' Day, Easter, Memorial Day, Juneteenth, Independence Day, Labor Day, Columbus Day, Veterans Day, Thanksgiving Day, and Christmas Day. The Beach Club may also have limited hours of operation or be closed on Christmas Eve and New Year's Eve, with Board authorization.
7. The pool and pool deck facilities are not included in Beach Club Rental Agreement and must be reserved separately. The Beach Club is available for rent from 9 a.m. to 11 p.m. 7 days a week.
 - a. 2-hours rentals can take place from 9 a.m. to 9 p.m. 7 days a week.
 - b. 6-hour rentals can take place from 9:00 a.m. to 11:00 p.m. 7 days a week. No more than one (1) 6-Hour rental a day will be approved for the facility.
- 8.
9. **Fee Schedule:**

Fees are listed in the rental agreements.
10. Rental time includes set up and break down. No extra time is allowed prior to the event to set up or after the event to put the Beach Club back in order and clean it.
11. Insurance:
 - a. A valid Certificate of Insurance for all vendors MUST be provided to the District office no less than 7 days prior to the scheduled event. Failure to provide the COI will result in the vendor being turned away at the event.
 - b. Additional liability insurance coverage may be required for all events that are approved to serve alcoholic beverages.
 - c. Additional liability insurance coverage may be required for certain events the District feels should require additional liability coverage on a case-by-case basis to be reviewed by the Board.
 - d. The District is to be named on these policies as an additional insured party.
12. Patrons interested in reserving the Beach Club must submit to the Clubhouse Office a completed Rental Agreement.
 - a. The event date and time will not be confirmed until all fees associated with the rental are paid.
 - b. A District Staff member is required to work during the rental.
13. All checks and money orders are to be made payable to **the Cory Lakes Community Development District**. Cash is not accepted.
14. The Facilities Manager, at their sole discretion, has the authority to deny a rental request.
 - a. Denial of a request may be appealed to the Board at the next available board meeting.
15. Reservation for non-profit events must be made at least 90 days in advance of the event and are contingent on approval by the Board.
 - a. Non-Profit means any 501(c) organization. Non-Profit and Not for Profit are used interchangeably
 - b. Patrons may not rent the facilities in their personal name if a non-profit or for-profit organization advertises the event. Such rental should occur in the name of the organization.
16. **Cancellation Policy:** Cancellation of the reservation less than thirty (30) days from Facility use date will result in a forfeiture of the entire security deposit.

- a. The Board may at their discretion suspend the forfeiture of the rental fee when an event is cancelled due to unforeseen circumstances.
- 17. **Capacity:** The capacity cannot exceed 100 people for a sit-down dinner event.
- 18. **Return of the Deposit:** To receive a refund of the deposit, the following **MUST** be completed and verified by the District Staff.
 - a. No violation of District policies.
 - b. All trash and garbage must be removed from the building and placed inside the dumpster situated near the basketball court across the street from the clubhouse.
 - c. Arrangement for the delivery and removal of rented equipment and supplies must not interfere with usage of the Beach Club for other events.
 - d. All displays, favors or remnants of the event must be removed.
 - e. All furniture and other items must be returned to their original position.
 - f. There must be no theft of or damage to the Beach Club and its property.
 - g. Capacity cannot be exceeded.
 - h. Time period may not be exceeded.
 - 1. If the event exceeds the scheduled time limit by more than 30 minutes, the entire deposit, will be forfeited to cover the additional staff time.
- 19. Consumption of alcohol:
 - a. No one under 21 years of age may consume alcohol on District Property.
 - b. If 50% of the guests are under 21 at least 2 responsible adults must be present during the entire event.
- 20. Serving Food at Private Events:
 - a. The District is not responsible or liable for any issues, injuries, reactions, illnesses, or death caused by food brought by Patrons, vendors, organizations, or third parties for events held on the District's property.
 - b. In consideration of being permitted to participate in any event on the District's property where food (perishable or otherwise) is prepared, handled, transported, or stored, the Patron renter agrees to assume all risk of issues, injuries, reactions, illness, or death resulting from consumption of food items.
- 21. Decoration:
 - a. Tape or anything adhesive cannot be placed on the walls or furniture.
 - b. No nails, tacks or pins may be placed in the walls or furniture.
 - c. No confetti may be used at any time.
 - d. Only tabletop decorations are allowed in the Beach Club.
 - e. No fires or lighting of matches is allowed.
 - 1. ~~Battery operated candles are allowed.~~
- 22. The volume of live or recorded music must not violate applicable city of Tampa Noise Ordinances.
- 23. Anyone standing in the driveway at the end of the canopy entrance should not be able to hear the music or other noise from the event.
- 24. The Patron Renter is responsible for any and all monetary citation and fines that may be issued to the District as a result of the Patron's event
- 25. Enforcement: District staff are authorized to cancel events or restrict access for violations of District policies.

Pool Party Reservation Policies

1. The designated area to be reserved, consists of the 4 tables under the roof overhang only.
 - a. The use of the pool for a party is non-exclusive.
 - b. The pool is open to the community and will remain open to all Patrons/guests during the event.
 - c. The renter may set up tables, decorations and tents on the beach for the event.
 2. Any Pool Party must be booked at least seven (7) days prior to the event.
 - a. Please contact District Staff at the main office, located in the Beach Club.
 - b. Cancellation policy requires a 72-hour notice of cancellation to receive a refund of the security deposit.
 3. Pool parties can only be scheduled to be held during regular pool hours.
 4. Pool Party rental fee is referenced in the rental agreement for up to a 4-hour rental, which includes set up and clean-up of the area.
 5. The Patron is also required to pay a deposit referenced in the rental agreement..
 6. Rental of the facility is not confirmed until the rental fee and deposit are received.
- Capacity: Total party attendees at the pool cannot exceed 20 people. This number includes all children and adults, guests, and patrons. Return of the Deposit is contingent upon receiving approval by District Staff of the checklist, referenced in the rental agreement AND fulfilling the below::
- a. No violation of District policies.
 - b. .
 - c. Capacity cannot be exceeded.
 - d. Time period may not be exceeded.
7. .
 8. . No food or beverages are to be brought into the pool. Food may be served on the beach. Only drinks in containers with lids ~~may be served are permitted~~ within the confines of the pool area. No glass of any kind is allowed in the pool/pool area.
 9. Functions may be canceled due to bad weather or pool malfunctions. District staff will give as much advance- notice as possible
 10. Alcohol may not be consumed at the pool/pool area.
 11. Tabletop decorations only in the pool area. (no balloons, confetti or signs taped to wall/canvas picture).
 12. No grilling or fires are allowed.
 13. No loud music.
 14. All children under age 14 must be supervised **by a Patron**
 15. The following number of adult chaperones be present at all times during children's parties:
 - a. Children between age 0 and 13 - 1 adult for every 4 children
 - b.

General Policies for Swimming Pool and Water Slide

1. All Patrons must use their assigned facility access issued to them upon entering the pool area.
2. A Patron aged 14 to 18 years old may bring 1 guest; a patron over 18 years old may bring no more than 2 guests per day.
3. No loud music. Radios, tape players, CD players, MP3 players, televisions, or any noise making device including cell phones, are only permitted with headphones.
4. Swimming is permitted only during designated hours
5. No food, chewing gum, glass containers, sharp or hazardous objects are permitted in the pool..
6. No jumping, pushing, running, throwing balls or other objects in the air or other horseplay is allowed in the pool or in the enclosed pool area.
7. A supervising parent, guardian or caregiver who is able to swim must remain within arm's length of any child who cannot swim while the non-swimming child is in any pool.
8. Parents should take their children to the restroom before entering the pool.
9. Children who are not potty trained must wear a reusable swim diaper made of polyester or nylon.
 - a. Throw-away or one time use swim diapers are not allowed unless covered by a reusable swim diaper.
 - b. Regular diapers are not allowed in the pool.
10. Diving is strictly prohibited.
11. Pool entrances must be kept clear at all times.
12. No swinging or climbing on ladders, fences, lap lanes, or railings is allowed.
13. Pool furniture and accessories should not be removed from the pool area or be placed in the pool.
14. Anyone who pollutes the pool is liable for any costs incurred in treating and reopening of the pool.
15. Chemicals used in the pool may affect certain hair or fabric colors. The District is not responsible for these effects.
16. Bicycles, skateboards, roller blades, and scooters are not permitted to be used, stored or operated on the pool deck area inside the pool gates at any time.
17. ADA chair lifts are for use by disabled Patrons and disabled Guests only. Chair lifts are designed for self-use.
 - a. District Staff is not authorized to assist Patrons or Guests with use beyond initial review of operating instructions.
18. No sports equipment is allowed in the pool area: This includes soccer balls, footballs, nerf balls, tennis balls, etc.
 - a. Exceptions to the above are Coast Guard approved personal floatation devices, kickboards for lap swimming/swim classes, masks, goggles, water wings, and water toys for organized special events previously approved by the District.
19. Aquatic toys and equipment are permitted in the pool so long as they do not disturb other users. Non-aquatic toys and equipment are not permitted in the pool.
 - a. Air mattresses are NOT permitted in the pool
 - b. Exceptions to the above are Coast Guard-approved personal floatation devices, kickboards for lap swimming/swim classes, masks, goggles, and water wings.
 - c. District staff has the final say regarding the use of any and all recreational floatation devices.
20. The District Staff reserves the right to authorize all programs and activities, with regard to the number of guest participants, equipment, supplies, usage, etc. conducted at the pool, including swim lessons, aquatic/recreational programs and POA sponsored events.
21. Only those swim coaches authorized by the District may teach private or group lessons at the pool.
22. Patrons, and guests are not allowed to jump the fence to gain access to the pool.
23. Climbing on rocks and the water slide is not permitted.
24. Patrons and guests must wear proper swimming attire.
25. NO Suntan OIL- Suntan lotion is acceptable.

26. Shower before entering the pool.
27. All walkways around the perimeter of the pool must be kept clear at all times.
28. All swimmers MUST leave the pool when lightning is detected within 10 miles or thunder is heard.
 - a. They cannot go back into the pool for at least 30 minutes after the last clap of thunder is heard.
29. No yelling, screaming, loud noises, or any activity or action that is a nuisance to other swimmers.
30. .
31. No jumping off the bridge or leaning over the bridge. No throwing of anything off the bridge.
32. Return all chairs and tables to their original position
33. Remove all refuse and place in garbage receptacles.
34. Lap lanes are for lap swimming.
 - a. Patrons and guests may be required to share lanes with other lap swimmers.

Water Slide Policies:

1. Anyone using the slide must be at least 42" tall when standing barefoot and be able to swim without the assistance of swim aids or safety devices.
2. Only one person is allowed on the slide at a time.
3. A Parent may slide with their young child. .
4. Any person waiting to use the slide must wait at the top of the slide.
5. Absolutely no stopping on the slide.
6. All Patrons and Guests must go down the slide feet first and facing upward.
7. Blocking the water slide and causing a buildup of water is prohibited.

Feces Policy for Swimming Pool

1. If contamination occurs, the pool will be closed and decontaminated.

Fitness Center Policies

1. The Fitness Center is an unattended facility. Staff are not present to provide personal training or exercise consultation.
2. No one under the age of 14 is allowed in the Fitness Center at any time.
3. Between the hours of 10:00 p.m and 5:00 a.m. Patrons who are 17 years old or less must be accompanied by an Adult Patron.
4. Guests are allowed in the Fitness Center if accompanied by a Patron.
5. Patrons may bring a preapproved personal trainer to the Fitness Center for personal training sessions only.
6. Food (including chewing gum and candy) is not permitted within the Fitness Center.
7. Non-alcoholic Beverages are permitted in the Fitness Center if contained in non-breakable containers with a screw top or sealed lids.
8. Appropriate clothing and athletic footwear (covering the entire foot) must always be worn in the Fitness Center.
 - a. Appropriate clothing includes t-shirts, tank tops, athletic shorts (no jeans), and/or sweat suits (no swimsuits).
 - b. No flip flops or sandals are allowed.
9. Patrons are responsible for wiping off fitness equipment after use.
10. Hand chalk is not permitted to be used in the Fitness Center.
11. Personal audio devices (e.g. Radios, CD players, MP3 players, Bluetooth speakers, etc.) are not permitted unless they are personal units equipped with ear or headphones.
12. When other Patrons are waiting, the use of cardiovascular equipment should be limited to 30 minutes and breaks should be taken between multiple sets on weight equipment.
13. Weights or other fitness equipment may not be removed from the Fitness Center.
14. Weights must be returned to their proper location after use.
15. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
16. Patrons are responsible for removing the weight plates that they use on the plate- loaded machine and returning all plates, dumbbells, barbells, and other equipment to the proper storage places.
17. Weight plates are not to be attached to weight stacks on the machines.
18. Benches and machines are not to be stepped on.
19. Dumbbells, weight plates, and barbells shall not be placed on the benches.
20. All broken equipment should immediately be reported to the District Staff.
21. The District Staff reserves the right to discontinue any programs or activities due to concerns with safety and other conflicts with the operation of the Beach Club.
22. There is to be no loitering in the gym at any time.

General Policies for Sport Facilities

Sport Facilities include the soccer field, volleyball court, tennis courts, pickleball courts, basketball court, cricket pitch, and hockey rink

1. The Sport Facilities are unattended facilities.
2. Use of the facilities is limited to one hour when other players are waiting.
3. Gates must be closed at all times during play and upon leaving the facilities.
4. Only District approved instructors are allowed to use the facilities and are only allowed while training Patrons.
 - a. Refer to “**Instructor Use of District Property**” in these Policies for more information.
5. Beverages are permitted at the Sport Facilities if contained in non-breakable containers with screw top or sealed lids.
6. No glass containers, food, gum, candy, cans, or disposable cups are permitted at any of the Sport Facilities.
7. Players must clean up after play. This includes "dead" balls, trash, Styrofoam cups, cans, wrappers, plastic bottles, etc.
8. Use of radio, television, or similar devices permitted only when used with headphones.
9. Proper shoes and attire, as determined by the staff, are required at all times. Shirts must be worn at all times.
10. Patrons and Guests must supply their own equipment.
11. The Sport Facilities may not be rented.
12. Bicycles, skateboards, and scooters are prohibited to be used at any of the Sport Facilities.
 - a. Only roller-skates and rollerblades are permitted on the hockey rink.
13. Cars may never be driven on the soccer field.
14. Roller blades may only be used at the hockey rink.
15. No walking across the Sport Facilities while play is in motion.

Tennis Courts Policies

1. Children 12 years of age and younger must be accompanied by parents or adult guardian.
2. No more than 4 players are permitted on any court.
 - a. All others including spectators shall watch from outside the courts and/or the bleachers. The exception is during tennis lessons taught by the District authorized tennis coach.
3. Court lights must be turned off at the conclusion of the play and before leaving the courts.
4. Trainers are required to use the original courts for instructional purposes.
 - a. Court #1 in the original courts enclosure will be the primary training court.
 - b. If more than one trainer is on the courts to give lessons at the same time and Patrons are not using court #2, a trainer can use that court.
 - c. Trainer must vacate court #2 when a Patron player is waiting.
 - d. Refer to “**Instructor Use of District Property**” in these Policies for more information.
 - e. Courts #1 & #2 adjacent to the soccer field are considered the lesson courts.
 - i. The other 2 courts adjacent to the volleyball court are not authorized to be used unless courts 1 & 2 are occupied.
5. Other than USTA standard tennis or pickleball, no other ball sports are permitted on the tennis courts.
6. The Facility Manager reserves the right to authorize all programs and activities, with regard to the number of guest participants, equipment, supplies, usage, etc., including Tournaments.
7. Tennis courts are for the play of tennis only, except that Court #4 can be used for pickleball as it is lined to accommodate a standard Pickleball court.
8. If the prior Patron left trash on the court, the next Patron is to photograph the appearance and turn the photos over the Facility Manager.

Tennis and Pickle Ball Reservation Policy:

1. Courts must be reserved by a Patron using the “Court Reserve” app.
2. Reservations can be made by Patrons no more than 24-48 hours in advance.
 - a. The exception is the authorized District Tennis Coach. They may reserve all classes days/weeks in advance as needed so the dates of the entire class are reserved.
3. Only one court can be reserved per day per Patron/household and no more than 2x week.
4. Playing time is limited per reservation to 90 minutes for singles and 2 hours for doubles.
5. A player or group of players may not reserve 2 consecutive court times.
6. Patrons/households may bring no more than 3 guests per day to play tennis or pickle ball and a total of 6 guests per week.
 - a. Any individual guest using the tennis courts or pickle ball courts may not frequent no more than 2 times per week (Sunday-Sunday).
7. A Patron that has a reservation is not allowed to give his/her assigned time to another Patron.
8. Reserving a specific court with intent to not use that court is prohibited.
9. A Patron has until 15 minutes past the start of the court reservation time to begin play, or the court may be reassigned to another Patron for the balance of the reservation time.
10. Patrons must cancel reservations for court times no later than 7 am on the day of reserved court time.
 - a. Any reservation that must be cancelled as a result of conditions that prohibit play on the courts during the reservation window (as determined by the Facility Manager) will not be counted as a no-show for any Patron.
11. If a Patron reserves a court time and fails to appear, does not make use of the specific court reserved, or fails to cancel the reservation timely, the Patron will be placed on the no-show list.
 - a. If the Patron’s name appears on the no-show list 3 times during any 3 month period, the Patron may be prohibited from making future reservations of court time and the Patron’s tennis privileges may be suspended for a period of time not to exceed 30 days for each 3 time no-show iteration.
12. The Patron reserving a court for pickleball is responsible for setting up and taking down the portable

Basketball, Volleyball and Hockey Court Policies

1. Reservations are required using the “Court Reserve” app.
 - a. All guests must be listed by first and last name by the Patron that is reserving the court.
 - b. Use of the facilities is limited to the time indicated in the “court reserve” app.
 - c. All Patrons and guests must leave the court at the end of their allotted time.
2. If Tennis Court #4 is occupied, the Hockey Rink can be utilized for pickleball.
3. Guest Policies:
 - a. Patrons who are either 16 or 17 are permitted to bring 1 Guest per day. The Guest must be 16 years of age or older.
 - b. Patrons over the age of 18 may bring a maximum of 4 guests per day to these facilities.
4. Anyone under the age of 15 is not allowed to use the Basketball or Roller Hockey Court Facilities unless accompanied by an Adult Patron at all times.
5. The courts and surrounding areas must be cleaned up by the Patron after use.
6. Anyone found to be removing sand or damaging the netting under the sand in the volley ball court will be required to pay for the damage and replace the sand.

Playground and Pocket Park Policies

1. Parks and playgrounds are available on a first come first serve basis, no reservations are permitted.
2. No one over the age of 12 is allowed on any of the equipment
3. Children under the age of 8 must be accompanied by an Adult Patron or guardian.
4. Persons using the parks and playgrounds must clean up all food, beverages, and miscellaneous trash brought to the park/playground.
5. Place all trash in containers
6. Glass containers are prohibited.
7. No person shall create any noise at excessive levels, or use amplified sound or music.

Pets and Animal Policies

1. Dogs and all other pets (with the exception of Service Animals) are not permitted in the Beach Club, pool area, weight room, Courts, (tennis, basketball, volley ball or hockey) or within the playground areas.
2. Where pets are permitted on the grounds, they must be on a 6-foot leash or shorter.
3. Patrons are responsible for picking up after all pets.
4. No dogs deemed “dangerous dogs” by the appropriate authority are allowed on District property at any time.
5. Nuisance alligators should be reported to the Facility Manager.
 - a. The Facility Manager will contact the alligator trapper for removal as deemed appropriate.
 - b. Nuisance wildlife, as defined in Florida Administrative Code (F.A.C.) 68A-9.010, refers to an animal or animals exhibiting behavior that:
 - i. causes (or is about to cause) property damage,
 - ii. presents a threat to public safety, or
 - iii. causes an annoyance within, under or upon a building.
6. No person shall feed, pursue, molest, harm, harass, capture, possess or sell any wildlife or part therefor or their nests or eggs.
 - a. Violators will be reported to the Florida Fish and Wildlife Conservation Officer for legal action.

Prohibitions on dogs or other pets do not include “Service Animal(s)” trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability.

A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal under the following conditions:

1. If the Service Animal is out of control and the handler does not take effective measures to control it;
2. If the Service Animal is not housebroken; or,
3. If the Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

Parking and Towing

1. The District's parking restriction policy is:

No cars are to be parked overnight on any street. No cars are to be parked on easements.

2. Illegally Parked Vehicle will be subject to:

A total of one (1) No Parking Warning provided by District's security company. Thereafter, the vehicle is subject to towing at owner's expense.

3. Residents who require additional temporary on-street overnight parking must obtain a parking pass from the CDD office or Security. The valid parking pass must be displayed in the vehicle visible to security: the car will not be stickered if a valid parking pass is visible.

Dog Park Policies

- ~~1. The Dog Park is unattended.~~
- ~~2. Only Patrons with facility access are permitted to bring a dog to the dog park.~~
- ~~3. Limit is 2 dogs per Patron per visit.~~
- ~~4. Dogs that have been declared dangerous or aggressive are prohibited.~~
- ~~5. All Patrons must have proof of their dog's current rabies vaccination and license to get access to the dog park via "Court Reserve".~~
- ~~6. No Guests are allowed at the dog park.~~
- ~~7. Children under the age of 6 are not permitted in the dog park.~~
- ~~8. Children 6-13 years of age must be accompanied by an Adult and must have a dog to enter the park area.~~
- ~~9. Strollers are not allowed in the park.~~
- ~~10. Puppies under 4 months old are not permitted in the park.~~
- ~~11. All Patrons are expected to abide by the posted policies regarding the times that large dogs and small dogs are allowed.~~
- ~~12. Only dogs under 40 pounds are permitted in the small dog park.~~
- ~~13. Dogs in heat are not allowed.~~
- ~~14. Patrons must pick up after their dog and dispose of feces properly.~~
- ~~15. Patrons must fill in holes dug by their dog.~~
- ~~16. Dogs must be on a leash when entering and exiting the dog park. Patrons must carry a leash for each~~

- ~~dog while inside the dog area and the dogs must always be under voice command.~~
- ~~17. Dogs are always required to wear a basic flat buckle collar or harness with identification tags. No spiked or pronged dog collars are allowed.~~
 - ~~18. Animals other than dogs are not allowed.~~
 - ~~19. Leaving dogs unattended is prohibited. All Patrons must always remain in the park with their dogs.~~
 - ~~20. Dogs that persistently bark, are a nuisance, are annoying or provoking other dogs or persons must leave the Dog Park area.~~
 - ~~21. Climbing on or over the fence is not permitted.~~
 - ~~22. Patrons must use caution when bringing dog toys to the park since fights could erupt.~~
 - ~~23. No food (dog or human), or raw hides are allowed in the Dog Park.~~
 - ~~24. No alcoholic beverages or glass containers are allowed in the park.~~
 - ~~25. The District staff has the authority to close the park or sections of the park for any reason including maintenance, mowing, weather related problems, special events, or for the public's safety and/or health.~~
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Fishing Policies

1. Fishing is permitted only from 30 minutes after sunrise to 30 minutes before sunset.
2. The District operates under a catch and release policy for fishing.
 - a. The lake and ponds serve as storm water management purposes and are not to State Code for keeping or consuming your catch. The purpose of these bodies of water is to help facilitate the District's natural water system for storm water runoff.
 - b. Removal of hooks and lures from fish should be performed in a manner that gives the fish the best chance of survival. De-Hookers or needle-nose pliers need to be carried by authorized users at all times.
 - c. Circle Hooks are recommended for all live bait fishing.
3. Traps, Cast netting, spear fishing, or the use of spear guns, bow & arrows, and firearms are not permitted as acceptable methods to fish.
4. Respect your fellow landowners and access the lake and ponds through the proper access points.
 - a. At no time is a Patron or their guests to enter private property to reach the lake or pond.
5. There is a 20-foot District owned buffer surrounding each pond.
 - a. Patrons may fish in the 20-foot buffer and are asked to be respectful of adjacent homes.
6. If dangerous wildlife is "caught" by hook or lure, the line(s) should be cut at a safe distance so as to avoid possible bodily injury and harm.
7. All trash or debris must be disposed of in the appropriate receptacles.
8. The introduction of fish or wildlife is not authorized.
9. Fish are not to be moved from one lake or pond to another.
10. Patrons and Guests will be responsible to obtain any permits or licenses that may be required under Florida Law to legally fish.
 - a. Any monetary penalties or fees incurred by the District as a result of user's failure to acquire such required permits or licenses will be the liability of the individual
11. Guest Policies:
 - a. Patrons between the ages of 14 and 17 are permitted to have 1 Guest with them when fishing at the ponds. That Guest must be 14 years of age or older.
 - b. Patrons over the age of 18 may have a maximum of 4 guests with them.
12. Parking on any grassed area near the ponds is prohibited.

Pond Policies

1. Because of the potential presence of dangerous wildlife:
 - a. Pets are prohibited in all ponds
 - b. Swimming is prohibited in all ponds
 - c. No personal watercraft of any kind are permitted.
2. Patrons are allowed to use remote control boats in the ponds.

Lake, Beach, Dock, and Boat Ramp Policies

1. Only vessels belonging and registered to a Patron are permitted on the lake or to be docked at the Beach Club.
 - a. Unregistered inoperable or derelict craft may not be on the lake or docked at the Beach Club and will be towed at owner's expense.
 - b. All vessels must be registered with the POA prior to entering the lake and must display the issued (CL) registration.
2. To ensure the peace and enjoyment of the Patrons living on the lake, boats can only be on the lake from 30 minutes after sunrise to 30 minutes before sunset.
3. Only routine boat cleaning and maintenance performed with environmentally safe materials is permitted at the boat ramp.

- a. Any other activity that might result in spillage of oils, lubricants, solvents or other hazardous material into the lake is prohibited.
4. All vessels mooring and/or docked at the Beach Club will be properly secured using at minimum a 3/8 inch nylon mooring line.
5. Music on boats should not be so loud as to disturb Patrons living on the lake.
6. No entry or activity is permitted on the conservation islands.
7. All areas of the lake are "NO WAKE" except for the area inside the buoys on the ski lake.
8. Be courteous to those using the ski lake. Always travel in a counter-clockwise direction and refrain from creating wakes interfering with any watercraft pulling a skier, wake boarder, tube or other towable.
9. Reckless or unsafe operation of any vessel is strictly prohibited.
10. All repairs, maintenance and improvements of pond slopes and retaining walls on private property are the responsibility of the property owners and not that of the District.
11. Swimming in the lake is not recommended due to the potential presence of dangerous wildlife and potential for certain amoeba and other microorganisms that may be dangerous to human beings.

Natural Buffer Areas Policy Statement

The following is the policy statement of the District as it regards the natural tree protection, wetland and upland buffer areas that are scattered in large numbers throughout the Community. The policy statement is consistent with the policies of other governments including Hillsborough County, and Southwest Florida Water Management District (SWFWMD) as it regards their natural, conservation tree protection and wetland conservation/preservation areas:

The natural areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Vegetation that dies, including but not limited to, trees are left to fulfill their role in nature's process. Trees, within or immediately adjacent to these areas, that have died and appear to pose a threat of falling and damaging an abutting property owner's property may be addressed by the abutting property owner after securing permission to remedy the situation from the District and all required permits from all authorities having jurisdiction including Hillsborough County, and SWFWMD.

Such abutting property owner must initially contact the District for permission to address the removal or remediation of the threatening situation and shall then be responsible for any needed permitting or review by Hillsborough County, and SWFWMD. Permitted trimming and/or removal, where warranted, shall be done at the expense of the abutting property owner. The goal is to minimize disturbance to these areas.

In the event that a tree does fall onto another's property, that property owner has the right to cut back or limb the tree as necessary to their individual property line. The rest of the tree is to be left as is. This would also pertain to normal maintenance, which would allow an owner to trim back any encroaching vegetation to their property line. No one is allowed to encroach into the natural areas for any reason, from maintenance to placement of personal property of any kind.

There is no trespassing allowed in all designated wetland conservation and/or mitigation areas located on District property.

Renters' Privileges

1. Patrons who rent out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Patron's membership privileges for purposes of Amenity Facilities use.
2. An Amenity Assignment of Rights and Privileges Form must be executed by the Owner on behalf of the Renter and witnessed before any facility finger print access is issued to the Renter.
3. A Renter who is designated as the beneficial user of the Owner's membership shall be entitled to the same rights and privileges to use the Amenity Facilities as the Owner.
4. During the period when a Renter is designated as the beneficial user of an Owner's membership, that Owner shall not be entitled to use the Amenity Facilities.
5. Owners are responsible for the actions of their Renter. If the Renter damages Amenity Facilities and does not reimburse the District, the Owner will be required to reimburse the District

Security Bar Code Fees

The fee to be paid for Patron security bar codes shall be \$15.00 per bar code. This fee is intended to offset the price of the bar codes, the routine operations and maintenance of the security systems and gates, and the time and labor of District staff. Patrons are encouraged to obtain bar codes for all registered vehicles.

Annual User Fee

The annual user fee for persons not owning or renting property within the District is equal to the amount of the annual District operation and maintenance assessment per family. This fee will cover membership to all Amenity Facilities for 1 full year from the date of receipt of payment by the District. This fee must be paid in full at the time of the completion of the Non-Resident Member application. Each subsequent annual membership fee shall be paid in full on the anniversary date of application for membership. This membership is not available for commercial or business purposes.

Suspension and Termination of Privileges

1. **Violations.** The privileges of a Patron to use the Amenity Facilities may be suspended or terminated if the Patron engages in any of the following behavior:
 - a. Submits false information on any application for use of the Amenity Facilities.
 - b. Permits the unauthorized access to Amenity Facilities.
 - c. Exhibits unsatisfactory behavior or appearance.
 - d. Fails to pay fees or assessments owed to the District in a proper and timely manner.
 - i. Any patron that hits the barcode gate and fails to pay the assessed the cost of repair will only have their bar code privileges suspended until restitution is made. The cost of repair includes, but is not limited to, service calls, emergency service call fees, parts, labor and administrative costs.
 - ii. Bar code privileges will not be suspended for other violations of District policies.
 - e. Fails to abide by any policies established for the use of the Amenity Facilities or other policies of the District.
 - f. Treats the District's supervisors, contractors, other representatives, or other Patrons, in an unreasonable or abusive manner.
 - g. Damages or destroys District property.
 - h. Littering on District property.
 - i. Engages in conduct that is improper or likely to endanger the welfare, safety, harmony or reputation of the District, or its supervisors, staff, facility management, contractors, other representatives, or other Patrons.
2. **Documentation of Violations.** The Clubhouse Staff or District Manager shall record all violations, including repeat violations, on written incident reports and shall include the date, time, name of the parties involved, and nature of the violation. The Clubhouse Staff shall file such report with the District Manager within 24 hours of the incident. The District Manager shall maintain all records in accordance with public record laws.
3. **Suspension by the Clubhouse Manager or District Manager**
 - a. The Clubhouse Manager or District Manager may at any time suspend a Patron's privileges to use the Amenity Facilities for committing any of the violations outlined above.
 - b. The Clubhouse Manager or District Manager shall ask the Patron to leave the Amenity Facilities immediately and shall call local law enforcement for assistance if the Patron fails to comply with the request.
 - c. Such suspension shall be for a maximum period of 30 consecutive days.
 - d. In determining the length of any suspension, the Clubhouse Manager or District Manager, shall take into account the nature of the conduct and any prior violations.
4. **Longer Suspension or Termination of Privileges by the Board.**
 - a. The Clubhouse Manager or District Manager may recommend to the Board, or the Board on its own initiative may elect to consider, a longer suspension or termination of a Patron's privileges for committing any of the violations.
 - b. At least 14 days prior to any Board meeting where a longer suspension or termination is to be considered, the District shall send written notice of the meeting by United States mail to the Patron's last known address.
 - c. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances to address the violations, including imposing a longer suspension or permanent termination of a Patron's privileges to use the Recreation Facilities.
 - d. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

5. **Trespass.** If a Patron subject to a suspension or termination is found on the premises, such Patron may be subject to arrest for trespassing.

6. **Appeal of Suspension**

- a. A Patron subject to a suspension may appeal the suspension to the District's Board by filing a written request for an appeal, which written request shall be immediately sent to the District's Chairperson with a copy to the District Manager.
- b. The filing of a request for an appeal shall not result in the stay of the suspension.
- c. The District shall consider the appeal at its next Board meeting and shall provide reasonable notice to the Patron of the Board meeting where the appeal will be considered.
- d. At that meeting, the Board shall allow the Patron to appear and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose.
- e. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension, to address the appeal and any violations.
- f. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

EXHIBIT 9

AGENDA

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORY LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE DISTRICT OBJECTIVES AND GOALS FOR FISCAL YEAR 2026; PROVIDING FOR TRANSMITTAL TO THE APPLICABLE LOCAL GOVERNING AUTHORITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORY LAKES COMMUNITY DEVELOPMENT DISTRICT:

1. The attached District Objectives and Goals for Fiscal Year 2026 are hereby adopted.
2. District staff is directed to transmit the adopted objectives and goals to the Hillsborough County for record purposes.
3. This Resolution shall become effective upon its passage and adoption.

PASSED AND ADOPTED this ____ day of _____, 2025.

Chairperson

ATTEST:

Secretary

Cory Lakes Community Development District

2502 N Rocky Point Drive Suite 1000, Tampa, FL 33607

Performance Measures/Standards & Annual Reporting Form

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least two regular Board of Supervisor meetings per year to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two board meetings were held during the Fiscal Year.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website).

Achieved: Yes No

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting agendas and budgets are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure agendas and budgets are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field Manager and/or District Manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Manager visits were successfully completed per management agreement as evidenced by Field Manager and/or District Manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year and previous years' budget with any amendments.

Measurement: Annual audit, current fiscal year and previous years' budgets, with any amendments are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda.

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and posting the annual audit on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes No

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Cory Lakes Community Development District

District Manager: _____

Date: _____

Print Name: _____

Cory Lakes Community Development District

EXHIBIT 10

AGENDA

1 **MINUTES OF 08/21/25 CONTINUED REGULAR MEETING, PUBLIC HEARING, & CLOSED**
2 **SESSION TO 09/11/25 FOR CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**

3
4 The August 21, 2025 Regular Meeting, Public Hearing, and Closed Session of the Board of Supervisors
5 of the Cory Lakes Community Development District was held Thursday, September 11, 2025 at 6:00 p.m. at
6 Cory Lakes Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647. The public was able to listen and/or
7 participate in person as well as via ZOOM at <https://us02web.zoom.us/j/3900480969>, Meeting ID: 390 048 0969,
8 Passcode: 54321, or telephonically at +1-305-224-1968.

9 **FIRST ORDER OF BUSINESS – Call to Order/Roll Call/Pledge of Allegiance**

10 Chairman Belyea called the meeting to order at 6:00 p.m., conducted roll call, and led everyone in
11 reciting the Pledge of Allegiance.

12 Present and constituting a quorum were:

13 Ann Belyea	Board Supervisor, Chairman
14 Todd Apple	Board Supervisor, Vice Chairman
15 Ronald Acoff	Board Supervisor, Assistant Secretary
16 Cynthia McIntyre	Board Supervisor, Assistant Secretary
17 Juan Aliaga	Board Supervisor, Assistant Secretary

18 Also present were:

19 Larry Krause	District Manager, Kai
20 Dane Engle	Facilities Manager, JCS

21 On a MOTION by Mr. Apple, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved **that**
22 **the meeting be adjourned at 9:00 PM and that the committee aim to revise pages 8 through 14 of the**
23 **document**, for the Cory Lakes Community Development District.

24
25 On a MOTION by Ms. Belyea, SECONDED by Mr. Aliaga, WITH Ms. McIntyre VOTING NAY, the Board
26 approved **that no loud music can be played**, for the Cory Lakes Community Development District.

27
28 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved
29 **that the District Engineer get quotes for sound system in the pool**, for the Cory Lakes Community
30 Development District.

31
32 On a MOTION by Mr. Apple, SECONDED by Ms. McIntyre, WITH BOTH Mr. Apple and Ms. McIntyre
33 WITHDRAWING THE MOTION, the motion failed to approved **the change for item number two in General**
34 **Policies for Swimming Pool and Water Slide that a Patron aged 14 to 18 may bring 1 guest (or 2 guests**
35 **per household) per day and Patrons over 18 may bring 2 guests (or 4 guests per household) per day**, for
36 the Cory Lakes Community Development District., for the Cory Lakes Community Development District.

37
38 On a MOTION by Mr. Apple, WITH NO SECONDED, the motion failed to approved **the change for item**
39 **number two in General Policies for Swimming Pool and Water Slide that a Patron aged 14 to 18 may**

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

bring no more than 1 guest (or 4 guests per household) per day and Patrons over 18 may bring no more than 2 guests (or 4 guests per household) per day, for the Cory Lakes Community Development District.

On a MOTION by Ms. McIntyre, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved **the change for item number two in General Policies for Swimming Pool and Water Slide that a Patron aged 14 to 18 may bring 1 guest per day and Patrons 18 and older may bring up to 2 guests per day, for a maximum of four guests per household per day, for the Cory Lakes Community Development District.**

On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board adjourned **the meeting at 9:01 p.m., for the Cory Lakes Community Development District.**

Signature

Signature

Printed Name

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 11

AGENDA

1 **MINUTES OF 08/21/25 CONTINUED REGULAR MEETING, PUBLIC HEARING, & CLOSED**
2 **SESSION TO 09/11/25 FOR CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**

3
4 The August 21, 2025 Continued Regular Meeting, Public Hearing, and Closed Session of the Board of
5 Supervisors of the Cory Lakes Community Development District was held Thursday, September 11, 2025 at
6 6:00 p.m. at Cory Lakes Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647. The public was able to
7 listen and/or participate in person as well as via ZOOM at <https://us02web.zoom.us/j/3900480969>, Meeting ID:
8 390 048 0969, Passcode: 54321, or telephonically at +1-305-224-1968.

9 **FIRST ORDER OF BUSINESS – Call to Order/Roll Call/Pledge of Allegiance**

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11 reciting the Pledge of Allegiance.

12 Present and constituting a quorum were:

13 Ann Belyea	Board Supervisor, Chairman
14 Todd Apple	Board Supervisor, Vice Chairman
15 Ronald Acoff	Board Supervisor, Assistant Secretary
16 Cynthia McIntyre	Board Supervisor, Assistant Secretary
17 Juan Aliaga	Board Supervisor, Assistant Secretary

18 Also present were:

19 Larry Krause	District Manager, Kai
20 Dane Engle	Facilities Manager, JCS

21 *The following is a summary of the discussions and actions taken at the September 11, 2025 Cory Lakes*
22 *CDD Board of Supervisors Continued Regular Meeting, Public Hearing, and Closed Session.*

23 **SECOND ORDER OF BUSINESS – Chairman’s Opening Comments**

24 **THIRD ORDER OF BUSINESS – Other Supervisors’ Opening Comments**

25 **FIFTH ORDER OF BUSINESS – Vendor Updates**

26 A. District Engineer: Johnson Engineering, Inc.

27 1. Update: 17923 Cachet Isle

28 B. Envera

29 C. JCS Investigation

30 D. Juniper

31 E. Exhibit 1: Steadfast – Waterway Inspection Report conducted on 08/12/25

32 1. Exhibit 2: Consideration/Approval of Updated Aquatic Maintenance Contract -
33 \$4,965.00/month

34 **SIXTH ORDER OF BUSINESS – POA Reports**

35 **SEVENTH ORDER OF BUSINESS – Financial Items**

36 A. Exhibit 3: Consideration/Acceptance of the Audited Financial Statements for the year ended
37 September 30, 2024

38 B. Exhibit 4: Consideration/Acceptance of July 2025 Unaudited Financial Statements

39 1. Variance Report

40 **EIGHTH ORDER OF BUSINESS – Business Items**

41 A. FY 2025-2026 Budget Public Hearing

1. Open Public Hearing
2. Exhibit 5: Presentation of the FY 2025-2026 Budget
 - a. Exhibit 6: Affidavits of Publication: July 25 & August 1, 2025
3. Public Comments
4. Close Public Hearing
- B. Exhibit 7: Consideration/Adoption of Resolution 2025-12, Adopting the FY 2025-2026 Budget
 1. Exhibit A: FY 2025-2026 Adopted Budget
- C. FY 2025-2026 Levying O&M Assessments Public Hearing
 1. Open Public Hearing
 2. Public Comments
 3. Close Public Hearing
- D. Exhibit 8: Consideration/Adoption of Resolution 2025-13, Imposing and Levying the O&M Assessments on the FY 2025-2026 Budget
 1. Exhibit A: FY 2025-2026 Budget
- E. Exhibit 9: Consideration/Adoption of Resolution 2025-14, Adopting the FY 2025-2026 Meeting Schedule
 1. Exhibit A: FY 2025-2026 Meeting Schedule
- F. Discussion: Crosswalks
- G. Exhibit 10: Discussion Rules of Procedures
- H. Update: Road Pavers
- I. Exhibit 11: Discussion: 2025 Reserve Study – *This item was brought back from the last meeting.*
- J. Exhibit 12: Discussion: Emergency Action Plan – Hurricane Emergency Response and Recovery

NINTH ORDER OF BUSINESS – Approval of Minutes

- A. Regular Meeting & Closed Session: July 17, 2025
 1. Exhibit 13: Summary of Motions
 2. Exhibit 14: Meeting Minutes
- B. Continued Regular Meeting & Closed Session: August 5, 2025
 1. Exhibit 15: Summary of Motions
 2. Exhibit 16: Meeting Minutes
 3. Exhibit 17: Action Item List as of August 14, 2025
 4. Exhibit 18: Contract List as of August 14, 2025

TENTH ORDER OF BUSINESS – Staff Report

- A. District Counsel: Straley Robin Vericker, P.A.
 1. Exhibit 19: Consideration/Approval of CDD Revised Policies as of July 2025

Mr. Krause requested adding item 37 about requiring a visible parking pass for temporary overnight street parking. Supervisor Acoff asked if the main change was that security could now issue parking passes and

whether this had been communicated to homeowners. Supervisor McIntyre questioned whether it was just security or also district office staff. Chairman Belyea explained that the office could issue passes during business hours, but security might do so in unforeseen circumstances. Supervisor Acoff expressed concern that this change went out without discussion. Chairman Belyea clarified that the information was included in the August 21, 2025 packet, and changes should apply only to the first seven pages. Mr. Krause acknowledged the parking pass language was in item 37 but had not been approved yet. Supervisor McIntyre pointed out a discrepancy, noting the current website listed stricter parking rules and suggested adding a separate heading for "Parking Restrictions Policy" and placing item 37 under it along with the original restrictions.

Chairman Belyea asked if the Board agreed to create a separate "Parking Restrictions Policy" section. Supervisor Acoff expressed concern about spending too much time on details. Mr. Krause asked whether item 37 should be moved into the new section. Supervisor McIntyre raised a concern about the lack of golf cart language, citing Florida Statute 316.212. Chairman Belyea asked Mr. Krause to search the document for references. Vice Chairman Apple then moved to set an adjournment time of 9:00 PM and to aim to revise pages 8 through 14 by then.

On a MOTION by Mr. Apple, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved **that the meeting be adjourned at 9:00 PM and that the committee aim to revise pages 8 through 14 of the document**, for the Cory Lakes Community Development District.

Chairman Belyea advised that any items not in the current policy should be emailed to Mr. Krause for the next meeting.

Mr. Engle shared his edits to the Beach Club Facilities Rental Policy as a working draft. Vice Chairman Apple objected to removing the term "Patrons," explaining it was a defined, inclusive term. Mr. Engle clarified he used "renters" to match the context. Vice Chairman Apple suggested stating that only patrons could rent, then using "renters" throughout. Chairman Belyea agreed to keep the term.

For item number 1(b) insert the word "all" before "Patrons/guests", for item number two it was agreed allowing requests up to no more than 12 months in advance, with Chairman Belyea reaffirming that payment confirmed the reservation. Supervisor McIntyre stated that item number three should use "Patrons" instead of "renters," and items four and five should say "Patron renters".

It was agreed to add Columbus Day, Juneteenth, Easter, and President's Day to the list of holidays on item six. Chairman Belyea noted that the lists on page 4 and page 8 should be consistent. Mr. Krause clarified that Washington's Birthday should be referred to as President's Day, and July 4th should be listed as Independence Day for clarity and uniformity. The Board decided that the wording of item number seven will be changed to: "The pool and pool deck facilities are not included in this agreement and must be reserved separately."

The Board held a discussion regarding the number of 6-hour rentals permitted per day. It was decided that only one 6-hour rental will be allowed per day. The Board discussed issues with non-exclusive Beach Club use. Chairman Belyea suggested separating it from rentals, while Mr. Engle recommended removing it due to lack of control. Supervisor McIntyre stressed the need for a usage form to prevent conflicts. Supervisor Acoff noted the system might not be effective. The Board agreed clearer policies and possibly a separate tab for beach club usage were needed.

Supervisor McIntyre raised concerns about item eleven, noting insurance requirements. Chairman Belyea proposed tabling the item to review the details thoroughly and asked Mr. Engle to review it as well. Mr. Engle agreed.

For item number fifteen change the reservation for non-profit events to be made in at least 90 days from previously 30 days while for item number sixteen, Mr. Engle suggested forfeiting the full security deposit, noting the need for stronger enforcement. To add verbiage to item number seventeen to specify that the capacity is limited to 100 people for a sit-down dinner event. The Board agreed for all changes.

The Board decided that the verbiage will be added to item 18(f) to include a statement prohibiting theft or damage of property, to strike the final phrase "to cover the additional staff time" from item 18(h)(1). Additionally, the entire security deposit will be forfeited if all items on the checklist are not completed prior to departure and is not signed by staff.

The Board approved the removal of item 21(e)(1) that stated "Battery operated candles are allowed." And the additional of verbiage to item twenty-four of "as a result of the patron's event." Chairman Belyea stated that, as decided, the term "patrons" should be used consistently.

Mr. Engle suggested that pool party reservation policies item number 2 must be booked at least seven days in advance and proposed revising item 2(a) to state, "Please contact the District staff at the main office, located in the Beach Club." Chairman Belyea agreed, noting it ensured proper staffing, and the Board agreed.

Chairman Belyea directed that items six and seven should no longer include specific dollar amounts and instead should reference the rental agreement in all instances.

Chairman Belyea suggested that item 10 details be moved to a renter checklist, which is already part of the pool rental process, and not repeated in the policy. Vice Chairman Apple recommended stating that the return of the deposit is contingent upon completing the checklist, signed by District staff. Chairman Belyea agreed and confirmed that items a through g would be removed.

Supervisor Acoff stated that item number thirteen sentence one should be "No food or beverages in the pool." Vice Chairman Apple added that "No glass of any kind should be allowed." For item number fifteen it should be "Alcohol may not be consumed at the pool". The Board concurred.

The Board agreed to completely remove item number eighteen, accept the changes in item number nineteen to "No grilling or fires are allowed", and

On a MOTION by Ms. Belyea, SECONDED by Mr. Aliaga, WITH Ms. McIntyre VOTING NAY, the Board approved **that no loud music can be played**, for the Cory Lakes Community Development District.

Supervisor Acoff requested that staff look into the cost of setting up the necessary system for music in the pool, including Wi-Fi or any required components, and report back to the Board.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved **that the District Engineer get quotes for sound system in the pool**, for the Cory Lakes Community Development District.

For item number twenty-one change 18 to 14 and remove item 22(a).

Chairman Belyea pointed out that previous documents stated all children under age 14 must be supervised, implying that 14-year-olds could use the pool without adult supervision. She then questioned whether a 14-year-old should be allowed to bring a guest, asking for clarification on line item two under General Policies for Swimming Pool and Water Slide. Supervisor Acoff expressed frustration with overly strict guest limits, stating it was unreasonable to micromanage residents who pay thousands in taxes each year by allowing them only one guest.

On a MOTION by Mr. Apple, SECONDED by Ms. McIntyre, WITH BOTH Mr. Apple and Ms. McIntyre WITHDRAWING THE MOTION, the motion failed to approved **the change for item number two in General Policies for Swimming Pool and Water Slide that a Patron aged 14 to 18 may bring 1 guest (or 2 guests per household) per day and Patrons over 18 may bring 2 guests (or 4 guests per household) per day**, for the Cory Lakes Community Development District., for the Cory Lakes Community Development District.

Vice Chairman made a new motion.

On a MOTION by Mr. Apple, WITH NO SECONDED, the motion failed to approved **the change for item number two in General Policies for Swimming Pool and Water Slide that a Patron aged 14 to 18 may bring no more than 1 guest (or 4 guests per household) per day and Patrons over 18 may bring no more than 2 guests (or 4 guests per household) per day**, for the Cory Lakes Community Development District.

Supervisor McIntyre made a new motion.

On a MOTION by Ms. McIntyre, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved **the change for item number two in General Policies for Swimming Pool and Water Slide that a Patron aged 14 to 18 may bring 1 guest per day and Patrons 18 and older may bring up to 2 guests per day, for a maximum of four guests per household per day**, for the Cory Lakes Community Development District.

The Board discussed and agreed to remove item number three and four. The Board approved revisions to item number seven by removing the words "not" and "area", while item 7(a) will be completely eliminated. On item number eight add the word "area" at the end of the sentence. Replace item nine entirely by item 9(a). Add lap lanes to the list on item fourteen.

The Board discussed Item Number Twenty-One and agreed to replace it with the existing Cory Lake Isles policy found online on page 15 regarding the Aquatic Toy and Recreational Flotation Device Policy. As part of the discussion, the Board agreed to include additional language stating that no flotation devices are allowed. For Item 21(c), the Board decided to retain with the exception of removing the phrase "and water toys for organized special events previously approved by the District" and adding that no air mattresses are permitted.

The Board discussed and agreed to add water slide on item twenty-five, remove items 26(a-d), remove item number thirty, on item number thirty-one remove "rain is falling" and replaced with "lightning is detected within 10 miles", remove item number thirty-three, thirty-seven and thirty-nine, and for item number 38(b) remove the word "or hang".

Under Water Slide Policies, Supervisor Acoff mentioned that when his grandchildren were younger, he was unable to go down the slide with them and had to use a different one. After discussion, the Board agreed to revise Item Number Three to state: "Parents may slide with young children.", and remove item number six and seven.

The Board reviewed the Feces Policy for the Swimming Pool and agreed to revise item number one by removing the phrase "for 24 hours" and replacing it with "and decontaminated." Additionally, the Board agreed that item number two will be removed entirely.

The Board reviewed the Fitness Center Policies and agreed to remove item number three. Additionally, the Board agreed to revise item number five to read: "Guests are allowed if accompanied by a Patron."

The Board reviewed the General Policies for Sport Facilities and agreed to completely remove items two, sixteen, and seventeen. Additionally, the Board agreed to revise item number ten by removing the word "tennis."

Lastly, the Board agreed to add item number thirty-eight under General Provisions, stating: "Outdoor Sport Facilities and amenities are used at own risk."

B. Facility Manager

1. Exhibit 20: July 2025 Report

2. Consideration/Approval of Proposals:

a. Exhibit 21: Timber Framing/Repair – Timber Intentions - \$23,040.00

b. Exhibit 22: Paver Replacement – Elite Pavers - \$145,278.66

c. Exhibit 23: Protection for 4 Water Fountains – Don Harrison - \$17,900.00

- 207 d. Exhibit 24: Amenity Services – JCS - \$194,469.60
- 208 3. Ratification of Invoices – This item was brought back from the last meeting
- 209 a. Exhibit 25: Juniper – Irrigation Renovation (Well #2) - \$1,476.79
- 210 b. Exhibit 26: CIO Technology – Services - \$1,307.50
- 211 C. District Manager: Kai
- 212 1. Exhibit 27: FY 2024-2025 Meeting Schedule
- 213 2. Quorum Check for Regular Meeting and Closed Session – 09/18/2025 at 6:00 p.m.
- 214 **ELEVENTH ORDER OF BUSINESS – Audience Comments - New Business – (limited to 3 minutes per**
- 215 **individual)**
- 216 **TWELFTH ORDER OF BUSINESS – Supervisors Requests**
- 217 **THIRTEENTH ORDER OF BUSINESS – Closed Session – Private Discussion of Security System (Exempt**
- 218 **from Sunshine and Public Records Laws)**
- 219 A. Open Closed Session
- 220 B. Discussion: Amenity Access, Cameras, Gates, Rover, Resident Issues, Pool Security, Playground
- 221 Security, Amenity Center Security
- 222 1. Envera
- 223 2. JCS Investigations
- 224 C. Close Closed Session
- 225 **FOURTEENTH ORDER OF BUSINESS – Adjournment**

226 On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board adjourned **the**

227 **meeting at 9:01 p.m.**, for the Cory Lakes Community Development District.

228 **Each person who decides to appeal any decision made by the Board with respect to any matter considered at*

229 *the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*

230 *including the testimony and evidence upon which such appeal is to be based.*

231 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**

232 **meeting held on _____.**

233

Signature

Signature

234 _____
Printed Name

Printed Name

235 **Title:** ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 12

AGENDA

1 **MINUTES OF 09/18/25 REGULAR MEETING & CLOSED SESSION**
2 **CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**
3

4 The Regular Meeting, and Closed Session of the Board of Supervisors of the Cory Lakes Community
5 Development District was held Thursday, September 18, 2025 at 6:00 p.m. at Cory Lakes Beach Club, 10441
6 Cory Lake Drive, Tampa, Florida 33647. The public was able to listen and/or participate in person as well as via
7 ZOOM at <https://us02web.zoom.us/j/3900480969>, Meeting ID: 390 048 0969, Passcode: 54321, or
8 telephonically at +1-305-224-1968.

9 **FIRST ORDER OF BUSINESS – Call to Order/Roll Call/Pledge of Allegiance**

10 Chairman Belyea called the meeting to order at 6:00 p.m., conducted roll call, and led everyone in
11 reciting the Pledge of Allegiance.

12 Present and constituting a quorum were:

13 Ann Belyea	Board Supervisor, Chairman
14 Todd Apple	Board Supervisor, Vice Chairman
15 Ronald Acoff	Board Supervisor, Assistant Secretary
16 Cynthia McIntyre	Board Supervisor, Assistant Secretary
17 Juan Aliaga	Board Supervisor, Assistant Secretary

18 Also present were:

19 Larry Krause	District Manager, Kai
20 Brandy Marshall	Lieutenant, JCS
21 Dane Engle	Facilities Manager, JCS
22 Michael Sakellarides	Facilities Manager, JCS
23 Jeff Tatem	President, POA
24 Vivek Babbar <i>(via Zoom)</i>	District Counsel, Straley Robin Vericker, P.A.
25 Charles Reed	District Engineer, Johnson Engineering, Inc.

26

27 On a MOTION by Ms. Belyea, WITH NO SECOND, Ms. Belyea WITHDRAW the motion, for **JCS Roving**
28 **Security Services for a period of 60 days, and a report shall be presented to the Board at the conclusion**
29 **of the 60-day period**, for the Cory Lakes Community Development District.

31 On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board accepted **JCS**
32 **Roving Security Services for a trial period of 60 days, operating from 10:00 a.m. to 6:00 p.m., seven days**
33 **a week. A final report evaluating the effectiveness of the service shall be presented to the Board at the**
34 **conclusion of the 60-day period, covering the months of October and November starting October 1, 2025**
35 **in the amount of \$20.00/hr**, for the Cory Lakes Community Development District.

37 On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board accepted the
38 **August 2025 Unaudited Financial Statements with the changes noted by Mr. Apple on line 25**, for the Cory
39 Lakes Community Development District.

40
***Disclaimer:** Readers should be aware that these summary minutes are intended to provide
highlights of topic discussions and items being considered.*

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **August 21, 2025, Regular Meeting, Public Hearing & Closed Session Minutes with changes as amended**, for the Cory Lakes Community Development District.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **Proposal from Strategic Air Conditioning to install HVAC unit and additionally giving authorization to get the electrical and drywall in the total amount of \$15,525.00**, for the Cory Lakes Community Development District.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved to **proceed with placing all air conditioning units under a maintenance contract, pending the receipt of a potentially lower quote from Strategic Air Conditioning in the amount not to exceed \$2,864.00**, for the Cory Lakes Community Development District.

On a MOTION by Ms. McIntyre, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved the **proposal from Gate Tech for Installation of Existing Gates to New Location in the amount of 2,010.36**, for the Cory Lakes Community Development District.

On a MOTION by Mr. Acoff, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved **the proposal from RyCo Enterprises, Inc. for Volleyball Court in the amount of \$5,400.00**, for the Cory Lakes Community Development District.

On a MOTION by Ms. McIntyre, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved to **have Mr. Engle coordinate with Security Staff to update the pool signage and notify the community at least one week prior to the change of pool hours**, for the Cory Lakes Community Development District.

On a MOTION by Ms. McIntyre, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved to **use 80mm pavers at the Cross Creek and 60mm pavers for Cory Lake Drive, with an additional cost of \$53,380.75 to the initial amount of \$160,983.66**, for the Cory Lakes Community Development District.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board adjourned **the meeting at 9:44 p.m.**, for the Cory Lakes Community Development District.

75

Signature

Signature

76

Printed Name

Printed Name

77 **Title:** ☐ **Secretary** ☐ **Assistant Secretary**

Title: ☐ **Chairman** ☐ **Vice Chairman**

EXHIBIT 13

AGENDA

1 **MINUTES OF 09/18/25 REGULAR MEETING & CLOSED SESSION**
2 **CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**
3

4 The Regular Meeting, and Closed Session of the Board of Supervisors of the Cory Lakes Community
5 Development District was held Thursday, September 18, 2025 at 6:00 p.m. at Cory Lakes Beach Club, 10441
6 Cory Lake Drive, Tampa, Florida 33647. The public was able to listen and/or participate in person as well as via
7 ZOOM at <https://us02web.zoom.us/j/3900480969>, Meeting ID: 390 048 0969, Passcode: 54321, or
8 telephonically at +1-305-224-1968.

9 **FIRST ORDER OF BUSINESS – Call to Order/Roll Call/Pledge of Allegiance**

10 Chairman Belyea called the meeting to order at 6:00 p.m., conducted roll call, and led everyone in
11 reciting the Pledge of Allegiance.

12 Present and constituting a quorum were:

13 Ann Belyea	Board Supervisor, Chairman
14 Todd Apple	Board Supervisor, Vice Chairman
15 Ronald Acoff	Board Supervisor, Assistant Secretary
16 Cynthia McIntyre	Board Supervisor, Assistant Secretary
17 Juan Aliaga	Board Supervisor, Assistant Secretary

18 Also present were:

19 Larry Krause	District Manager, Kai
20 Brandy Marshall	Lieutenant, JCS
21 Dane Engle	Facilities Manager, JCS
22 Michael Sakellarides	Facilities Manager, JCS
23 Jeff Tatem	President, POA
24 Vivek Babbar <i>(via Zoom)</i>	District Counsel, Straley Robin Vericker, P.A.
25 Charles Reed	District Engineer, Johnson Engineering, Inc.

26 *The following is a summary of the discussions and actions taken at the September 18, 2025 Cory Lakes*
27 *CDD Board of Supervisors Regular Meeting, and Closed Session.*

28 **SECOND ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual on agenda**
29 **items)**

30 Mr. Pernod had suggested the Board post clear rules for clubhouse use during open hours, similar to the
31 pool house. He believed noise should be minimized out of respect for others and shared concerns about
32 disturbances. He had criticized the manager's response that residents could do as they pleased. Chairman Belyea
33 had clarified that without an exclusive reservation; such use was allowed.

34 Mr. Ramphall had thanked the Board, noting it had been a tough year for Security due to staff changes.
35 He had suggested giving the company one more year to improve, with the option for the Board to find a new
36 company next year.

37 Ms. Ali had reported not receiving her 2023 clubhouse deposit check. She said both rental and deposit
38 checks were cashed. Mr. Engle confirmed the check was not on site. Chairman Belyea advised her to bring a
39 record of the check to Mr. Engle, and the Board would be more than happy to have it reimbursed.

40 Chairman Belyea noted that supervisor comments were removed from the agenda to save time.
41 Supervisor Acoff clarified that the change was not approved by the Board. The Board agreed that supervisor
42 comments should remain on the agenda.

43 Supervisor Aliaga had raised a concern about a security guard placing a sticker on Mr. Ramphall's car
44 while they were present late at night. He had stated the guard should have asked who parked there before taking
45 action and reminded that residents deserved respectful communication.

THIRD ORDER OF BUSINESS – Vendor Updates

A. District Engineer: Johnson Engineering, Inc.

Mr. Reed had reported an investigation into a possible drainage pipe leak on Cachet Isle, with a video inspection and repair estimate in progress. Supervisor Acoff had stressed the need for timely action to know if the District was responsible. Mr. Babbar had clarified that SWFWMD did not require a land swap and believed the resident misunderstood or misrepresented the issue. He also confirmed the District was accommodating existing encroachments. Mr. Reed had noted that some drainage appeared homeowner-installed. Chairman Belyea had emphasized keeping communication open with SWFWMD.

Mr. Reed had shared that a Versa Court representative would provide specifications for the volleyball court next Tuesday to help create the project scope. Regarding the Weirs, Supervisor Acoff had requested confirmation of the staging date and community notice to avoid issues with parked cars. Mr. Engle had confirmed a previous notice was sent and would ensure follow-up. Supervisor Acoff had also requested time tracking for Cachet Isle work to ensure the District could bill the homeowner, and emphasized the need for clear invoicing procedures.

B. Envera

No representative from Envera was present at the meeting, despite a prior commitment to attend. Vice Chairman Apple had suggested elevating the issue to Envera. Chairman Belyea had responded that the District should replace them and cancel the contract. Supervisor Acoff had added that expressing the District's displeasure could help build a case. Vice Chairman Apple would draft a letter with Mr. Krause to send to Envera.

C. JCS Investigation

Ms. Marshall reported ongoing daily crashes with Envera's system, affecting gate operations. Parking enforcement is working well, with violations down and only two habitual offenders towed. Ms. Marshall suggested a mass email to clarify Envera and JCS roles and remind residents of parking rules. The Board agreed to send the email.

Ms. Marshall noted outdated evacuation rules were causing confusion, but new signage clarifies only the pool is to be evacuated. With pool season ending, she suggested repurposing the noon to 8:00 p.m. pool rover to a 10:00 a.m. to 6:00 p.m. daytime rover, especially to cover weekend issues like solicitors and court complaints. The Board agreed this coverage is needed, discussed reallocating previously budgeted funds, and requested a proposal for 56 hours/week of rover coverage.

The Board discussed adding rover coverage between September and May, with Ms. Marshall estimating 728 hours needed, costing \$16,016 at \$22/hour or \$14,560 at \$20/hour.

On a MOTION by Ms. Belyea, WITH NO SECOND, Ms. Belyea WITHDRAW the motion, for **JCS Roving Security Services for a period of 60 days, and a report shall be presented to the Board at the conclusion of the 60-day period**, for the Cory Lakes Community Development District.

Supervisor Acoff questioned the necessity and expectations of the rover, and Ms. Marshall noted 50–100 weekly calls during that time. Vice Chairman Apple proposed a 60-day trial, which the Board supported, with Supervisor McIntyre suggesting weekend and holiday focus. Supervisor Aliaga requested performance data to assess effectiveness.

On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board accepted **JCS Roving Security Services for a trial period of 60 days, operating from 10:00 a.m. to 6:00 p.m., seven days a week. A final report evaluating the effectiveness of the service shall be presented to the Board at the conclusion of the 60-day period, covering the months of October and November starting October 1, 2025 in the amount of \$20.00/hr**, for the Cory Lakes Community Development District.

Ms. Marshall explained that security could not confront individual residents about parking due to conflict of interest and fairness, if they do it for one, they should do it for all. Complaints about residency verification at amenities have caused pushback, but verifying IDs is part of updated policies. Mr. Sakellarides raised concerns about handling violations like unauthorized alcohol use at events; the Board agreed to issue written warnings for first offenses and possible suspensions for repeat violations. They emphasized consistent, fair enforcement, and decided to have Mr. Krause reach out to Mr. Babbar to draft standard multi-purpose letters: one for warnings and another for suspensions.

D. Juniper

1. Exhibit 1: Consideration/Approval of Edging Installation around Peanut - \$480.08

Chairman Belyea noted Mr. Small's absence but mentioned he submitted a proposal which Supervisor Acoff disagreed with due to lack of clarity. Complaints about the Morris Bridge entrance's appearance especially the white stones and orange safety markers were discussed with suggestions for pressure washing and better edging. The Board agreed to table Mr. Small's report until he could attend and present emphasizing the need for a full inspection report. Mr. Engle confirmed a facility walkaround is planned before the next meeting with the report expected in October.

E. Exhibit 2: Steadfast – Waterway Inspection Report conducted on 09/09/25

Chairman Belyea noted no one is present from Steadfast. Supervisor Acoff raised concern about pool rating dropping from good to poor and requested a follow-up. Mr. Engle said comments are included but Supervisor Acoff wants to ensure there's no lingering issue that could lead to a large bill and requested Mr. Engle to reach out to Steadfast to attend the next meeting.

FOURTH ORDER OF BUSINESS – POA Reports

Mr. Tatem shared that the POA is updating its Design Review Manual and covenants, and requested collaboration with the CDD to ensure alignment. He also suggested a joint meeting in November to clarify roles and address resident questions. The Board discussed options, including combining the meeting with the regular CDD session or holding a standalone workshop. However, it was ultimately agreed that a combined meeting is not necessary. The CDD and POA could collaborate on creating and distributing an updated informational document outlining each entity's responsibilities.

Chairman Belyea raised concerns about lake debris and abandoned floating docks. Mr. Tatem explained that the POA is trying to access the lake but lacks a reliable boat. While some residents offered help, availability has been limited. Supervisor Acoff reminded the Board that the CDD owns a John boat, though its condition is uncertain. Mr. Engle and Mr. Krause noted the boat might need repairs and hasn't been operational. The Board agreed that the POA is still responsible for lake inspections regardless of CDD support. Mr. Tatem clarified he needs confirmation on the boat's viability. The Board authorized Mr. Engle to inspect the CDD boat and determine if it can be made seaworthy.

Vice Chairman Apple asked for an update on short-term rental enforcement. Mr. Tatem reported that violations are being issued, with three homes currently under scrutiny. He emphasized that most leads come from resident observations and encouraged the community to report suspicious activity. Guest entry data has been helpful, but proving rentals versus house guests remains difficult. Separately, Chairman Belyea stated that the POA could begin using the CDD boat immediately if Mr. Engle deems it seaworthy.

FIFTH ORDER OF BUSINESS – Financial Items

A. Exhibit 3: Consideration/Acceptance of August 2025 Unaudited Financial Statements

1. Variance Report

Supervisor McIntyre asked about the \$774,464.87 budget balance. Vice Chairman Apple clarified it's the result of subtracting current expenditures from the budget and includes \$350,000 for the weirs. He noted an accounting error where expenditures weren't shown as negatives in line item 25, skewing the totals. Supervisor

Acoff expressed concern about the cash flow dropping from \$190,000 to \$46,000 and requested a clear list of unpaid invoices. Mr. Krause said some invoices might still be pending and would follow up. Chairman Belyea asked for a running spreadsheet of both paid and unpaid invoices moving forward. Mr. Engle said vendors often don't get timely payments due to poor communication and mislabeling of invoices. Supervisor McIntyre asked if vendors are complaining, and Mr. Engle confirmed they are. Staff would work on improving communication and tracking to avoid further delays.

Chairman Belyea suggested vendors should receive confirmation and payment timelines for submitted invoices. Mr. Engle gets initial receipt notices but no updates, prompting a call for better communication from Kai. Mr. Krause noted vendors should be paid within 45 days by law, regardless of their terms, and acknowledged the system needs improvement. Vice Chairman Apple stressed vendors should know this upfront. The Board agreed unpaid invoices should be reflected in financial reports, and Supervisor McIntyre recommended Mr. Engle and Mr. Krause develop an SOP. Vice Chairman Apple confirmed he reviewed and verified all bank account balances, and the Board agreed to accept financials with corrections.

On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board accepted the **August 2025 Unaudited Financial Statements with the changes noted by Mr. Apple on line 25**, for the Cory Lakes Community Development District.

Mr. Acoff requested that Ms. Robertson attend the upcoming Board meeting in person on October 16, 2025.

SIXTH ORDER OF BUSINESS – Business Items

A. Exhibit 4: Discussion: 2025 Reserve Study – *This item was brought back from the last meeting.*

The Board discussed the reserve study, noting it's been on the agenda multiple times without resolution. Chairman Belyea and Supervisor McIntyre pointed out inaccuracies, including completed projects listed as pending, and a recommendation to replace a roof that already exists. Supervisor Acoff emphasized the study should reflect current conditions. The Board agreed the consultant should return, physically inspect the site, and not rely solely on records. Mr. Krause said he would verify the original scope and contact the consultant to update the report. Board members were invited to email any specific items they've identified to Mr. Krause.

B. Exhibit 5: Discussion: Emergency Action Plan – Hurricane Emergency Response and Recovery – *This item was brought back from the last meeting.*

It was agreed that the Board's comments would be sent to Mr. Engle by October 9, 2025.

SEVENTH ORDER OF BUSINESS – Approval of Minutes

A. Regular Meeting, Public Hearing, & Closed Session: August 21, 2025

1. Exhibit 6: Summary of Motions

2. Exhibit 7: Meeting Minutes

Supervisor McIntyre requested correcting line 115 to "Mr. Bonney with Complete IT" and noted that line 263 should clarify if a majority of supervisors agreed, emphasizing the need for meeting minutes to reflect consensus. Supervisor Acoff asked for an addition noting that he were elected by residents, and added he ran unopposed, which should also be included. Chairman Belyea and Mr. Krause reviewed line 40, agreeing the wording was unclear, especially regarding a misplaced comma. Lastly, Supervisor Acoff noted that line 371 should read "gate" instead of "gave."

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **August 21, 2025, Regular Meeting, Public Hearing & Closed Session Minutes with changes as amended**, for the Cory Lakes Community Development District.

3. Exhibit 8: Action Item List as of September 11, 2025

The Board agreed that maintaining a 12-month rolling history is appropriate, with the action item list. Older items would be archived.

4. Exhibit 9: Contract List as of September 11, 2025

EIGHTH ORDER OF BUSINESS – Staff Reports

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

1. Update: 17923 Cachet Isle

Mr. Krause had asked about voting on policy revisions. Mr. Babbar had advised using motions for clarity and adopting the final version by resolution. He had confirmed a public hearing was only needed if fees were changed. Supervisor McIntyre had noted fees were removed from the policy, and Mr. Babbar had explained that any future fee changes should be adopted by resolution at a public hearing, which could be held during a regular meeting.

B. Facility Manager

1. Exhibit 10: August 2025 Report

Mr. Engle presented updated Envera replacement options from five vendors, highlighting Complete IT's comprehensive proposal, which covers and exceeds current services. Chairman Belyea and Supervisor McIntyre questioned contract terms and compatibility, with clarification that Complete IT offers all services directly without subcontracting. Complete IT confirmed features like guest and resident tracking, enhanced camera systems, audio monitoring with signage, Wi-Fi at courts, and integrated gate controls. They also addressed transition logistics, stating installation would take 2–3 weeks and recommending security coverage during the switchover. Supervisors emphasized the importance of accurate reporting, emergency planning, and minimizing disruption, while Complete IT assured system flexibility, equipment ownership, and access to detailed reporting tools.

Mr. Engle noted a decision on the Envera replacement is needed soon. Supervisor Acoff said funding should be confirmed first. Chairman Belyea suggested tabling the item until October for review and a vote. Supervisor Acoff clarified funds would come from FY 2025 carryover, available in December. Mr. Krause said final numbers might not be ready by the October 16, 2025 meeting, with more clarity expected in November. The Board agreed to move forward in principle and confirmed \$66,912 is budgeted under “contractual virtual guard” for FY 2026.

2. Consideration/Approval of Proposals for Replacement of Pool House AC Units:

Mr. Engle presented HVAC replacement options, recommending Strategic Air Conditioning, which offered a full system replacement, including AC unit, ductwork, electrical, and drywall for \$15,525.00. He also proposed a preventive maintenance plan for all AC units (clubhouse, fitness center, pool house, and guard booths), pending a final quote from Strategic Air Conditioning while Florida Heating & Cooling maintenance plan is \$2,864.26 annually. Mr. Engle requested Board approval for the replacement and maintenance, noting the current system has been down for over a month.

a. Exhibit 11: Air Masters - \$29,642.00

i. Exhibit 12: Preventive Maintenance Agreement (No Ice Maker) - \$4,800.00/yr

- Additional Cost for Twice a Year Maintenance on Ice Maker - \$1,072.00/yr

b. Exhibit 13: Alvarez - \$30,960.00

c. Exhibit 14: Strategic – Split System (without ceiling repairs) - \$10,850.00

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **Proposal from Strategic Air Conditioning to install HVAC unit and additionally giving authorization to get the electrical and drywall in the total amount of \$15,525.00**, for the Cory Lakes Community Development District.

Chairman Belyea motioned to proceed with placing all AC units under a maintenance contract, not to exceed \$2,864.00, pending a potentially lower quote from Strategic Air Conditioning. Mr. Engle confirmed the final amount may come in lower.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved to **proceed with placing all air conditioning units under a maintenance contract, pending the receipt of a potentially lower quote from Strategic Air Conditioning in the amount not to exceed \$2,864.00**, for the Cory Lakes Community Development District.

3. Exhibit 15: Consideration/Approval of Proposal for Installation of Existing Gates to New Location – Gate Tech - \$2,010.36

Mr. Engle reported that the cost for the posts, chain, locks, and signage for the amenities area is just under \$1,000. Additionally, relocating the gate to a new position would cost \$2,010.36.

On a MOTION by Ms. McIntyre, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved the **proposal from Gate Tech for Installation of Existing Gates to New Location in the amount of 2,010.36**, for the Cory Lakes Community Development District.

Mr. Engle stated that the volleyball court remains on the list. Charles Reed's quote is still around \$7,000 with Versa Court, but despite multiple requests, the scope of work has not yet been provided. They are scheduled to be on-site Tuesday. Meanwhile, there's another quote available for \$5,400.00.

On a MOTION by Mr. Acoff, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **proposal from RyCo Enterprises, Inc. for Volleyball Court in the amount of \$5,400.00**, for the Cory Lakes Community Development District.

4. Exhibit 16: Consideration/Approval of Proposal for Sidewalk Trip Hazard Removal – Precision

a. Exhibit 17: Addendum 1 - \$52,445.00 to \$55,067.00

Mr. Engle noted that the Precision Sidewalk Repair item is outdated, as Roadway Concepts already performed some repairs. He had asked Precision to provide an updated quote based on current sidewalk conditions. Supervisor McIntyre asked for confirmation on where a recent injury occurred due to uneven pavement, noting the need to prioritize repairs in that area. Vice Chairman Apple and Supervisor Acoff raised concerns about incomplete repairs and lack of communication from the insurance carrier when claims are filed. The Board discussed the need for clarity on how claims are reported and handled within the community.

Mr. Engle asked whether Board approval is needed each time pool hours change with seasonal daylight shifts. Chairman Belyea said no, suggesting staff coordinate directly with JCS and post updated signage as needed. Mr. Engle confirmed there are pre-made signs in storage for different seasons that could be swapped out accordingly.

On a MOTION by Ms. McIntyre, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved to **have Mr. Engle coordinate with Security Staff to update the pool signage and notify the community at least one week prior to the change of pool hours**, for the Cory Lakes Community Development District.

Mr. Engle asked if the same vendor should be used for the Fall Festival; the Board left it up to him. Supervisor McIntyre noted events need Board approval and expressed concern about the low turnout at past Fall Festivals and suggested reworking the event to make it more engaging and cost-effective, possibly with more community involvement.

Mr. Engle reported that Elite Pavers is scheduled to begin the originally approved \$160,983.66 project in early December. Materials have been purchased and permitting has started. An additional proposal to replace the Cross Creek entrance roadway was discussed, using 60mm pavers for repairs until full 80mm replacement could be done. The Board agreed the safest and most efficient approach is to fully shut down the Cross Creek entrance for 7–8 days during the work.

Supervisor McIntyre stated that the Boardwalk needs to be painted. Mr. Engle responded that he has already placed an order for the paint.

Mr. Engle asked if the Board wanted to continue with the original \$160,983.66 plan to install 80mm pavers throughout Cross Creek and Cory Lake Drive, or revise it. The Board agreed to use 80mm pavers only at the Cross Creek, and to use 60mm pavers for Cory Lake Drive. This approach would cost additional \$53,380.75.

On a MOTION by Ms. McIntyre, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved to use 80mm pavers at the Cross Creek and 60mm pavers for Cory Lake Drive, with an additional cost of \$53,380.75 to the initial amount of \$160,983.66, for the Cory Lakes Community Development District.

Vice Chairman Apple noted that there are multiple lights out around the community. Mr. Engle responded that he has already contacted TECO and is waiting on them to address nine reported outages.

Supervisor McIntyre asked about the furniture return. Mr. Engle said it should be back 4–6 weeks from the pick-up date. Chairman Belyea suggested donating the old furniture, but Mr. Krause said the Board should first determine its value and complete an asset disposal log if donating, selling, or discarding it.

C. District Manager: Kai

1. Exhibit 18: FY 2025-2026 Meeting Schedule

2. Quorum Check for Regular Meeting and Closed Session – 10/16/2025 at 6:00 p.m.

NINTH ORDER OF BUSINESS – Audience Comments - New Business – (limited to 3 minutes per individual)

There being none, the next item followed.

TENTH ORDER OF BUSINESS – Supervisors Requests

Supervisor McIntyre raised concerns about the current Board seating arrangement, preferring the traditional setup where members face residents directly. Chairman Belyea explained that different layouts are being tested to improve sound quality for online participants. McIntyre emphasized the importance of transparency, suggesting all Board members sit in a row. The Board agreed no final decision has been made, and configurations are still being evaluated but agreed to keep the current setup for the next meeting.

ELEVENTH ORDER OF BUSINESS – Closed Session – Private Discussion of Security System (Exempt from Sunshine and Public Records Laws)

A. Open Closed Session

The closed session was not held.

B. Discussion: Amenity Access, Cameras, Gates, Rover, Resident Issues, Pool Security, Playground Security, Amenity Center Security

- 300 1. Envera
301 2. JCS Investigations
302 C. Close Closed Session

303 **TWELFTH ORDER OF BUSINESS – Adjournment**

304 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board adjourned
305 **the meeting at 9:44 p.m.**, for the Cory Lakes Community Development District.

306 **Each person who decides to appeal any decision made by the Board with respect to any matter considered at*
307 *the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*
308 *including the testimony and evidence upon which such appeal is to be based.*

309 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
310 **meeting held on _____.**

311

Signature

Signature

312

Printed Name

Printed Name

313 **Title:** ☐ **Secretary** ☐ **Assistant Secretary**

Title: ☐ **Chairman** ☐ **Vice Chairman**

EXHIBIT 14

AGENDA

CORY LAKES CDD - Task Log
RISKS, ACTIONS, ISSUES & DECISIONS (RAID LOG)

AS OF 10/09/2025 05:00 PM

# of task item	DATE OPENED - Insert Date	PRIORITY - Choose From Drop Down	DELIVERABLE/FOCUS	OWNER	TARGET DATE - Insert Date	STATUS - Choose from drop down	DATE CLOSED - Insert Date	NOTES
1	10/17/24		Ask Counsel to attend Next Meeting	District Manager		Completed		
2	10/17/24		Ask Counsel for update on: Weir Contract	District Manager		Completed		
3	10/17/24		Ask Counsel for update on: 17923 Cachet Isle	District Manager		Completed		
4	10/17/24		Ask Counsel for update on: Cease and Desist letter to The Islander Publisher	District Manager		Completed		
5	10/17/24		Ask Counsel for update on: Rules and Regulations	District Manager		Completed		Will bring to December meeting
6	10/17/24		Ask Counsel for update on: Donation of the Chevy SPARK vehicle to Habitat for Humanit	District Manager		Completed		
7	10/17/24		Ask Counsel for update on: Contract for 7 Day a Week Janitorial Service – Sunshine Cleaning	District Manager		Ongoing		
8	10/17/24		Ask Counsel for update on: CDD trees falling on Private Property	District Manager		Completed		
9	10/17/24		Add Suncoast Pools Contract to list of contracts	District Manager		Completed		See November agenda
10	10/17/24		Add Ford F-150 to list of Contracts with status of payments/paid off	District Manager		Completed		See November agenda
11	10/17/24		Add Ford Ranger to list of Contracts with status of payments/paid off	District Manager		Completed		See November agenda
12	10/17/24		Reach out to Patricia on updates on the payments status of both Trucks	District Manager		Completed		
13	10/17/24		Reach out to Egis Insurance re: Hurricane Milton issues	District Manager		Ongoing		
14	10/17/24		Add Reserve Study to agenda packet for November - need to reach out for updated proposals	District Manager		Completed		See November agenda
15	10/17/24		Send staff email re: need all hurricane-related proposals sent to LK and Patricia for processing	District Manager		Ongoing		sent via email 10/17/24
16	10/17/24		Refund Security Deposit to resident for event on 10/13/24	District Manager		Completed		Done. (10/17/2024)
17	10/17/24		Send email to community re: picking up after their pets	Amenity		Completed		Done. (10/19/2024)
18	10/17/24		Provide monthly summary of Security Events to Supervisors	Amenity		Ongoing		Pending... Will be attached to next month's OA&E Report for board meeting (11/21/2024)
19	10/17/24		Get towing company to attend Nov. Meeting			Completed		Attended November meeting
20	10/17/24		Get with Engineer on update of WEIRs, contract	Field Services		Completed		JO sent email 10/18/24 Meeting set up for 10/21/2024
21	10/17/24		Get Joe Hamilton (FEMA Monitor) to quantify debris in community ASAP	Field Services		Completed		Joe Hamilton verified debris on 10/18/2024
22	10/17/24		Look into caution tape at Morris Bridge entrance on the right -determine issue there	Field Services		Ongoing		JO have looked a couple of times and will continue to look, and cannot find it.
23	10/17/24		Review fish net down in ponds, allowing fish to escape; Check with Steadfast on issue/remediation	Field Services		Ongoing		10/18 Steadfast Francisco was advised he will check and found new screen needs to be ordered.
24	10/17/24		Address Light Sconces throughout community and work with Supervisor Belyea on Designs	Field Services		Ongoing		GK Electric Solutions was here on Saturday 10/19/2024. He is working up a proposal and will get cut sheets of a few fixture options.
25	10/17/24		Work with FI Heat and Air on Maintenance contract for New A/C Units vs. Old A/C Units	Field Services		Ongoing		LK spoke with vendor 10/18/24 – they will review and update/prorate They are working to prorate the contract for the new units. Koral is preparing spread sheet for contracts on units and there cost and expiration dates.
26	10/17/24		Reach out to TAMPA re: manhole covers	Field Services		Ongoing		JO spoke with City of Tampa Sewer Operations Team leader Reginald Tim he is going to be coming out to show me some things as per there last inspection there were no deficiencies to any it was to the pavers around the area which are settling.
27	10/17/24		Get with Tim Gay (?) re: holiday lighting and getting lights turned on Nov. 1-11 for Diwali	Field Services		Completed		JO spoke with vendor he will turn on lights at clubhouse he said as in the past.
28	11/21/24		Add POA report after VENDOR UPDATES and before BUSINESS ITEMS	District Manager		Completed		See December agenda
29	11/21/24		Bring back the Reserve Study Proposals	District Manager		Completed		Ask for updated proposals; 12/19/24 Board approved Custom Reserves
30	11/21/24		Update Contract list: ADD column for STATUS	District Manager		Completed		See December agenda
31	11/21/24		Pay the Solitude Invoice for TERMINATION of services (see item 5 below)	Accounting		Ongoing		Counsel reviewed termination provisions 11/21/24

CORY LAKES CDD - Task Log
RISKS, ACTIONS, ISSUES & DECISIONS (RAID LOG)

AS OF **10/09/2025 05:00 PM**

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32	11/21/24		Will send a letter to Solitude to APPEAL the TERMINATION fee	District Attorney		Ongoing		
33	11/21/24		Can District pay for Notary Renewal and Require FREE Resident Notarizations	District Manager		Ongoing		
34	11/21/24		Remove ICE machine outside Beach Club	Field Services		Completed		Removed 11/27/24
35	11/21/24		Send COMMUNITY NOTICE (Constant Contact) re: POOL HOURS are from 8a-5p until further notice	Amenity		Completed		LK sent verbiage to DG 11/24/24
36	11/21/24		Add current TOWING policies for discussion	District Manager		Completed		See December agenda
37	11/21/24		Send Security Reports to Supervisors, District Manager, and Facilities Manager			Ongoing		
38	11/21/24		Add SECURITY REPORT (exempt from Public) at end of Agenda for December	District Manager		Completed		See December agenda
39	11/21/24		Reach out to STEADFAST re: CARP in the ponds	Field Services		Ongoing		
40	11/21/24		Follow up on CONTRACT with SUNSHINE CLEANING	District Manager		Ongoing		
41	11/21/24		Send Letter to Resident re: tree at 10429 Canary Isle Drive	District Manager		Completed		emailed 11/24, sent 11/25
42	11/21/24		Work with ENGINEER to create SCOPE of WORK to restore the property to SWFWMD specs at 17923 Cachet Isle	District Manager		Ongoing		LK sent request to engineer 11/24/24
43	11/21/24		Bring back pool maintenance vendor proposals to Dec. Meeting	District Manager		Completed		See December agenda
44	11/21/24		Take proposals from JO report and place on AGENDA as separate Exhibits	District Manager		Ongoing		See December agenda
45	11/21/24		Open account with McMaster-Carr	Field Services		Completed		
46	11/21/24		Get a quick fix for the patios behind the Beach Club for the Boat Parade	Field Services		Ongoing		See December agenda
47	11/21/24		Hire 20-hour Part-Time Facilities Manger Assistant ASAP	Field Services		Ongoing		
48	11/21/24		Message TECO and COUNTY re: new services	District Manager		Ongoing		
49	11/21/24		Discuss FENCING and FEMA options	Field Services		Completed		
50	11/21/24		Get FENCING added to INSURANCE	District Manager		Ongoing		
51	11/21/24		Send ALL quotes/proposals to Keyza	Field Services		Completed		See December agenda
52	11/21/24		Get POOL signs updated/replaced	Field Services		Ongoing		
53	11/21/24		Bring list of MAINTENANCE ITEMS for Board to Address and Prioritize to December meeting	Field Services		Completed		See December agenda
54	11/21/24		Get additional Stormwater Drain cleaning proposals for December meeting	Field Services		Ongoing		
55	11/21/24		Send 2012 Reserve Study to new Supervisors	District Manager		Completed		Sent
56	12/19/24		Contract with Custom Reserves	District Manager		Completed		Start Date: 01/07/25 - Executed
57	12/19/24		Draft letter for person involved on plane in lake	District Attorney		Ongoing		
58	12/19/24		Steadfast to monitor and pick up trash on the lake	Field Services		Ongoing		
59	12/19/24		Advertise Joint CDD/POA Meeting on January 28, 2025 at 6:00 p.m.	District Manager		Completed		Scheduled to publish on Jan 17
60	12/19/24		Table discussion of Parking and Towing Policy to February meeting	District Manager		Ongoing		Hardship waiver to be discussed at the joint CDD/POA meeting
61	12/19/24		Discuss budget amendment and resolution at the January meeting	Accounting		Completed		See January agenda; adopted
62	12/19/24		Revise November minutes based on verbatim	District Manager		Ongoing		See February agenda
63	12/19/24		Enlarge action item list font and add to task list	District Manager		Completed		
64	12/19/24		Review Suncoast Pool contract and terminate	District Manager		Completed		30-day notice; 01/07/25 sent termination letter
65	12/19/24		Draft contract for Bandu	District Attorney		Completed		Start Date 02/08/25; executed
66	12/19/24		Table discussion of updated CDD Rules and Regulations to January meeting	District Manager		Completed		See January agenda
67	12/19/24		Advertise new meeting date for June 17, 2025	District Manager		Ongoing		Scheduled to publish on June 6, 2025
68	12/19/24		Remind Clubhouse renters to clean (charge to deposit fee if not)	Amenity		Ongoing		
69	12/19/24		Separate list of maintenance items for consideration until budget meeting	Field Services		Ongoing		
70	12/19/24		Chairman Belyea to refer a company for chimney cover	Field Services				Board decided not to proceed
71	12/19/24		Remove amenity privileges of the resident who damaged the gate until \$195 was paid	Amenity		Ongoing		
72	12/19/24		Table stormwater drain cleaning proposals to next meeting	District Manager		Completed		See January agenda
73	01/16/25		Send WEIRS contracts update to Supervisors	District Manager		Completed		requested from Engineer 1/18/25

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RISKS, ACTIONS, ISSUES & DECISIONS (RAID LOG)

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74	01/16/25		ADVERTISE - SECURITY SHADE SESSION at end of February agenda (discuss QR Codes, JCS Report)	District Manager		Completed		Advertised; see February Agenda
75	01/16/25		Ask Engineer to Attend Next meeting (call in)	District Manager		Completed		email sent 1/18/25
76	01/16/25		Ask Engineer his opinion and recommendation on MRI proposals and Inspection	District Manager		Completed		email sent 1/18/25
77	01/16/25		Need to advertise the joint POA/CDD meeting for Jan. 28, 2025	District Manager		Completed		Advertised; see Joint Meeting agenda
78	01/16/25		Bring Updated Policies back to Board each month as they address 3-4 pages a meeting	District Manager		Completed		See February agenda
79	01/16/25		Contact Tampa Police for status of contract with them for services/speeding	District Manager		Completed		See February agenda
80	01/16/25		Check with County on if CDD can piggyback on any existing contracts/projects to cut costs	District Manager		Ongoing		
81	01/16/25		Check with City to see if any grants available to CDD re: lighting	District Manager		Completed		email sent 1/18/25
82	01/16/25		Set up meeting with Acoff, Joe, Vivek, Patricia, me to discuss Pavers/contracts	District Manager		Ongoing		
83	01/16/25		CHANGE/ADVERTISE April meeting to Wednesday the 16th (from the 17th)	District Manager		Ongoing		Updated webiste; scheduled to advertise
84	01/16/25		Work on MASTER LIST of projects in EXCEL that includes COST, SAFETY LEVEL, DESCRIPTION	Field Services		Ongoing		
85	01/16/25		Get with Envera to see if there are any new updates on the horizon	Field Services		Ongoing		
86	01/16/25		Get with Steadfast on dormant grassy areas and any treatment/replacement option	Field Services		Completed		See February agenda
87	01/16/25		Get with Steadfast to include more details in their monthly reports	Field Services		Ongoing		
88	01/16/25		Get a TV Monitor in the Amenity Center for posting amenity center events	Amenity				
89	01/16/25		Send Chairman Belyea a summary of the meeting highlights	District Manager				
90	01/16/25		Check with Vivek on if the Board can VOTE at the Joint POA/CDD meeting	District Manager		Completed		email sent 1/18/25
91	01/16/25		Check with Vivek on Board options re: threatening Dec. meeting attendee	District Manager		Completed		email sent 1/18/25
92	01/16/25		What is the balance of the Bonds left fot the District to payoff?	Accounting				
93	01/16/25		Forward Aliaga SOCCER EVENT propopsal to Counsel, Insurance	District Manager				
94	01/16/25		Send Events Calendars to Webmaster for online posting	District Manager		Completed		email sent 1/18/25
95	01/16/25		HIRE ASSISTANT for Facilities Manager	Field Services				
96	01/16/25		Ask Counsel on verbiage for potential email to residents re: consequences for misbehavior at meetings and comments on collusion among Board members and making deals	District Manager		Completed		email sent 1/18/25
97	02/20/25		Update re: insurance and HR services to be provided by Breeze	District Manager		Ongoing		
98	02/20/25		Notify Builder of damage and send pics – to be received by Steve Small of Juniper	District Manager				
99	02/20/25		Get quotes for installing Wi-Fi at the Tennis and Basketball Courts	District Manager		Ongoing		
100	02/20/25		Bring back NOVEMBER Minutes with VERBATIM section	District Manager		Completed		See March agenda
101	02/20/25		Send information to VB re: unruly resident from December meeting	District Manager		Completed		Email sent 2/22/25
102	02/20/25		Send Letter to unruly resident from December Meeting	District Attorney				
103	02/20/25		Send community-wide email re: Staffing Updates	District Manager		Completed		Email sent 2/21/25
104	02/20/25		Send community-wide email re: gates	District Manager				
105	02/24/25		Get quotes for adding WiFi to the tennis courts, basketball courts, and Hockey Rink	Amenity		Ongoing		
106	02/24/25		BRING BACK POA agreement to the March Meeting	District Manager		Completed		See March agenda
107	02/24/25		Work with Steve Small (SS) with Juniper (formerly LMP – Landscaping) on damage to part of community	Field Services		Ongoing		See March agenda for proposal
108	02/24/25		BRING BACK Joint POA meeting minutes to the March Meeting	District Manager		Completed		See March agenda
109	02/24/25		Discussion on Policies Update will be TABLED until scheduled for a WORKSHOP	District Manager		Ongoing		Tabled

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110	02/24/25		Confirm with BUDGET that there are funds for the approved items in the attached Facilities Manger List	Accounting		Ongoing		
111	02/24/25		Obtain additional quotes for Waterproof sealing of windows at Beach Club (Amenity Center)	Field Services		Ongoing		
112	02/24/25		Send MRI Stormdrain report to District Engineer for his review	District Engineer		Completed		Email sent 3/5/25
113	02/24/25		Get more information from Bandu (Pool Maintenance Vendor) on the problem with the Pool Heaters- what exactly is wrong with them	Field Services		Completed		See March agenda for FM report
114	02/24/25		Need to make sure you get at least two (2) quotes for anything costing over \$5,000	Field Services		Ongoing		
115	02/24/25		Ask Engineer to inspect pedestrian walkway along Cross Creek for sturdiness and stability	District Engineer		Completed		See March agenda for FM report
116	02/24/25		Ask Engineer to inspect the patios behind the Beach Club for stability	District Engineer		Completed		See March agenda for FM report
117	02/24/25		See if you can get someone to inspect the playgrounds for FREE and who is NOT trying to sell the district equipment (Previous inspections by the vendor installers determined new equipment was needed, but they may want to make a sale)	Field Services		Ongoing		
118	02/24/25		Need to get additional quotes for various types of Flooring in the Beach Club	Field Services		Ongoing		
119	02/24/25		Review A/C units on side of Beach Club nearest pool to determine if they need replacing	Field Services		Ongoing		
120	02/24/25		Send proposal and information to Counsel re: contract with paving company	District Manager		Completed		Email sent 3/5/25
121	02/24/25		Check with Insurance to see if claim was made on fencing at Tennis Courts	District Manager		Completed		No Fencing is covered on policy
122	02/24/25		Can the CDD piggy back on City or County contracts with vendors?	District Manager				
123	02/24/25		Send termination letter to Pest 2 Rest; proceed with Arrow Commercial	District Manager		Completed		
124	02/24/25		Need to get quotes for HOLIDAY LIGHTING for this year (maybe get a better deal with 3-year contract?)	Field Services				
125	02/24/25		Get signed proposals to vendors once budget approved (to Atlas Weather Stripping, Bandu Pool Maintenance, and Fitness Services)	District Manager		Ongoing		
126	03/20/25		Work with JCS (BM) on process and get word out to community re: boat ramp and amenities access	District Manager		Ongoing		
127	03/20/25		Counsel to review JCS process on boat ramp and amenities access	District Attorney				
128	03/20/25		Present JCS Process on access to Boat Ramp and Amenities on April Agenda	District Manager				
129	03/20/25		Add closed session to EVERY AGENDA moving forward, at the end of the agenda, and list general topics to be discussed	District Manager		Completed		Advertised and see April agenda
130	03/20/25		Counsel to draft letter to resident and their contractor to repair damaged CDD landscaping, LK to mail finalized draft	District Attorney				
131	03/20/25		Work with Landscaper on reducing cost of mulch if possible, proceeding with approved proposal	Field Services		Ongoing		See April agenda
132	03/20/25		Work with landscaper on changing proposal for annuals to colorful perennials – AB to liaise with staff – NTE \$4750	Field Services		Ongoing		See April agenda
133	03/20/25		Work with POA on space set aside in the Beach Club for the POA to meet with residents	Field Services				
134	03/20/25		Bring back HR Responsibilities for BREEZE after 90-day trial period with JCS, if not renewed	District Manager		Ongoing		
135	03/20/25		Bring back Exhibit 6 (POA agreement) to APRIL agenda if update from Counsel received	District Manager		Completed		See April agenda
136	03/20/25		REMOVE Dog Park Discussion from agenda until Board requests it be brought back	District Manager		Completed		
137	03/20/25		Remove Workers Comp Coverage from Insurance Policy	District Manager		Ongoing		SENT EMAIL 3/21/25

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138	03/20/25		Add JCS to the insurance policy for the District's VEHICLES (Auto Insurance)	District Manager		Ongoing		SENT EMAIL 3/21/25
139	03/20/25		Get proposals to have the fencing at the tennis courts and basketball court repaired	Field Services				
140	03/20/25		Review the District's Insurance coverage to add items that need to be covered (e.g. fencing)	Field Services		Ongoing		
141	03/20/25		Review the Pavilion website to see if there are any city or county contracts the CDD can piggy back on for items in the District	Field Services				
142	03/20/25		Send CONSTANT CONTACT email to residents re: gym closing Sundays/Wednesdays at 4 a.m. for 30 minutes for cleaning	District Manager		Completed		SENT EMAIL 3/21/25
143	03/20/25		Send letter to resident re: bad behavior at meeting	District Manager		Completed		SENT CERTIFIED AND FIRST CLASS MAIL 3/21/25
144	03/20/25		Fix November Minutes to remove the word "NOT" from line 493, present again in APRIL	District Manager		Completed		See April agenda
145	03/20/25		Work with Residents Todd Apple and Debbie Maneriank on getting quotes to convert Hockey Rink to four (4) Pickleball courts	Field Services		Ongoing		
146	03/20/25		Proceed with replacing the cracked glass in the Beach Club	Field Services				
147	03/20/25		Remove Wi-Fi item from future agendas	District Manager		Completed		
148	03/20/25		Proceed with NTE \$20,000 to have all windows and doors sealed at Beach Club	Field Services				
149	03/20/25		Have playgrounds (3) inspected for safety and repairs	Field Services		Ongoing		
150	03/20/25		Proceed with pool pumps approved – Board Approved	Field Services		Ongoing		
151	03/20/25		Proceed with A/C Replacement at Morris Bridge Guardhouse – Board approved	Field Services				
152	03/20/25		Work on replacement flooring options for Beach Club	Field Services		Completed		See April agenda
153	03/20/25		Work with BLUE WAVE to repair existing lighting system – Board approved	Field Services				
154	03/20/25		Change meeting dates, update website, and advertise	District Manager		Completed		Advertised and posted
155	04/17/25		Send Community Email re: Vacant Seat 3 and request for applicants due May 1	District Manager		Completed		
156	04/17/25		Post to website article re: Vacant Seat 3 and request for applicants due May 1	District Manager		Completed		
157	04/17/25		Send resumes to Supervisors by May 2, 2025 (they are due May 1)	District Manager		Completed		
158	04/17/25		Get General Ledger information to the Supervisors for the 4/22/25 BUDGET MEETING	District Manager		Completed		
159	04/17/25		Provide update on Solitude payment of \$7000 to terminate contract	District Manager				emailed team 4/19/25
160	04/17/25		Send resumes of Sonia Valentin, Elizabeth Moore, Kerri Robertson to Supervisors before Tuesday	District Manager				emailed staff 4/19/25
161	04/17/25		Provide Board with list of all insurance claims against the District for the past two years	District Manager				requested of Egis via email 4/18/25
162	04/17/25		Board wants a Forensic Audit done on its financials within 30 days	District Manager		Ongoing		See May agenda
163	04/17/25		Bring March 2025 UNAUDITED Financials to the 4/22/25 Budget meeting	District Manager		Completed		
164	04/17/25		Have Policies on the agenda for the 4/22/25 meeting for the Board to discuss	District Manager		Completed		
165	04/17/25		Board approved giving JG total of \$10,000 a month to be spent in 5 \$2000 increments	District Manager		Completed		sent email to team 4/19/25
166	04/17/25		Get driver insurance information from EGIS re: vehicles in the District	District Manager		Completed		
167	04/17/25		Get update from CR (Engineer) re: MRI Storm Drains	District Manager		Ongoing		
168	04/17/25		Get and provide FEMA update to Board	District Manager		Ongoing		
169	04/17/25		Add Hockey Rink Conversion discussion to the May 15 Agenda	District Manager		Completed		
170	04/17/25		Get with Envera on discount or refund for loss of services	District Manager		Ongoing		
171	04/17/25		Board approved a 30-Day trial of locking access to the Boart ramp to control access to the lake for non-resident boaters	Field Services		Ongoing		

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172	04/17/25		Need updated proposals from Juniper/LMP for Mulch (\$50,000 approved) and Annuals (\$1,750 approved) for Chair to sign	Field Services				
173	04/17/25		Get with Steadfast re: fountain #3 at end of Morris Bridge entrance to be repaired	Field Services				
174	04/17/25		Get additional proposals for sidewalk issues greater than 2 inches	Field Services		Completed		See May agenda
175	04/17/25		Need updated proposal from Illuminations (Tim Gay) re: 5-year option with 10% discount for Chair to sign	Field Services				
176	04/17/25		Get with Tim Gay on how to change the color of the lights already installed	Field Services				
177	04/17/25		Finalize verbiage re: contract with POA	District Attorney				
178	04/17/25		Get contract with Target Towing to Chairman to sign – need to confirm current and active TOWING POLICY	Field Services				
179	04/17/25		Provide APPROVED proposals for flooring and film on top windows at amenity center to Chairman to be signed	Field Services				
180	04/17/25		Work with Supervisor McIntyre as Board Liaison re: procuring sponsorship for the Hockey Rink to Pickle Ball Courts conversion	Field Services				
181	04/17/25		Send community-wide email re: boat ramp being locked up	Field Services		Completed		
182	04/17/25		Get answer re: painting question from Board	Field Services				
183	04/22/25		Add Proposals for FORENSIC AUDIT to the MAY 15 MEETING AGENDA	District Manager		Ongoing		See May agenda
184	04/22/25		Request FORENSIC AUDIT proposals for the May 15 CDD meeting; Chairman to liaise with staff	District Manager		Ongoing		
185	04/22/25		Ask Counsel if he needs to attend EXEMPT SESSIONS	District Manager		Completed		
186	04/22/25		Finance – Board wants the \$45,322 spent on CONTINGENCY broken down per item/expense	Accounting		Ongoing		
187	04/22/25		Update Board on Meeting with Engineer	District Manager				
188	04/22/25		Refund options from ENVERA due to downed services, increased security expenses – put on MAY 15 MEETING AGENDA for discussion	Field Services		Ongoing		
189	04/22/25		Add Hockey Rink Conversion Discussion to MAY 15 MEETING AGENDA	District Manager		Completed		See May agenda
190	04/22/25		Will look into alternative companies to review AUDIO SYSTEM for Beach Club	District Manager				
191	04/22/25		Provide update from FEMA	District Manager		Ongoing		FEMA reached out and approved District for proceeding with request 4/25/25; LK/JG need to complete paperwork and submit to FEMA
192	04/22/25		Add Reserve Study Discussion and Reserve Study 2025 to MAY 15 MEETING AGENDA	District Manager		Completed		See May agenda
193	04/22/25		Add discussion and review of Amenities Policies page 1-4 to MAY 15 MEETING AGENDA	District Manager		Completed		See May agenda
194	04/22/25		Ask FINANCE team to include the Variance Report in the Financials every month	District Manager		Completed		
195	05/15/25		Reach out to Will Butler, American Power Washing, if need power washing services	Field Services				
196	05/15/25		Get Sprinklers at Cross Creek fixed near playground	Field Services		Completed		Resident advised issue is fixed; via email 5/16/2025
197	05/15/25		Add Ms. Maim to email list and ensure CDD meeting email notifications are sent to community for each meeting	District Manager		Completed		LK sent email to JG and Keyza 5/16/25
198	05/15/25		LK to send email from Sup. McIntyre when received, re: trees at tennis courts	District Manager		Ongoing		Awaiting email from Sup. McIntyre
199	05/15/25		Ask Counsel about Public Hearing for changing Towing Policy	District Manager		Ongoing		LK sent email to Counsel 5/17/25
200	05/15/25		Send Signed Proposals to SS/Juniper	District Manager		Completed		LK sent email to Landscaper 5/17/25; LK needs to send Ex. 16 when received by Chair
201	05/15/25		LK to send CR email update to JG for Weirs	District Manager		Ongoing		Awaiting email from Engineer
202	05/15/25		Connect to review Volleyball court drainage issues	Field Services		Ongoing		JG/CR to set up meeting
203	05/15/25		Send Todd Apple welcome kit, payroll info.	District Manager		Completed		LK sent initial email 5/17/25; other staff to follow up re: payroll and Form 1

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204	05/15/25		Review pending invoices	Accounting		Completed		LK sent email to KR 5/17/25
205	05/15/25		Follow up with Brick Pavers Contract	District Manager		In Process – Awaiting Response from Vendor		LK sent counsel-approved contract to vendor to sign via email 5/17/25; once received, will have the Chair fully execute.
206	05/15/25		LK to work with Sup. Apple on letter to residents re: proposed budget increase; bring to June Meeting for Board approval	District Manager		Completed		See June agenda
207	05/15/25		Get sample statement from Counsel re: collections to present to the Board in June	District Manager		Ongoing		LK sent email to Counsel for statement on 5/17/25; awaiting response from counsel.
208	06/24/25		Contact EGIS for more details on the loss/insurance claims noted at the meeting	District Manager		Completed		LK sent email 6/26/25
209	06/24/25		Reach out to Counsel re: Towing Policy Creation (Providing One (1) Warning Sticker and a 24-Hour Notice Prior to Towing	District Manager		Ongoing		LK sent email 6/27/25 at 2:01 a.m.
210	06/24/25		Reach out to Counsel re: Donation Collection Policy Statement	District Manager		Ongoing		LK sent email 6/27/25 at 2:01 a.m.
211	06/24/25		Reach out to Counsel re: sharing of security information for specific residences with POA	District Manager		Ongoing		LK sent email 6/27/25 at 2:01 a.m.
212	06/24/25		Send out CONSTANT CONTACT email re: Rentals and hours of the Beach Club	District Manager		Completed		LK sent request and verbiage to Chairman 6/27/25
213	06/24/25		Send out CONSTANT CONTACT email re: June 24 MEETING CONTINUATION to July 2	District Manager		Completed		LK sent request and verbiage to Chairman 6/26/25
214	06/24/25		Send CONSTANT CONTACT EMAIL re: Proposed Assessment Increase AFTER July 2 meeting; send draft updated to chairman for her review prior to meeting	District Manager		Ongoing		LK sent updated draft to Chairman
215	06/24/25		Reach out Engineer re: update on 1792 Cachet Isle Drive Scope of Work	District Manager		Ongoing		LK sent email 6/18/25; sent another email
216	06/24/25		Reach out to Engineer re: scope of work on weirs to be sent to Board prior to commencement of work	District Manager		Ongoing		LK sent email 6/24/25
217	06/24/25		Reach out to Engineer for update on all projects: Weirs, Pedestrian Walkway along Cross Creek Entrance, Floating Docks, Patios, Volleyball Court, Fence Repairs, MRI Storm Drains	District Manager		Ongoing		LK sent email 6/24/25 and again on 6/27/24
218	06/24/25		Add discussion of Truck Sale to the July 17 CDD Meeting agenda – requested by Cynthia McIntyre	District Manager				
219	06/24/25		Reach out to Counsel with Scope of work from Engineer once received to proceed with letter from Counsel to resident	District Manager		Ongoing		Waiting on Engineer to provide scope of work
220	06/24/25		Send email to resident re: hockey lessons not allowed to be advertised, or if interested, appeal to the Board and obtain COI for liability	District Manager		Completed		LK sent text to phone on 6/27/25 at 2:44 a.m.
221	06/24/25		Send all approved proposals and contracts to the Chairman and onsite staff for execution	District Manager		Completed		LK sent 2 emails on 6/26/25 to Chairman and staff
222	06/24/25		Add CONTINUED MEETING (to July 2) to website and community signs	District Manager		Completed		COMPLETED: Website Updated as of 6/25/25
223	06/24/25		Update financials to include line 53 on page 5 of 17 needs to be changed to "Total Security Operations" ; under Field Office Administration, need to regroup lines 55-57 on page 5 of 17 for the Field Manager, Assistant Field Manager and Office Administrator positions into the current organization chart – check with JCS ; on line 108 on page 6 of 17, need to make TOTAL FIELD OPERATIONS bold and justified right and more prominent, as it summarizes several sections of the financials	Accounting		Completed		
224	06/24/25		Provide update on ADP expenditures and refund for PAYROLL SERVICES	Accounting		Completed		
225	06/24/25		Confirm in May 2025 Financials that the NET CASH SURPLUS projected in line 22 of the Financial Report Summary is \$196,212.20 and is expected to be the amount carried over into FY 2026	Accounting		Completed		
226	06/24/25		Need proposal for Air Conditioning unit for the Cross Creek Security Booth for the Chairman to execute (as approved by the Board)	Field Services		Ongoing		Wsccheduled to be completed 7/11/25

CORY LAKES CDD - Task Log
RISKS, ACTIONS, ISSUES & DECISIONS (RAID LOG)

AS OF 10/09/2025 05:00 PM

# of task item	DATE OPENED - Insert Date	PRIORITY - Choose From Drop Down	DELIVERABLE/FOCUS	OWNER	TARGET DATE - Insert Date	STATUS - Choose from drop down	DATE CLOSED - Insert Date	NOTES
227	06/24/25		Work with Ann Belyea to pick colors for the monuments painting	Field Services		In Process – Awaiting Response from Vendor		
228	06/24/25		Work with Cynthia McIntyre to pick colors for the pool furniture	Field Services		In Process – Being Reviewed by Staff		
229	06/24/25		Obtain quote from New Tampa Fencing for fixing the fencing at the weir, with the amount to be approved/signed by the Chairman	Field Services		In Process – Being Reviewed by Staff		
230	06/24/25		Work with LMP (Steve Small) on creating a map of priority irrigation meters needs	Field Services		In Process – Being Reviewed by Staff		
231	07/02/25		Update FEMA Files and forms	District Manager		Completed		
232	07/02/25		Send Constant Contact email to Chairman for review, then community upon approval	District Manager		Completed		LK sent email 7/3/25 to Chairman; forwarded to Keyza to mail same day
233	07/02/25		Reach out to Insurance re: lightning, Amenities, Liability	District Manager		Completed		LK sent email 7/3/25
234	07/02/25		Forward information from Kerri to Chairman	District Manager		Completed		LK sent email 7/3/25
235	07/02/25		Send Dane resume to Supervisors	District Manager		Completed		LK sent email 7/3/25 to JCS for resume; LK sent resume 7/11/25
236	07/02/25		Work on updating budget	Accounting		Ongoing		
237	07/17/25		Add Board approved expenses to the financials so the Board as an UP-TO-DATE accounting of expenses for the Aug. 21 Budget Public Hearing	Accounting		Ongoing		Board approved the following expenses (see DM Notes / agenda pack for details): NTE \$2000 for mailouts of Letters to Residents \$7610 For Timber Intentions – Beach Club Deck \$5650 to LMP for Morris Bridge Enhancements \$265 to LMP for Playground \$700 to LMP for sidewalk \$6000 to LMP for trimming 3 Washingtonian Palms \$992.36 to Signarama for Lake Rules Sign \$3,500 to Bandu for Pool Filter Grids \$1,100 to Bandu for Black Algae treatment \$23,247.12 to Playworx for playground repairs (3 playgrounds) \$19,508.00 to Solar/Tek for Window Tinting at the Beach Club \$4,000 on Back-to-School Bash (Facilities Manager-EVENTS) \$7,500 for WALK-ON item – I did not capture in notes what this was for \$1,425 per month additional costs to Suncoast Rust for Rust Removal treatments in 3 additional walls – WALK-ON
238	07/17/25		Remove Office Administrator Report from the Agenda moving forward	District Manager		Completed		
239	07/17/25		Correct Minutes for approval (see DM Notes)	District Manager		Completed		Updated 7/18/25
240	07/17/25		Send Sup. McIntyre rules handout to Supervisors	District Manager		Completed		Sent 7/19/25
241	07/17/25		Add discussion of Crosswalks to August Agenda	District Manager		Completed		See August agenda
242	07/17/25		Send Constant Contact Email to community – Pool Furniture	District Manager				
243	07/17/25		Send Constant Contact Email to community – Meeting Continuation	District Manager		Completed		
244	07/17/25		Send Constant Contact Email to community – Towing Enforcement	District Manager		Completed		
245	07/17/25		Send Rules of Procedure to Supervisors	District Manager		Completed		Sent 7/19/25
246	07/17/25		Add Rules of Procedures to August Meeting Agenda	District Manager		Completed		See August agenda
247	07/17/25		Provide additional Hurricane Milton fencing damage information to FEMA	District Manager		Completed		Done 7/18/25
248	07/17/25		Send Constant Contact Email to community – no debris on CDD Property	District Manager		Completed		
249	07/17/25		Update/amend Resident letter re: explanation of Assessment Increase	District Manager		Completed		Done 7/18/25
250	07/17/25		Send updated letter to staff to include in Assessment Announcement Mailout	District Manager		Completed		Done 7/18/25
251	07/17/25	1/160	Send Constant Contact Email to community – resurfacing closures of courts	District Manager				

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RISKS, ACTIONS, ISSUES & DECISIONS (RAID LOG)

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252	07/17/25		Reach out to Engineer re: map of weirs and additional information	District Manager		Completed		Sent email 7/17/25
253	07/17/25		Reach out to Counsel re: Towing Contract approval	District Manager		Completed		Sent to Counsel 7/19/25
254	07/17/25		Reach out to Counsel re: POA Security Request Update	District Manager		Completed		Sent email to Counsel 7/18/25
255	07/17/25		Send updated budget changes to Liz for updates	District Manager		Completed		Sent to her 7/18/25
256	07/17/25		Add Lightning Warning Signs to All Amenities and Playgrounds	Field Services				
257	07/17/25		Send court closure, pool furniture, information to LK for email to community	Field Services		Completed		
258	08/05/25		Send email to community re: implementation of towing	District Manager		Completed		
259	08/05/25		Add message to electronic signs that towing will be in effect in 10 days	Field Services		Completed		
260	08/05/25		Update pages 2-7 of Policies and Procedures per Board direction and send updates (track changes) to Supervisors.	District Manager		Completed		
261	08/05/25		Send cancellation of contract to Brick Pavers of Tampa	District Manager		Completed		Sent email to Counsel for advisement 8/6/25
262	08/05/25		Ask Counsel about need to divulge footage and security reports	District Attorney		Completed		Sent email to Counsel 8/6/25
263	08/05/25		How much money remains in the FY 25 (current budget) for PAVERS	Accounting		Completed		Sent email 8/6/25
264	08/21/25		Bring QUOTE to next meeting for VOLLEYBALL COURT	District Engineer				
265	08/21/25		Will get to LK information on OUTAGE CREDIT to send to Board - Envera	Field Services				
266	08/21/25		Will send LK MONTHLY PERFORMANCE REPORTS to send to Board - Envera	Field Services				
267	08/21/25		Contact Manager of Arbor Green re: Power washing the fence between the communities	Field Services				
268	08/21/25		Get proposal to install sign for crossing between Pool and Tennis Courts	Field Services				
269	08/21/25		NTE \$1000 to install 2 posts, chains, signage at amenities	Field Services				
270	08/21/25		Continue meeting to 9/11/25 (update website)	District Manager		Completed		LK sent email to staff 8/22/25
271	08/21/25		Update minutes for continuation meetings to include date of original meeting	District Manager		Completed		LK sent email to staff 8/22/25
272	08/21/25		Ask Counsel to review ENVERA CONTRACT re: ownership of District Data	District Manager				LK sent email to staff 8/22/25
273	08/21/25		Present ONLY CURRENT FISCAL YEAR in ACTION ITEMS (archive other)	District Manager		Completed		LK sent email to staff 8/22/25
274	08/21/25		Find out what District has paid in meeting overages under kai	District Manager		Completed		LK sent email to staff 8/22/25
275	08/21/25		Find out how much District had in carry forward from FY 2024 per Audit	District Manager		Completed		LK sent information to Supervisors 8/22/25
276	08/21/25		Send Community Messaging re: respect of staff (after staff softens)	District Manager		Completed		LK sent to staff 8/22/25; sent draft to Chairman for review 8/22/25
277	09/11/25		Make updates to the Policies and Procedures per meeting notes	District Manager		Ongoing		See October agenda
278	09/11/25		Get quotes for purchasing/ installing a sound system at pool deck area	District Engineer		Ongoing		
279	09/18/25		TABLE Exhibit 1 to October meeting; add LMP Walk-on items as agenda items for Board consideration	District Manager		Completed		See October agenda
280	09/18/25		Add Policies and Procedures Discussion to Oct. Agenda	District Manager		Completed		See October agenda
281	09/18/25		Add FY 2026 Meeting Schedule to Oct. Agenda	District Manager		Completed		See October agenda
282	09/18/25		Re-Add Chairman and Supervisor OPENING REMARKS to Oct. Agenda	District Manager		Completed		See October agenda
283	09/18/25		Reach out to Custom Reserves for an updated Reserve Study	District Manager		Ongoing		
284	09/18/25		Confirm insurance on district boat	District Manager				LK sent email to Egis 9/20/25
285	09/18/25		For ACTION ITEMS list, include only last 12 months for Board review at meeting (rolling 12 months)	District Manager		Ongoing		See October agenda
286	09/18/25		Send Community Email re: WEIRS updated Schedule	District Manager		Ongoing		CR sent email to Hecker 9/18; LK sent follow-up email to Hecker 9/20; will post email to community upon update confirmation
287	09/18/25		Send Community Email re: Towing/ Parking/ ENVERA/ JCS (see item below)	District Manager				
288	09/18/25		Draft 2 Resident letters: 1 for first amenity violation/warning, another for second amenity violation/suspension	District Attorney				
289	09/18/25		DRAFT letter to ENVERA re: service issues (see item below)	District Manager		Completed		
290	09/18/25		Pull funding for A/C approvals from the OUTSIDE MAINTENANCE line 88	Accounting				LK Sent email 9/20/25

CORY LAKES CDD - Task Log
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291	09/18/25		Review/correct financials page 2, line 25 (subtract is it from line 24, not add?)	Accounting				
292	09/18/25		Provide information re: any and all outstanding invoices and payments due for most up-to-date accounting of district finances	Accounting		Ongoing		LK sent email to Finance Team 9/20
293	09/18/25		Attend October meeting to discuss Audit and reduced expected carry forward from FY 2025	Accounting		Ongoing		LK sent email to Finance Team 9/20
294	09/18/25		Add column on monthly financials indicating pending expenses/costs (either invoiced but not yet paid, and/or pending but not yet invoiced?)	Accounting		Ongoing		LK sent email to Finance Team 9/20
295	09/18/25		Add DE (Facilities Manager) to Strongroom to approve invoices for payment and include on updates when issues with payments.	Accounting		Ongoing		LK sent email to Finance Team 9/20
296	09/18/25		Place new pool hour signs at pool	Field Services		Completed		
297	09/18/25		Inspect District Boat and make seaworthy or bring proposals (John Boat)	Field Services				
298	09/18/25		Locate area of alleged resident fall and have any alleged sidewalk issues there remedied	Field Services				
299	09/18/25		Determine value of old pool furniture and explore options to remove (sell, donate, trash)	Field Services				
300	09/18/25		Provide Resident information re: amenity center/alcohol violations for first letter of warning (4 residents)	Security		Ongoing		
301	09/18/25		Provide information re: ENVERA to TA and LK for DRAFT LETTER - JCS	Security				
302	09/18/25		Work with DE and LK on Community Email re: parking, towing, ENVERA/JCS roles	Security				
303	09/18/25		Provide proposals for Volleyball courts after site review next week	District Engineer				
304	09/18/25		Bring report back to October meeting re: pipe/storm drain @ 17923 Cachet Isle	District Engineer		Ongoing		
305	09/18/25		Reach out to Hecker Construction re: WEIRS Schedule Update	District Engineer		Ongoing		CR sent email 9/18/25

EXHIBIT 15

AGENDA

	Service	Vendor	Start Date	Addendum Date	Amount	Expiration Date	Renewal	Termination Clause	Status
1	District Management	Kai Connected, LLC (Breeze)	8/15/23	-	\$5,833.33/month	8/14/26	Automatic: 1 year	60 days written notice	Ongoing
2	Cleaning	American Power Washing LLC	2/12/24	-	\$875	2/11/25	Automatic: 1 year	30 days written notice	Ongoing
3	Deep Penetration Injection	ASP Underground Solutions	2/8/24	-	\$7,500	2/7/25	Automatic: 1 year	30 days written notice	Ongoing
4	Lake Management	Steadfast	8/18/24	8/21/25	\$4,965/month	8/18/26	Automatic: 1 year	without cause with 30 days written notice	Ongoing
5	Preventive Maintenance	Fitness Services of Florida	3/1/23	-	\$275/visit	2/28/25	Automatic: 1 year for approval	30 days written notice	Ongoing
6	1143 Commercial Security: Active Video Surveillance & Access Control	Envera Systems	8/26/16	9/2/16	Monitoring/Database: \$650/month Service & Maintenance Plan: \$532/month	8/25/25	Automatic: 1 year	without cause with 30 days written notice	Ongoing
7	1144 Remote Monitoring		8/26/16	8/26/16	Monitoring/Database: \$2,000/month Service & Maintenance Plan: \$340/month				
8	1144 Guard Module Sublicense		8/26/16	8/26/16	\$400/month				
9	Commercial Security: Passive Video Surveillance		10/24/16	-	Monitoring/Database: \$250/month Service & Maintenance Plan: \$125/month				
10	Outdoor Lighting (Capri Isle)	Tampa Electric Company	7/11/13	-	\$2,255.12/month	7/10/25	Automatic: 1 year	90 days written notice	Ongoing
11	Outdoor Lighting (Cory Lake Dr.)		6/2/17	-	\$7,353.92/month	6/1/25			
12	District Counsel	Straley Robin Vericker (Vivek Babbar)	10/1/15	-	\$250/hour				Ongoing
13	Landscape	Landscape Maintenance Professionals Inc.	2/1/23	-	\$426,445/year	1/31/26		30 days written notice	Ongoing
14	District Engineer	Johnson Engineering, Inc.	6/29/16	-	\$220/hour			30 days written notice	Ongoing
15	Holiday Lighting	Illuminations Holiday Lighting	4/17/25	-		CY 2029	-		Awaiting
16	Maintenance Contract to HVAC	FL-Air Heating & Cooling	8/15/24	-	-	2-year maintenance	-		Installation Date: 9/18/2024
17	Auditor	DiBartolomeo, McBee, Hartley, & Barnes, P.A.	12/27/23	-	2023: \$4,600 2024: \$4,750 2025: \$4,900	FY 2025	-	with or without cause upon 30 days written notice	Ongoing
18	Security Guard and Roving Patrol	JCS Investigations and Security, LLC	7/1/24	-	\$34,320/month	6/30/25	Automatic: 1 year	without cause with 30 days written notice	Ongoing
19	Pool Monitor		7/18/24	-	\$4,480/month	9/17/24	-		
20	Amenity Services		2/28/25	8/21/25	\$194,469.60				

21	Cleaning	Sunshine Cleaning Crew LLC	7/1/24	-	May 1 to Aug 3: \$2,215/month Sep 1 to Apr 30: \$1,275/month	6/30/25	Automatic: 1 year	without cause with 30 days written notice	Ongoing
22	Pool Maintenance	Bandu	2/8/25	-	\$3,250/month	2/7/25	Automatic: 1 year	without cause with 30 days written notice	Ongoing
23	Truck Loan Agreement - 2018 Ford F150	Navitas Credit Corp.	10/16/18	-	\$656.50/month	-	-		COMPLETE
24	Truck Loan Agreement - 2021 Ford Range	Navitas Credit Corp.	1/24/22	-	\$705.74/month	Maturity: Jan 2027			Ongoing
25	Website Service	Strange Zone, Inc.	8/22/23	-	\$899.99/year	12/1/25	1 year upon approval		Ongoing
26	Reserve Study	Custom Reserves	1/7/25	-	\$4,700			without cause with 10 days written notice	Ongoing
27	Dock Repair	Evans Custom Docks Inc.		-	\$2,092				Ongoing
28	Fencing	Tommy Finch Fencing	12/31/24	-	NTE \$35,000				Ongoing
29	Weir/Drainage Structure Repair	Hecker Construction	1/22/25	-	NTE \$322,000				Ongoing
30	Pavers	Elite Pavers	8/21/25	-	\$160,278.66				Awaiting
31	Pest Control	Arrow Exterminators	3/25/25	-	\$195/month				Ongoing
32	Door Repairs	Atlas		-	\$2,226.05				Awaiting
33	Pump	Hawkins Service		-	\$2,785.82				Awaiting
34	Landscape Lighting	Blue Wave Lighting		-	\$5,725.00				Awaiting
35	Towing	Target		-					Ongoing
36	Fence	New Tampa		-					Awaiting
37	Cushions	Wicker Paradise		-	\$5,364.00				Awaiting
38	Detectable Warning and Hazard Repair	Roadway Concepts		-					Awaiting
39	Rust Control	Suncoast		7/17/25	\$475/month/well				Awaiting
40	Printer Lease Agreement	Boring		-	\$232.16/month				Ongoing
41	Refinishing of Tennis, Basketball, and Pickleball Courts	Lawson		-	\$52,800				Awaiting
42	Air-Conditioning Unit (Guard Shack)	Air Masters		-	NTE \$8,000				Awaiting
43	Paint	Enos			\$49,500 \$14,700				Awaiting
44	Playground	Playworx			\$23,247.12				Awaiting
45	Framing, Handrail	Timber Intentions			\$7,610				Awaiting
46	Framing Repair				\$23,040				Awaiting
47	Window Tint	SolarTek			\$19,508				Awaiting
48	Pool Furniture	Florida Patio			\$4,542.95				Awaiting
49	Water Fountain (Electrical Work)	Don Harrison			\$17,900.00				Awaiting
50	HVAC	Strategic Air Conditioning			\$15,525.00				
51	Maintenance Contract to HVAC				\$2,864.00				Awaiting
52	Gates	Gate Tech			NTE \$2,010.36				Awaiting
53	Volleyball Court (Sand)	RyCo Enterprises			\$5,400.00				Awaiting

EXHIBIT 16

AGENDA

Agenda Proposal Items:

- Envera:
 - (2) FP Readers - **\$3,922**
 - Junction Box - **\$815**
- Enos Painting:
 - Cachet Isle Bridge Painting: **\$10,500**
 - Pool Stairs: **\$4,800**
- Roadway Concepts:
 - Remaining Sidewalk Work/Repairs: **\$22,995.20**
- 1Swipe Pressure Cleaning:
 - Soft-Washing all CDD Roofs: **\$2,490**
- Fast Track Roofing:
 - Replace/Repair Roof Tiles: **\$1,910**
- Facility Usage Agreement Form:
 - Is this the form that you would like the office to use?

Agenda Planned / In Progress Items:

- Elite Pavers - Roadway Pavers Project
 - Began Cory Lake Dr. work on 10/03
 - Awaiting Start Date for Cross Creek Entrance
- Timber Intentions - Beach Club Dock Repairs: Scheduled for 10/20
- Monument and Building Paintings: Started. Should be finished by End of Week.
- Florida Patio Furniture: Picked up Half of Furniture on 08/06 & 08/15
 - Couches will arrive with New Furniture (November).
- Lawson Courts: TBD - “End of November” - Depends on the Weather
- Pool Heaters (Bandu): Heaters being ordered - Awaiting Start Date
- AV Group: Awaiting Quotes for New System for CDD Meetings
- New Tampea Fence: Weir Fence – Waiting for standing water to clear.
- Weir Project: Boat in place. Began staging some equipment.
- Pool Trash Cans: Ordered - Awaiting Materials
- Cachet Isle Gate: Temporary Install.
 - Original was sent out to be fixed. Could take 4-6 weeks.
- Looking into Speakers for Music at the Pool
- Everything in **Yellow** on Tracker.

Completed	In Progress	Paused/On Hold
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Projects List Tracker		Date	Kai	NOTES
	Beach Club Glass Repair	6/1/2025	PAID	
Envera	Upgraded FP Software	6/1/2025	PAID	
LMP	Beach Club - River Rock Upgrade	6/1/2025	PAID	
Don Harrison	Irrigation Pump Electrical Work	6/1/2025	PAID	
Facilities	Perimeter Fence - Capri Isle	6/1/2025	XXX	
Facilities	Concrete Cleanup inside Fence Line - Capri Isle	6/1/2025	XXX	
Gate Tech	Vehicle Gates Repairs - Both Entrances	6/1/2025	PAID	
Bay2Bay Plumbing	Garbage Disposal Replacement	6/1/2025	PAID	
Facilities	Beach Club - Bookshelf Painting	6/1/2025	XXX	
BlueWave Lighting	Track Light Replacement on Beach Club	6/1/2025	PAID	
Floor Coverings Intl	Beach Club Flooring	7/1/2025	PAID	
Bandu	Pool Filters	7/1/2025	PAID	
LMP	Community Mulch	7/1/2025	PAID	
Bandu	Feature Pump in Pool	7/1/2025	PAID	
FL Heating & Cooling	Cross Creek Guard Booth - AC Unit	7/1/2025	PAID	
Suncoast Rust	Rust Prohibitor Chemical - Quarterly Service	7/1/2025	PAID	
Servicore Clean	Cleaning All Windows - All Buildings	7/1/2025	PAID	
Facilities	Repainted Bollards in Beach Club Parking Lot	7/1/2025	XXX	
Office	Created Hurricanes - EAP	8/1/2025	XXX	Awaiting Updates from Board
Roadway Concepts	Sidewalk & ADA Mats Repairs	8/1/2025	PAID	
SolarTek	Beach Club Window Tinting	8/1/2025	PAID	
Fitness Services	Treadmill Repair	8/1/2025	PAID	
New Tampa Fence	Fencing Work: Tennis Court & Morris Bridge	8/1/2025	PAID	
Bandu	ADA Pool Lift Chair	8/1/2025	PAID	
Facilities	Beach Club - Pillars Painting	8/1/2025	CC	

Timber Intentions	Fixed Deck on Beach Club Dock	8/1/2025	PAID	
Bandu	Black Algae Treatment	8/1/2025	PAID	
Facilities	Center Street Planters Curbs painted Yellow	8/1/2025	CC	
CIO Tech	New Computers & Copiers	8/11/2025	PAID	
Air Masters	Gym AC Work	8/12/2025	PAID	
FL Patio Furniture	Pool Replacement Furniture	8/15/2025	PAID	<i>Supposed to receive in Mid-November</i>
Facilities	Paint Curbs & Posts Yellow	8/20/2025	CC	
Facilities	Replace & Install 25mph Signs	9/1/2025	CC	
Facilities	Replace Small Soccer Goals	9/1/2025	CC	
Facilities	Fixed Hockey Fencing	9/1/2025	CC	
Office	Updating All Files	9/1/2025	XXX	
Office	Updated BCR & PPR Documents	9/1/2025	XXX	<i>Awaiting Updates from Board</i>
Office	Updating Morpho System (FPs)	9/1/2025	XXX	
Office	Review FL Insurance Alliance and Update	9/1/2025	XXX	
A1 Seamless	Gutter Work	9/9/2025	PAID	
PlayWox	Playground Equipment Repairs	9/10/2025	PAID	
Day Metals	Chimney Work	9/10/2025	PAID	
Facilities	Add New Crosswalk Signs	9/11/2025	CC	
Facilities	Add New Bus Stop Signs	9/11/2025	CC	
Facilities	Install Solar Lights - Pool & Flag Pole	9/15/2025	CC	
Bandu	Install Pool Heaters	9/15/2025	HALF PAID	
Facilities	New Pet Waste Bins	9/24/2025	CC	
Facilities	Replace Soccer Nets	9/28/2025	CC	
Gate Tech	Replaced Gate Arm - Cross Creek	9/28/2025	PAID	
Don Harrison	Electrical Work - Fountains	9/29/2025	PAID	
Facilities	Replaced Boat Chain and Locks	9/29/2025	CC	
Tampa Bay Septic	Septic Tanks Cleaned - Both Guards Booths	9/29/2025	PAID	
Don Harrison	New Maxim Scone Lights	9/30/2025	CC	
Facilities	Add New Pole Pads - Basketball & Volleyball	9/30/2025	CC	
Facilities	Sandbags for Soccer Nets	9/30/2025	CC	
Enos Painting	Pool House	9/30/2025	PAID	

Don Harrison	Electrical Work - Pool AC	10/1/2025	PAID	
Facilities	Benches and Picnic Tables Cleaned	10/1/2025	XXX	
Hecker Construction	Weir Project	10/1/2025		
Facilities	Flag Pole Repaired - Not Raising the Flags	10/1/2025		
Strategic Air	New Pool AC	10/3/2025	PAID	
Elite Pavers	Pavers - Cross Creek & Cory Lake Dr.	10/3/2025	HALF PAID	Planned for December (or sooner)
Enos Painting	Beach Club	10/6/2025	PAID	
Mark Carnes	Fix Volleyball Court	10/7/2025		
Facilities	Fix Lape Lane Buoys	10/7/2025	CC	
Fast Track	Drywall Repair	10/9/2025		
Facilities	Painting all Benches and Picnic Tables	10/10/2025	CC	
Facilities	Replace Dock Rope	10/10/2025	CC	
Facilities	Install New Pickleball Nets	10/10/2025		
Servicore Clean	Window Cleaning (Quarterly)	10/13/2025		
Enos Painting	Repair Stucco on Cross Creek Tower	10/14/2025		
Enos Painting	Repair Fascia on Cross Creek Guards Booth	10/14/2025		
Timber Intentions	Dock Replacement	10/20/2025		
Gate Tech	Amenities Gate Movement	10/28/2025		
Bay2Bay Plumbing	Multiple Plumbing Fixes	6/1-9/1	PAID	
Gate Tech	Replaced Gate Arm - Morris Bridge			Awaiting Date
Hyoco	Wireless Ethernet Radios			
FL Patio Furniture	Pool Replacement Couches		PAID	Supposed to receive in Mid-November
Lawson Courts	Court Resurfacing		PAID	Awaiting Date
Cary Company	Pool Replacement Trash Cans		PAID	Awaiting Delivery.
Facilities	Install Pavers at Playground		XXX	Planned for November
Facilities	Install Pavers behind Tennis Courts		XXX	Planned for November

Facilities	Pressure Washing - Cross Creek Fence		CC	Process Started
Facilities	Pressure Washing - Capri Isle Fence		CC	Process Started
Facilities	Pressure Washing - Cachet Isle Fence		CC	Process Started
	Boat Repair			Awaiting Estimates
Facilities	Add Bulletin Board to Tennis Court areas			
	Upgrade CDD Video/Sound Equipment - Fix Audio Issues for CDD Meetings			Awaiting Estimates
Facilities	Yard Debris/Trash Removal			Planned for November
Office	Old Pool Furniture - Need Appraiser			
Office	Transfer All Files to Electronic Copies		XXX	
Facilities	Install Bird Deterrents			
	Pool Speaker System			
	Shade for Tennis Courts - Retractable?			
LMP	Add Root Barriers to Tennis Courts?			
Enos Painting	Monument Signs	10/01/2025	HALF PAID	
Enos Painting	Guards Booths		HALF PAID	
Facilities	Cross Creek Boardwalk Painting		CC	
Strategic Air	Preventative Maintenance Plan (Quarterly Service)			Strategic Air - Signed and Confirmed
New Tampa Fence	Weir Fencing		PAID	Waiting for Water to Dry (Winter)
Gate Tech	Gate Access Fix - Cachet Isle			Temp. Fix (4-6 weeks for parts)
Office	Create Checklist for Pool Party Rentals		XXX	
Office	Develop Par Levels for Inventory		XXX	
Office	Update Phone Voicemail		XXX	
Office	DEVELOP SOP's		XXX	
Facilities	Oil Change - All Vehicles			
Facilities	Install Hose at Boat Ramp			
Facilities	Conex Organization - Top to Bottom		XXX	
Office	OSHA Binder		XXX	
Facilities	Paint All Baseboards in Beach Club		CC	

Facilities	Paint all Light Poles and Stop sign Poles		CC	
Facilities	Remove any staples or decorations left on the rentable spaces		XXX	
	Turf Replacement - Beach Club Playground			
LMP	Mulch Replacement - Playgrounds			
Facilities	Furniture Count		XXX	
Facilities	Reset/Organize Facilities room		XXX	
Facilities	Replace Water Fountain Filters			
Facilities	Clean all canister lights		XXX	
Facilities	Clean the vents in the restrooms		XXX	
Facilities	Pressure Wash Slide Stairs		CC	
Facilities	Deep Clean all safety equipment (aeds, tubes, etc)		XXX	
Facilities	Fire Extinguisher Check List and Replacements		XXX	
Facilities	Pressure Wash Benches & Picnic Tables		XXX	
Signarama	Signage around Beach Club			Awaiting Updates from Board
Gate Tech	Replace Motor and Parts at Cachet Isle Gate			
Facilities	Install New Volleyball Net			Ordered. Awaiting Delivery.
Facilities	Install Dog Waste Signage		CC	Ordered. Awaiting Delivery.
Facilities	Install Dock and Lake Signage		CC	Ordered. Awaiting Delivery.
Facilities	Install Handicap Signage		CC	Ordered. Awaiting Delivery.
Facilities	Install Playground Signage		CC	Ordered. Awaiting Delivery.
Facilities	Install Electrical Panel Signage		CC	Ordered. Awaiting Delivery.
Facilities	Paint the Pool Restroom Ceilings			

EXHIBIT 17

AGENDA

PROPOSAL/CONTRACT

DATE 07/17/2025

ENOS EXECUTIVE PAINTING

Visit: www.EnosExecutivePainting.com

Call: 813.907.5444

Your referral is the greatest testament our business could ever receive.

NAME	Dane Engle	PHONE	813 986 1031	OTHER PHONE	513 869 0919
ADDRESS	100441 Cory Lake Dr.			GATE CODE	
COMMUNITY	Cory Lake Isle	SUBDIVISION	EMAIL		

clibeachclub@corylakescdd.net

Job Description

Pressure wash, fill cracks, apply sealer and paint bridge at the Cachet Isle location \$10,500.00

SherwinWilliams: Rain Refresh paint

Deposit \$3,500.00

Balance upon completion \$,000.00

Credit Card +2.5%	DEPOSIT FOR MATERIALS <u>ARE</u> INCLUDED	DEPOSIT FOR MATERIALS <u>NOT</u> INCLUDED	BALANCE DUE UPON COMPLETION
		APPROX.	\$

SIGNATURE OF OWNER/OPERATOR:

Mike Enos

I/We propose hereby to furnish labor-complete in accordance with above specifications.

ACCEPTANCE OF PROPOSAL:

The above prices, specifications and conditions are satisfactory and are hereby accepted. I authorized to work as specified and Payment to be submitted upon completion.

I authorize to have the balance processed with the credit card provided for the deposit payment if paying by credit card. _____ int.

UNFORSEEN CONDITIONS: Should any conditions arise which could not be determined visually at time of proposal, the customer is responsible for any extra costs for the completion of such work. In some cases, irreversible damage cannot be repaired.

COLORS: Colors may be chosen by the client prior to commencement of work. Once received, these colors are considered to be the final. If, at any time, a color change or any additional work is requested, the customer will be responsible for additional costs required for labor and material expenses incurred on the original color.

PERSONAL PROPERTY: Contractor is not liable for rust areas and/or repairs/damages to screens, shrubs, plants, landscaping of any kind including objects in yard or attached to or on the property, this includes air conditioning units and pool pumps. Contractor is not liable for repairs/damages to the interior of the property, this includes objects or items attached to property or present at time of painting. All objects/items, interior or exterior, need to be removed and landscaping, shrubs and bushes need to be trimmed away at least 12" prior to commencement of work. If your painting approval is mandatory by your HOA It is advised that you complete this process for approval even if the same color is being used. Application for approval is the responsibility of the home owner prior to painting. DEPOSIT: After receiving a deposit, materials will be purchased that are needed to complete the job therefore all deposits are non refundable.

LIMITED TWO YEAR WARRANTY - Our 2 year warranty covers the workmanship for the interior vertical painted surfaces as a result of any chipping, peeling, cracking, bubbling, blistering or flaking. Warranty excludes any damages to the painting caused by abuse; that could occur caused by moving of furniture, touching/closing freshly painted doors and damages caused by pets.



Our Painting Process

Your home is a major investment and it is important to keep it protected and preserved. Our company not only focuses on the aesthetic aspect of painting, but also uses high-quality products and proper techniques for long-lasting results.

ENOS EXECUTIVE PAINTING
WWW.ENOSEXECUTIVEPAINTING.COM

PA2948, LP-09748



Pressure Washing

Our main objective while pressure washing is to eliminate mildew, chalking, and loose paint from the surface. We also pressure wash 2" below the ground level using a rotary tip to ensure water proofing and coverage to the entire exterior.



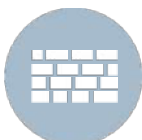
Ensuring Surface Quality

We do a complimentary inspection of the exterior and will notify you of any concerns that should be addressed prior to painting. Wood surfaces are prepared by sanding, scraping, spot priming, and filling holes. Rust areas are treated by sanding, grinding, and a Rustoleum application.



Protecting Your Landscape and Home

Non-painted surfaces such as landscape, floors, and windows are covered and protected.



Sealing Stucco Cracks

We apply an elastomeric textured patch to stucco cracks to ensure that they are not visible once the painting is completed. Additionally, caulking is applied around every window and door surround to further enhance the appearance and durability of the stucco.



High Quality Self Priming Paint

Using a high quality self priming paint is applied to the proper mil thickness of the manufacturers requirements. This helps to achieve the overall desired results.



Trained Painting Techniques

When applying the paint we use a sprayer in a left to right motion and a back roller to paint vertically. This technique is used to guarantee that the paint is evenly distributed and properly covers the intended surface.



Ask the right questions

When looking for a company to paint your home, it is important to compare the products being used and the quality of service provided. Asking the right questions can help you make an informed decision.

- Q - Do they ensure quality pressure washing to remove mildew and chalking prior to painting and offer a high quality self priming paint?
- Q - Do they shovel back the mulch/rocks and pressure wash below ground level around the perimeter to ensure a completed paint job?
- Q - Do they caulk around all windows and door surrounds?
- Q - Do they fill all cracks with textured stucco patch?
- Q - Do they include all aspects of the exterior? Ex- gutters, downspouts, fascia, soffit, and drip tab?



PAINT RATING
 CLASIFICACIÓN DE PINTURA

Best La mejor ✓✓✓
 Better Mejor ✓✓
 Good Buena ✓



EXTERIOR
EXTERIORES

ENOS EXECUTIVE PAINTING
Visit: www.EnosExecutivePainting.com
Call: 813.907.5444

\$

Appearance Apariencia	✓✓✓	✓✓✓	✓✓	✓✓	✓✓	✓
Easy to Clean Fácil de limpiar	✓✓✓	✓✓	✓✓	✓✓	✓✓	✓
Ease of Application Fácil aplicación	✓✓✓	✓✓✓	✓✓	✓✓✓	✓✓	✓✓
Durability Durabilidad	✓✓✓	✓✓✓	✓✓✓	✓✓	✓✓	✓
Moisture, Mold & Mildew* Resistance Resistencia a la humedad, el moho y los hongos*	✓✓✓	✓✓	✓✓	✓✓✓	✓✓	✓

*on the surface of the paint film
*sobre la superficie de la película de pintura

Sheen Availability & Price Per Gallon Disponibilidad de brillo y precio por galón	FLAT \$121 ⁴⁹	FLAT \$98 ⁹⁹	FLAT \$93 ⁴⁹	FLAT \$86 ⁹⁹	FLAT \$72 ⁹⁹	FLAT \$56 ⁴⁹
	SATIN \$124 ⁴⁹	SATIN \$101 ⁹⁹	LOW LUSTRE \$95 ⁴⁹	SATIN \$89 ⁹⁹	LOW LUSTRE/ SATIN \$75 ⁹⁹	LOW SHEEN \$59 ⁴⁹
	GLOSS \$127 ⁴⁹	GLOSS \$104 ⁹⁹	SATIN \$96 ⁴⁹	GLOSS \$92 ⁹⁹	GLOSS \$78 ⁹⁹	SATIN \$59 ⁴⁹
			GLOSS \$99 ⁴⁹		HIGH GLOSS \$80 ⁹⁹	GLOSS \$62 ⁴⁹

EXHIBIT 18

AGENDA

PROPOSAL/CONTRACT

DATE 07/17/2025

ENOS EXECUTIVE PAINTING

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Your referral is the greatest testament our business could ever receive.

NAME	Dane Engle	PHONE	813 986 1031	OTHER PHONE	513 869 0919
ADDRESS	100441 Cory Lake Dr.				GATE CODE
COMMUNITY	Cory Lake Isle	SUBDIVISION	EMAIL cliffeachclub@corylakescdd.net		

Job Description

Pressure wash, fill cracks, apply sealer and paint walk way bridges at club house pool area including outer handrail, apply concrete stain to steps with shark grip to avoid slippery areas. \$4,800.00

SherwinWilliams: Rain Refresh paint

Deposit \$2,000.00

Balance upon completion \$2,800.00

Credit Card +2.5%	DEPOSIT FOR MATERIALS <u>ARE</u> INCLUDED	DEPOSIT FOR MATERIALS <u>NOT</u> INCLUDED	BALANCE DUE UPON COMPLETION
		APPROX.	\$

SIGNATURE OF OWNER/OPERATOR:

Mike Enos

I/We propose hereby to furnish labor-complete in accordance with above specifications.

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Contractor is not liable for repairs/damages to the interior of the property, this includes objects or items attached to property or present at time of painting. All objects/items, interior or exterior, need to be removed and landscaping, shrubs and bushes need to be trimmed away at least 12" prior to commencement of work. If your painting approval is mandatory by your HOA It is advised that you complete this process for approval even if the same color is being used. Application for approval is the responsibility of the home owner prior to painting. DEPOSIT: After receiving a deposit, materials will be purchased that are needed to complete the job therefore all deposits are non refundable.

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PA2948, LP-09748



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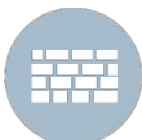
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- Q - Do they fill all cracks with textured stucco patch?
- Q - Do they include all aspects of the exterior? Ex- gutters, downspouts, fascia, soffit, and drip tab?



PAINT RATING
 CLASIFICACIÓN DE PINTURA

Best La mejor ✓✓✓
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EXTERIOR
EXTERIORES

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Visit: www.EnosExecutivePainting.com
Call: 813.907.5444

\$

Appearance Apariencia	✓✓✓	✓✓✓	✓✓	✓✓	✓✓	✓
Easy to Clean Fácil de limpiar	✓✓✓	✓✓	✓✓	✓✓	✓✓	✓
Ease of Application Fácil aplicación	✓✓✓	✓✓✓	✓✓	✓✓✓	✓✓	✓✓
Durability Durabilidad	✓✓✓	✓✓✓	✓✓✓	✓✓	✓✓	✓
Moisture, Mold & Mildew* Resistance Resistencia a la humedad, el moho y los hongos*	✓✓✓	✓✓	✓✓	✓✓✓	✓✓	✓

*on the surface of the paint film
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			GLOSS \$99 ⁴⁹		HIGH GLOSS \$80 ⁹⁹	GLOSS \$62 ⁴⁹

EXHIBIT 19

AGENDA

Street Location/Intersection	# of spots	Notes/Details
<u>Bermuda Isle:</u>		
10532	4	Damaged/Alligator cracks
10535	1	Trip hazard by tree
10526	2	Trip hazard/Alligator
10531	1	Alligator by stop sign
10537	1	Alligator
10545	2	Damaged Concrete
10559	1	Alligator
10507	3	Alligator/Trip Hazards
10515	5	Alligators
10516	1	Trip Hazard
10523	5	Alligators
<u>Bimini Isle:</u>		
17912	9	Alligators and damaged
17910	1	Damaged
17908	1	Trip hazard
17904	1	Alligator by mailbox
17901	1	Alligator
17909	3	Trip hazards/ Damaged
17911	1	Trip hazard by box
<u>Cory Lakes:</u>		
10647	2	Trip hazard/Alligator
10644	3	Alligator Cracks
10642	2	Alligators pass tree
10637	5	Alligators/Damaged by hydrant
10634	1	Alligator
10622	2	Damaged/Alligator on pond side
10620	3	Damaged/Alligator on pond side
10618	2	Trip hazard/Alligator
<u>Bermuda</u>		
	3	Damaged/Alligator by hydrant
10569	3	Damaged/Alligator by pond
10578	1	Trip Hazard
10563	2	Alligators
10553	2	Alligator/Damaged
10558	1	Trip Hazard

10550	1	Trip Hazard
10539	2	Alligators
10544	1	Trip Hazard
10537	1	Alligator
10538	2	Alligators
10516	1	Alligator
10505	1	Trip Hazard by hydrant
10503	1	Trip Hazard by pole
<u>Clubhouse</u>	4	Alligators
10417	1	Trip Hazard
<u>St. Lucia isle:</u>		
17701	3	Damaged
17703	1	Alligator
17809	2	Damaged
17813	1	Trip Hazards
17804	2	Damaged
Entrance	1	Alligator by stop sign
<u>Cachet Isle:</u>		
Entrance	1	Trip Hazard
17901	1	Alligator
17905	2	Alligators
17907	1	Damaged
17909	2	Damaged
17914	4	Alligators
17908	1	Trip Hazard
<u>Canary Isle:</u>		
Entrance	3	Trip Hazard/Damaged
10401	4	Alligators
10403	1	Trip Hazard
10406	1	Trip Hazard
10404	1	Alligator
10424	1	Alligator
10430	2	Trip Hazards across
10441	1	Trip Hazard
17808	3	Alligators
10521	1	Damaged

10527	1	Trip Hazard
10541	1	Trip Hazard
10543	1	Trip Hazard
<u>St. Croix Isle:</u>		
17909	2	Trip Hazards

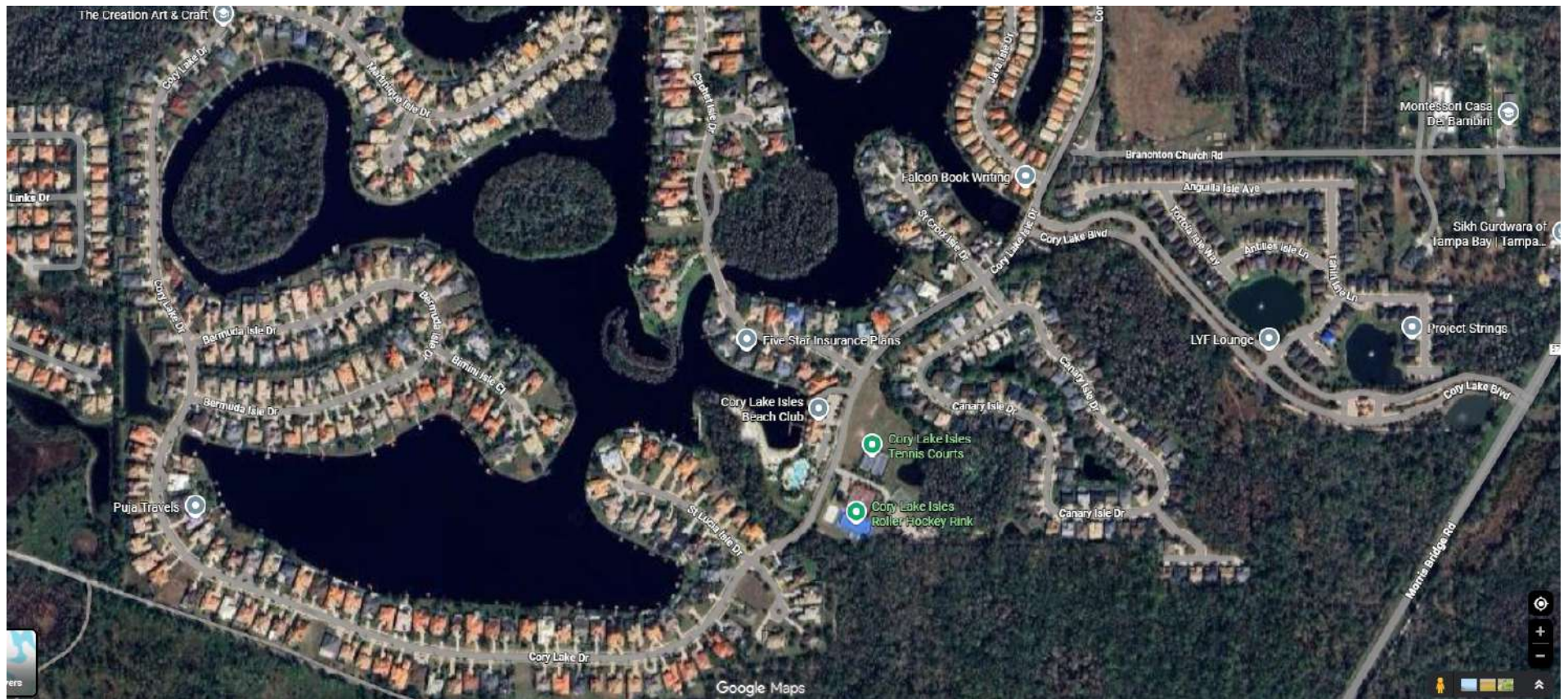


EXHIBIT 20

AGENDA



1 Swipe Pressure Cleaning

1 Swipe Pressure Cleaning
7322 Merlot Sienna Ave
Gibsonton FL
33534
813.610.5775
rusnakj4@aol.com

ESTIMATE
EST003112

DATE
Sep 25, 2025

TOTAL
USD \$2,490.00

TO

Cory Lake Isle Community

clibeachclub@corylakescdd.net

DESCRIPTION	RATE	QTY	AMOUNT
Main Gate Roof Cleaning	\$200.00	1	\$200.00
Back Gate Roof Cleaning	\$500.00	1	\$500.00
Clubhouse Roof Cleaning	\$1,400.00	1	\$1,400.00
Pool House Roof Cleaning	\$390.00	1	\$390.00
TOTAL			USD \$2,490.00

EXHIBIT 21

AGENDA



Repair Quote

September 22, 2025



Fast Track Roofing

Zackary Dunn
fasttrackroofingfl@gmail.com
(813) 295-7566

Cory Lake Roof Repair/ Cleaning

10441 Cory Lake Drive
Tampa, FL 33647

Repair

\$10,550.00

Roof Soft Wash

Main Club House- \$4,265

Pool House- \$1,725

Small Guard Shack- \$525

Large Guard Shack- \$2,125

Roof Repairs (Secure Loose tile, Repair Existing Tiles)

Main Club House- \$875

Pool House- \$685

Small Guard Shack- \$175

Large Guard Shack- \$175

(Due to tile manufacturer/ model discontinuation the existing tiles will be repaired and sealed and rather than replaced to ensure life of roofing system)

Option Total: \$10,550.00

Signature Page

Options & Upgrades

Options

Please Choose One

☐ Repair

\$10,550.00

Summary

Customer	Subtotal:
Name: Dane Engle	
Project	Total:
Name Cory Lake Roof Repair/ Cleaning	
Number #1636	
Street: 10441 Cory Lake Drive	
City: Tampa State: FL Zip: 33647	

Authorization

By signing this document, you confirm that you have read and agree to all Terms & Conditions, in addition to the option and/or upgrades selected above.

Signer	Signature	Date
Dane Engle		

Notes/Comments

EXHIBIT 22

AGENDA

PROPOSAL FOR REPAIR

Client/Community:		Proposal Date:	
-------------------	--	----------------	--

Qty.	Equipment to be Repaired/Replaced	Unit Cost	Extended Cost

Total Charges \$
(Plus any applicable taxes)

Scope of Work:

HIDDEN EYES, LLC d/b/a Envera Systems:	
Signature	
Print Name	
Title / Position	
Date	

CLIENT:	
Signature	
Print Name	
Title / Position	
Date	

EXHIBIT 23

AGENDA

PROPOSAL FOR REPAIR

Client/Community:		Proposal Date:	
-------------------	--	----------------	--

Qty.	Equipment to be Repaired/Replaced	Unit Cost	Extended Cost

Total Charges \$
(Plus any applicable taxes)

Scope of Work:

HIDDEN EYES, LLC d/b/a Envera Systems:	
Signature	
Print Name	
Title / Position	
Date	

CLIENT:	
Signature	
Print Name	
Title / Position	
Date	

EXHIBIT 24

AGENDA

BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION:		
<i>Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647</i>		
DATE	MEETING TYPE	TIME
October 16, 2025	Regular Meeting and Closed Session	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/3900480969		
Dial In: 1-305-224-1968	Meeting ID: 390 048 0969	Passcode: 54321
November 20, 2025	Regular Meeting and Closed Session	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/3900480969		
Dial In: 1-305-224-1968	Meeting ID: 390 048 0969	Passcode: 54321
December 18, 2025	Regular Meeting and Closed Session	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/3900480969		
Dial In: 1-305-224-1968	Meeting ID: 390 048 0969	Passcode: 54321
January 15, 2026	Regular Meeting and Closed Session	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/3900480969		
Dial In: 1-305-224-1968	Meeting ID: 390 048 0969	Passcode: 54321
February 19, 2026	Regular Meeting and Closed Session	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/3900480969		
Dial In: 1-305-224-1968	Meeting ID: 390 048 0969	Passcode: 54321
March 19, 2026	Regular Meeting and Closed Session	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/3900480969		
Dial In: 1-305-224-1968	Meeting ID: 390 048 0969	Passcode: 54321
April 16, 2026	Regular Meeting and Closed Session	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/3900480969		
Dial In: 1-305-224-1968	Meeting ID: 390 048 0969	Passcode: 54321
May 21, 2026	Regular Meeting and Closed Session	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/3900480969		
Dial In: 1-305-224-1968	Meeting ID: 390 048 0969	Passcode: 54321

June 18, 2026	Regular Meeting and Closed Session	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/3900480969		
Dial In: 1-305-224-1968	Meeting ID: 390 048 0969	Passcode: 54321
July 16, 2026	Regular Meeting and Closed Session	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/3900480969		
Dial In: 1-305-224-1968	Meeting ID: 390 048 0969	Passcode: 54321
August 20, 2026	Regular Meeting, Public Hearing, and Closed Session	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/3900480969		
Dial In: 1-305-224-1968	Meeting ID: 390 048 0969	Passcode: 54321
September 17, 2026	Regular Meeting and Closed Session	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/3900480969		
Dial In: 1-305-224-1968	Meeting ID: 390 048 0969	Passcode: 54321