

***CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package
Regular Meeting and Closed Session

Date/Time:
Thursday, November 20, 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, November 20, 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, November 20, 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. Elite Pavers

B. District Engineer: Johnson Engineering, Inc.

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

1. Update: 17923 Cachet Isle

D. JCS Investigations

E. Envera

F. Juniper – October 2025 Inspection Report

Exhibit 1

G. Steadfast

1. Waterway Inspection Report conducted on 11/13/25

Exhibit 2

2. Drainage Report for Improvement

Exhibit 3

a. Consideration/Approval of Adding Rip Rap (Ponds 2 and 3) and Removing Vegetation (Pond 8) Proposal - \$3,862.50

Exhibit 4

3. Consideration/Approval of LED Lights for Fountains 1 and 2 - \$5,655.00

Exhibit 5

VI. POA Reports

VII. Financial Items

A. Consideration/Acceptance of Unaudited Financial Statements

1. September 2025 **Exhibit 6**
 - a. Variance Report, Prepaid Expenses, and Working Project List
2. October 2025 **Exhibit 7**
 - a. Variance Report, Prepaid Expenses, and Working Project Lists

VIII. Business Items

- A. Discussion: Continuation/Removal of Chairman's and Supervisor's Opening Comments
- B. Discussion: Revised Policies and Procedures **Exhibit 8**

IX. Approval of Minutes

- A. Regular Meeting & Closed Session: October 16, 2025
 1. Summary of Motions **Exhibit 9**
 2. Meeting Minutes **Exhibit 10**
- B. Continued Regular Meeting & Closed Session: October 27, 2025
 1. Summary of Motions **Exhibit 11**
 2. Meeting Minutes **Exhibit 12**
 3. Action Item List as of November 13, 2025 **Exhibit 13**
 4. Contract List as of November 13, 2025 **Exhibit 14**

X. Staff Reports

- A. Facility Manager
 1. November 2025 Report **Exhibit 15**
 2. Discussion: Security – Gate Operator Obsolescence
 3. Consideration/Approval of Proposals:
 - a. Don Harrison – Monument Fixtures Replacement - \$31,150.00 **Exhibit 16**
 - b. Welcome Information Packet **Exhibit 17**
 - c. Enos – Pressure Wash (Clubhouse Pool Area) - \$4,800.00 **Exhibit 18**

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

Exhibit 19

e. Swipe – Roof Cleaning - \$2,490.00

Exhibit 20

f. Pye Barker – Fire Suppression and Extinguisher
Inspection - \$614.00

Exhibit 21

B. District Manager: Kai

1. FY 2026 Meeting Schedule

Exhibit 22

2. Quorum Check for Regular Meeting and Closed Session –
12/18/2025 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

October Inspection

2025

Cross Creek

- 1) Cut back Texas Sage behind monument exit side
- 2) Continue to cut out any dead stems from Azelea's
- 3) Remove fallen Bottle Brush Tree

Bahama Isle

- 1) Cut Back Purple Queen off curb monument sign

Bermuda Isle

- 1) Clean dead from Banana Trees
- 2) In the CUL DE SAC cut back Texas sage to new growth

Cachet Isle

- 1) At monument cut back Texas Sage to new growth
- 2) In the center Island right before the gate clean dead out of palm

- 3) In the large center Island cut back ALL Fountain grass and remove any dead from other plant material
- 4) In the CUL DE SAC on the right side cut back Mexican Sage to new growth

Java Isle

- 1) In CUL DE SAC cut back Fountain Grass

Maui Isle

- 2) In CUL DE SAC cut back Mexican Sage to new growth

Maliki Isle

- 1) In CUL DE SAC cut back Mexican Sage to new growth

Cozumel Isle

- 1) In the CUL DE SAC remove the 1 and only Mexican Sage

Roadway Common Areas

- 1) At the Sub Station on westside of property Trim Jasmine for better look
- 2) In The 2 Center islands on south side of property cut back the Red Fountain Grass
- 3) Sub Station by clubhouse remove dead Oleander

Morris Bridge

- 1) Clean dead out of Banana trees ALL
- 2) In all the Liriope cut out dead from bottom of plant for a better look
- 3) Remove dead Mexican Sage from 2nd island
- 4) Dollar Weed and nut Sedge in Zoyshia
- 5) ALL Mexican Sage needs to be cut back to new growth along roadway

Capri Isle

- 1) Fertilize Loropetalum at the kids park
- 2) Check irrigation at kids park

Mowing Functions, Good

Edging Functions, Good

Soft Edging Functions, Needs work -2%

String Trim Functions, Good

Cleanliness, Wind Blown Debris from Palms, -
1%

Turf Weeds, Morris Bridge Zoysia, -2%

Dollar Weed

Nut Sedge

Bed Weeds

Very small amount was noticed, -1%

Crack Weeds, Good

Pruning Functions,

Mexican Sage and Liriope need trimmed, -2%

Pest Control, Good

Fertilization,

Loropetalum at Capri Isle needs attention, -1%

Scale of 100%

9% deduction

Total Score 91%















EXHIBIT 2

AGENDA



Cory Lake Isles CDD Aquatics

Inspection Date:

11/13/2025 12:36 PM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 1

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

No algae or nuisance grass observed, just mild turbidity. 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

SITE: 2

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving



Comments:

A large swath of algae is present in the shallow section of the pond. Almost all of the dwarf babytears previously present in this pond have been cleared. This can cause a sudden influx of excess nutrients in the water column and feed rapid algal blooms like this one. A technician is on-site today and will apply algaecides to begin clearing the growth.
No nuisance grass 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
	Hydrilla	Slender Spikerush	Other:
			Chara

Inspection Report

SITE: 3

Condition: Excellent Great Good Poor ☒ Mixed Condition Improving



Comments:

This pond is in similar condition to pond 2. Nutrients released from decayed submerged vegetation is fueling algal growth. It will also be treated today. No nuisance grass 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: 8.1

Condition: ☒ Excellent Great Good Poor Mixed Condition Improving



Comments:

No algae or nuisance grass 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

Inspection Report

SITE: 8.2

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

One patch of hydrilla observed near the shoreline. Applications to cut back growth are being done during routine maintenance events. These will continue until conditions improve.
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
☒ Hydrilla	Slender Spikerush	Other:	Chara

SITE: 8.4

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Hydrilla is starting to grow near the shoreline. As with other sections of the lake, treatments are being applied here as well.
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
☒ Hydrilla	Slender Spikerush	Other:	Chara

Inspection Report

SITE: 8.5

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

More mild hydrilla growth present. Technicians will be able to focus more on treating this, as algae is less likely to form during the cooler months. Mild nuisance grass growth on exposed shorelines. This will also be addressed during regular treatments.

<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: 8.7

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Similar hydrilla growth to other sections of the lake. It appears to be contained to the shallowest areas of the shoreline which will make ongoing treatments more effective. 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
☒ Hydrilla	Slender Spikerush	Other:	Chara

Inspection Report

SITE: 8.8

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Sections of hydrilla are present here as well. Treatments are being applied to clear 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
✗ Hydrilla	Slender Spikerush	Other:	Chara

SITE: 9

Condition: Excellent Great Good ✓Poor Mixed Condition Improving



Comments:

Notable nuisance grass growth present. The technician on-site will begin the first of a series of treatments to begin clearing growth.
No algae observed.
Lily density has been reduced.

<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: Hygrophila
			Chara

MANAGEMENT SUMMARY



As we enter November, we are finally seeing a change in the weather conditions influencing the ponds. Cooler temperatures will become more commonplace in the mornings and nights, though higher daytime temperatures and sunshine still contribute to rapid algae growth during the day. As the days shorten and the season progresses, these bloom events will taper off. Rain events are becoming less frequent, leading to extended decay times for surface algae. Additionally, water levels across most ponds will/are decreasing. Technicians on-site are currently providing both reactive and proactive treatment to the growth. If any algal activity is found growing around the shoreline and shallow areas, it is immediately targeted with algaecides. Ponds which historically (in our experience) produce algal activity are pre-treated with algaecides even if none are present in an effort to get ahead of the growth.

Ponds were in mixed condition overall during today's inspection. Technicians will adjust their herbicide mix to better combat hydrilla in the lake. Algae and other nuisance grasses present can be dealt with today. I will follow up before next week's service to see if they require additional treatments.

Attached below are lab results from the water samples of all ponds. For reference: the EPA allows an E. Coli count of up to 126 CFU/100mL to be considered safe for drinking water.

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.

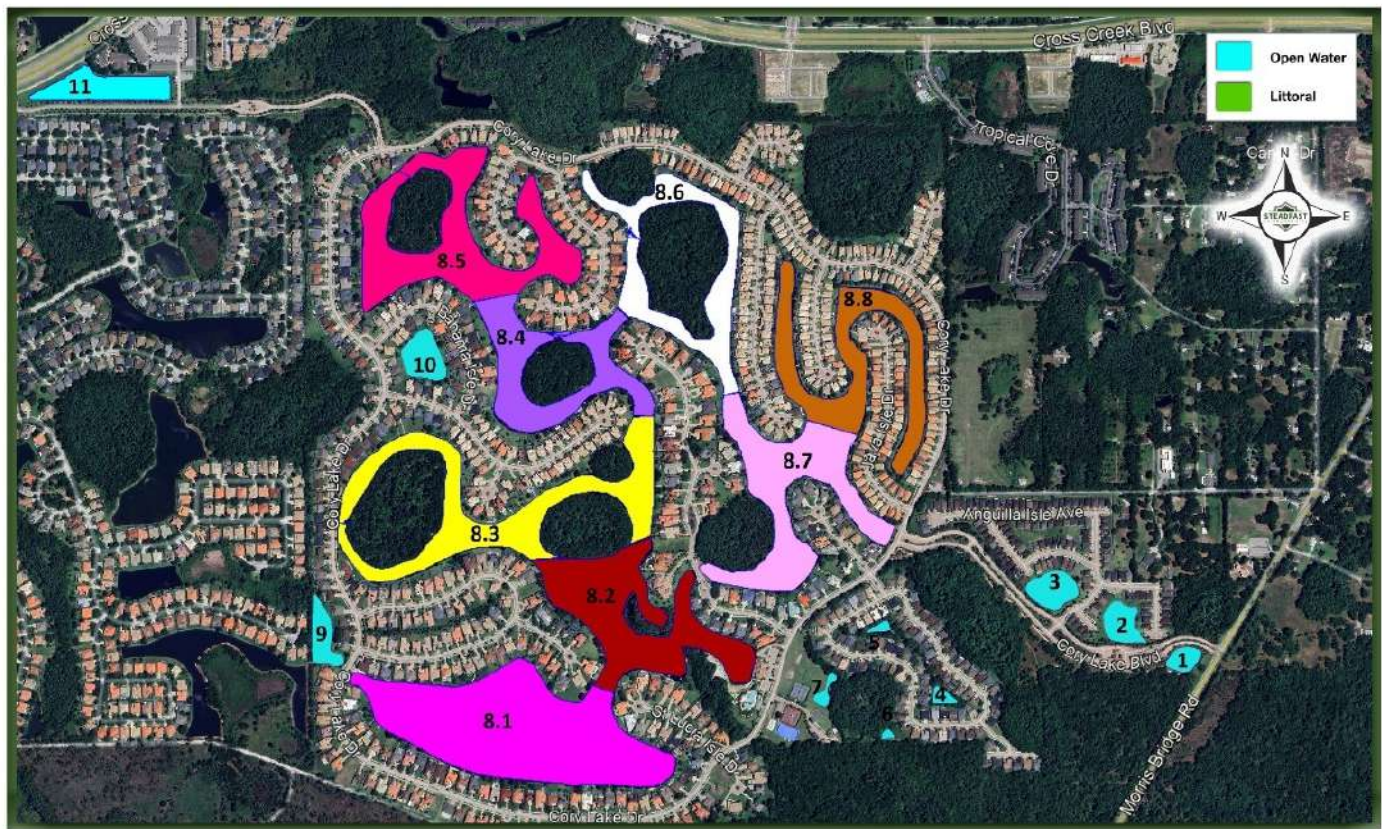
Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



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

Gate Code:



**SePRO Lab**

Water Diagnostics for Lakes & Ponds

SeSCRIPT*

16013 Watson Seed Farm Road, Whitakers, NC 27891

LABORATORY REPORT

Chain of Custody: eCOC19087

Customer Contact Information

Company Name: Steadfast Environmental	Contact Person: Joe Hamilton
Address: 30349 Commerce Drive, San Antonio, FL 33576	E-mail Address: jhamilton@steadfastalliance.com
	Phone: 813-610-3927

Waterbody Information

Waterbody:	Cory Lake Isles - FL
Waterbody size:	152
Depth Average:	10

Sample ID	Sample Location	Test	Method	Results	Sampling Date / Time
CTM67446-1	Cory Lake Isles 1	Turbidity (NTU)	EPA 180.1	4	08/20/2025
		Conductivity ($\mu\text{S}/\text{cm}$)	EPA 120.1	180.9	
		Free Reactive Phosphorus ($\mu\text{g}/\text{L}$)	EPA 365.3	5.2	
		Total Phosphorus ($\mu\text{g}/\text{L}$)	EPA 365.3	51.1	
		Alkalinity (mg/L as CaCO_3)	EPA 310.2	85.2	
		Total Hardness (mg/L as CaCO_3)	EPA 130.2	80.7	
		E. coli (CFU/100mL)	EPA 9223B	.0	
		Total Coliforms (CFU/100mL)	EPA 9223B	913.9	
		pH	EPA 150.1	7.7	
CTM67447-1	Cory Lake Isles 2	Turbidity (NTU)	EPA 180.1	2.8	08/20/2025
		Conductivity ($\mu\text{S}/\text{cm}$)	EPA 120.1	233.6	
		Free Reactive Phosphorus ($\mu\text{g}/\text{L}$)	EPA 365.3	<5	
		Total Phosphorus ($\mu\text{g}/\text{L}$)	EPA 365.3	<10	
		Alkalinity (mg/L as CaCO_3)	EPA 310.2	32.9	
		Total Hardness (mg/L as CaCO_3)	EPA 130.2	49.9	
		E. coli (CFU/100mL)	EPA 9223B	5.2	
		Total Coliforms (CFU/100mL)	EPA 9223B	387.9	
		pH	EPA 150.1	7.3	
CTM67448-1	Cory Lake Isles 3	Turbidity (NTU)	EPA 180.1	2.6	08/20/2025
		Conductivity ($\mu\text{S}/\text{cm}$)	EPA 120.1	288.2	
		Free Reactive Phosphorus ($\mu\text{g}/\text{L}$)	EPA 365.3	<5	
		Total Phosphorus ($\mu\text{g}/\text{L}$)	EPA 365.3	19.3	
		Alkalinity (mg/L as CaCO_3)	EPA 310.2	49.3	
		Total Hardness (mg/L as CaCO_3)	EPA 130.2	66.6	
		E. coli (CFU/100mL)	EPA 9223B	74.3	
		Total Coliforms (CFU/100mL)	EPA 9223B	437.9	
		pH	EPA 150.1	7.3	
CTM67449-1	Cory Lake Isles 4	Turbidity (NTU)	EPA 180.1	3.4	08/20/2025
		Conductivity ($\mu\text{S}/\text{cm}$)	EPA 120.1	192.7	
		Free Reactive Phosphorus ($\mu\text{g}/\text{L}$)	EPA 365.3	14.2	

CTM67450-1	Cory Lake Isles 5	Total Phosphorus ($\mu\text{g/L}$)	EPA 365.3	106.2	08/20/2025
		Alkalinity (mg/L as CaCO_3)	EPA 310.2	39.2	
		Total Hardness (mg/L as CaCO_3)	EPA 130.2	45.4	
		E. coli (CFU/100mL)	EPA 9223B	10.9	
		Total Coliforms (CFU/100mL)	EPA 9223B	216.7	
		pH	EPA 150.1	7	
		Turbidity (NTU)	EPA 180.1	2.7	
		Conductivity ($\mu\text{S/cm}$)	EPA 120.1	182.7	
		Free Reactive Phosphorus ($\mu\text{g/L}$)	EPA 365.3	28.6	
		Total Phosphorus ($\mu\text{g/L}$)	EPA 365.3	164.7	
CTM67451-1	Cory Lake Isles 6	Alkalinity (mg/L as CaCO_3)	EPA 310.2	36.2	08/20/2025
		Total Hardness (mg/L as CaCO_3)	EPA 130.2	45.7	
		E. coli (CFU/100mL)	EPA 9223B	22.7	
		Total Coliforms (CFU/100mL)	EPA 9223B	571.7	
		pH	EPA 150.1	7	
		Turbidity (NTU)	EPA 180.1	3.8	
		Conductivity ($\mu\text{S/cm}$)	EPA 120.1	190.3	
		Free Reactive Phosphorus ($\mu\text{g/L}$)	EPA 365.3	29.8	
		Total Phosphorus ($\mu\text{g/L}$)	EPA 365.3	94.8	
		Alkalinity (mg/L as CaCO_3)	EPA 310.2	55.6	
CTM67452-1	Cory Lake Isles 7	Total Hardness (mg/L as CaCO_3)	EPA 130.2	55.9	08/20/2025
		E. coli (CFU/100mL)	EPA 9223B	52.3	
		Total Coliforms (CFU/100mL)	EPA 9223B	437.4	
		pH	EPA 150.1	7.2	
		Turbidity (NTU)	EPA 180.1	3	
		Conductivity ($\mu\text{S/cm}$)	EPA 120.1	182.6	
		Free Reactive Phosphorus ($\mu\text{g/L}$)	EPA 365.3	67.2	
		Total Phosphorus ($\mu\text{g/L}$)	EPA 365.3	106.3	
		Alkalinity (mg/L as CaCO_3)	EPA 310.2	29.6	
		Total Hardness (mg/L as CaCO_3)	EPA 130.2	29.1	
CTM67453-1	Cory Lake Isles 8	E. coli (CFU/100mL)	EPA 9223B	11.0	08/20/2025
		Total Coliforms (CFU/100mL)	EPA 9223B	601.5	
		pH	EPA 150.1	6.8	
		Turbidity (NTU)	EPA 180.1	2.8	
		Conductivity ($\mu\text{S/cm}$)	EPA 120.1	138.2	
		Free Reactive Phosphorus ($\mu\text{g/L}$)	EPA 365.3	17.0	
		Total Phosphorus ($\mu\text{g/L}$)	EPA 365.3	21.4	
		Alkalinity (mg/L as CaCO_3)	EPA 310.2	25.8	
		Total Hardness (mg/L as CaCO_3)	EPA 130.2	36.4	
		E. coli (CFU/100mL)	EPA 9223B	10.1	
CTM67454-1	Cory Lake Isles 9	Total Coliforms (CFU/100mL)	EPA 9223B	1011.2	08/20/2025
		pH	EPA 150.1	7.2	
		Turbidity (NTU)	EPA 180.1	2.2	
		Conductivity ($\mu\text{S/cm}$)	EPA 120.1	82.5	
		Free Reactive Phosphorus ($\mu\text{g/L}$)	EPA 365.3	22.8	
		Total Phosphorus ($\mu\text{g/L}$)	EPA 365.3	29	
		Alkalinity (mg/L as CaCO_3)	EPA 310.2	15.9	
		Total Hardness (mg/L as CaCO_3)	EPA 130.2	18.7	
		E. coli (CFU/100mL)	EPA 9223B	1.0	
		Total Coliforms (CFU/100mL)	EPA 9223B	870.4	
CTM67455-1	Cory Lake Isles 10	pH	EPA 150.1	6.8	08/20/2025
		Turbidity (NTU)	EPA 180.1	6.1	
		Conductivity ($\mu\text{S/cm}$)	EPA 120.1	216.5	
		Free Reactive Phosphorus ($\mu\text{g/L}$)	EPA 365.3	5.1	
		Total Phosphorus ($\mu\text{g/L}$)	EPA 365.3	30.2	
		Alkalinity (mg/L as CaCO_3)	EPA 310.2	21.3	
		Total Hardness (mg/L as CaCO_3)	EPA 130.2	51.7	
		E. coli (CFU/100mL)	EPA 9223B	7.2	
		Total Coliforms (CFU/100mL)	EPA 9223B	1011.2	
		pH	EPA 150.1	7.2	
CTM67456-1	Cory Lake Isles 11	Turbidity (NTU)	EPA 180.1	1.8	08/20/2025
		Conductivity ($\mu\text{S/cm}$)	EPA 120.1	125.8	
		Free Reactive Phosphorus ($\mu\text{g/L}$)	EPA 365.3	<5	

Total Phosphorus (µg/L)	EPA 365.3	<10
Alkalinity (mg/L as CaCO3)	EPA 310.2	42.5
Total Hardness (mg/L as CaCO3)	EPA 130.2	46.1
E. coli (CFU/100mL)	EPA 9223B	.0
Total Coliforms (CFU/100mL)	EPA 9223B	829.7
pH	EPA 150.1	7.2

ANALYSIS STATEMENTS:

SAMPLE RECEIPT /HOLDING TIMES: All samples arrived in an acceptable condition and were analyzed within prescribed holding times in accordance with the SRTC Laboratory Sample Receipt Policy unless otherwise noted in the report.

PRESERVATION: Samples requiring preservation were verified prior to sample analysis and any qualifiers will be noted in the report.

QA/QC CRITERIA: All analyses met method criteria, except as noted in the report with data qualifiers.

COMMENTS: No significant observations were made unless noted in the report.

MEASUREMENT UNCERTAINTY: Uncertainty of measurement has been determined and is available upon request.

Laboratory Information

Date / Time Received: 08/25/25 12:00 PM

Date Results Sent: Wednesday, October 22, 2025

Disclaimer: The results listed within this Laboratory Report relate only to the samples tested in the laboratory. The analyses contained in this report were performed in accordance with the applicable certifications as noted. All soil samples are reported on a dry weight basis unless otherwise noted in the report. This Laboratory Report is confidential and is intended for the exclusive use of SRTC Laboratory and its client. This report shall not be reproduced, except in full, without written permission from SRTC Laboratory. The Chain of Custody is included and is an essential component of this report.

This entire report was reviewed and approved for release.



Reviewed By: Laboratory Manager

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Water Quality Analysis Explanation

These water quality parameters are essential to document the condition of a water body and design custom treatment prescriptions to achieve the desired management objective.

pH: Measure of how acidic or basic the water is (pH 7 is considered neutral).



Hardness: Measure of the concentration of divalent cations, primarily consisting of calcium and magnesium in typical freshwaters.

0-60 mg/L as CaCO₃ soft; 61-120 mg/L as CaCO₃ moderately hard; 121-180 mg/L as CaCO₃ hard; > 181 mg/L as CaCO₃ very hard

Alkalinity: Measure of the buffering capacity of water, primarily consisting of carbonate, bicarbonate, and hydroxide in typical freshwaters. Waters with lower levels are more susceptible to pH shifts.

< 50 mg/L as CaCO₃ low buffered; 51-100 mg/L as CaCO₃ moderately buffered; 101-200 mg/L as CaCO₃ buffered; > 200 mg/L as CaCO₃ high buffered

Conductivity: Measure of the waters ability to transfer an electrical current, increases with more dissolved ions.

< 50 μ S/cm relatively low concentration may not provide sufficient dissolved ions for ecosystem health; 50-1500 μ S/cm typical freshwaters; > 1500 μ S/cm may be stressful to some freshwater organisms, though not uncommon in many areas

Phosphorus: Essential nutrient often correlating to growth of algae in freshwaters.

Total Phosphorus (TP): is the measure of all phosphorus in a sample as measured by persulfate strong digestion and includes: inorganic, oxidizable organic and polyphosphates. This includes what is readily available, potential to become available and stable forms. *<12 μ g/L oligotrophic; 12-24 μ g/L mesotrophic; 25-96 μ g/L eutrophic; > 96 μ g/L hypereutrophic*

Free Reactive Phosphorus (FRP): is the measure of inorganic dissolved reactive phosphorus (PO₄-3, HPO₄-2, etc). This form is readily available in the water column for algae growth.

Nitrogen: Essential nutrient that can enhance growth of algae.

Total N is all nitrogen in the sample (organic N+ and Ammonia) determined by the sum of the measurements for Total Kjeldahl Nitrogen (TKN) and ionic forms.

Nitrites and Nitrates are the sum of total oxidized nitrogen, often readily free for algae uptake.

< 1 mg/L typical freshwater; 1-10 mg/L potentially harmful; >10 mg/L possible toxicity, above many regulated guidelines

Chlorophyll a: primary light-harvesting pigment found in algae and a measure of the algal productivity and water quality in a system.

0-2.6 μ g/L oligotrophic; 2.7-20 μ g/L mesotrophic; 21-56 μ g/L eutrophic; > 56 μ g/L hypereutrophic

Turbidity: Measurement of water clarity. Suspended particulates (algae, clay, silt, dead organic matter) are the common constituents impacting turbidity.

< 10 NTU drinking water standards and typical trout waters; 10-50 NTU moderate; > 50 NTU potential impact to aquatic life.

EXHIBIT 3

AGENDA



Drainage Improvements

11/12/2025 1:33 PM

Site: #3



Comments:

Erosion occurring around Mitered End Section. Could lead to damage to structure if not repaired.

Site: #2



Comments:

Erosion occurring around and underneath structures on this pond. Could lead to damage to structure if not repaired.

Site:



Overgrowth in drainage swale that exits out of the northside of Pond #8. Mitered End Section opening is covered with vegetation and not completely open for water to flow through. Could lead to drainage issues in the future.



Site:

Comments:

EXHIBIT 4

AGENDA



Steadfast Alliance
30435 Commerce Drive
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE	DUE	ESTIMATE #
11/12/2025	12/12/2025	EST-SCA2826

BILL TO

Cory Lake CDD
c/o Kai FKA Breeze Homes
1540 International Parkway,
Suite 2000,
Lake Mary FL 32746

SHIP TO

SE1412
Cory Lakes CDD RAM

DESCRIPTION	QTY	RATE	AMOUNT
This line item is for adding Rip Rap around the Mitered End Sections in Pond #2.			
Steadfast crew will first add fill dirt in eroded areas around structures, then new Rip Rap boulders will be installed to slow down water velocity and help prevent future erosion.	1.00	1,312.50	1,312.50

This line item is for adding Rip Rap around the Mitered End Section in Pond #3.			
Steadfast crew will first add fill dirt in eroded areas around structure, then new Rip Rap boulders will be installed to slow down water velocity and help prevent future erosion.	1.00	870.00	870.00

This line item is for removing the vegetation within the drainage swale that exits on the north side of Pond #8.			
Steadfast crew will utilize hand tools to remove all vegetation within this swale area. Swale will be mowed down and manicured to allow for the proper flow of water through the structure.	1.00	1,680.00	1,680.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL 3,862.50

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

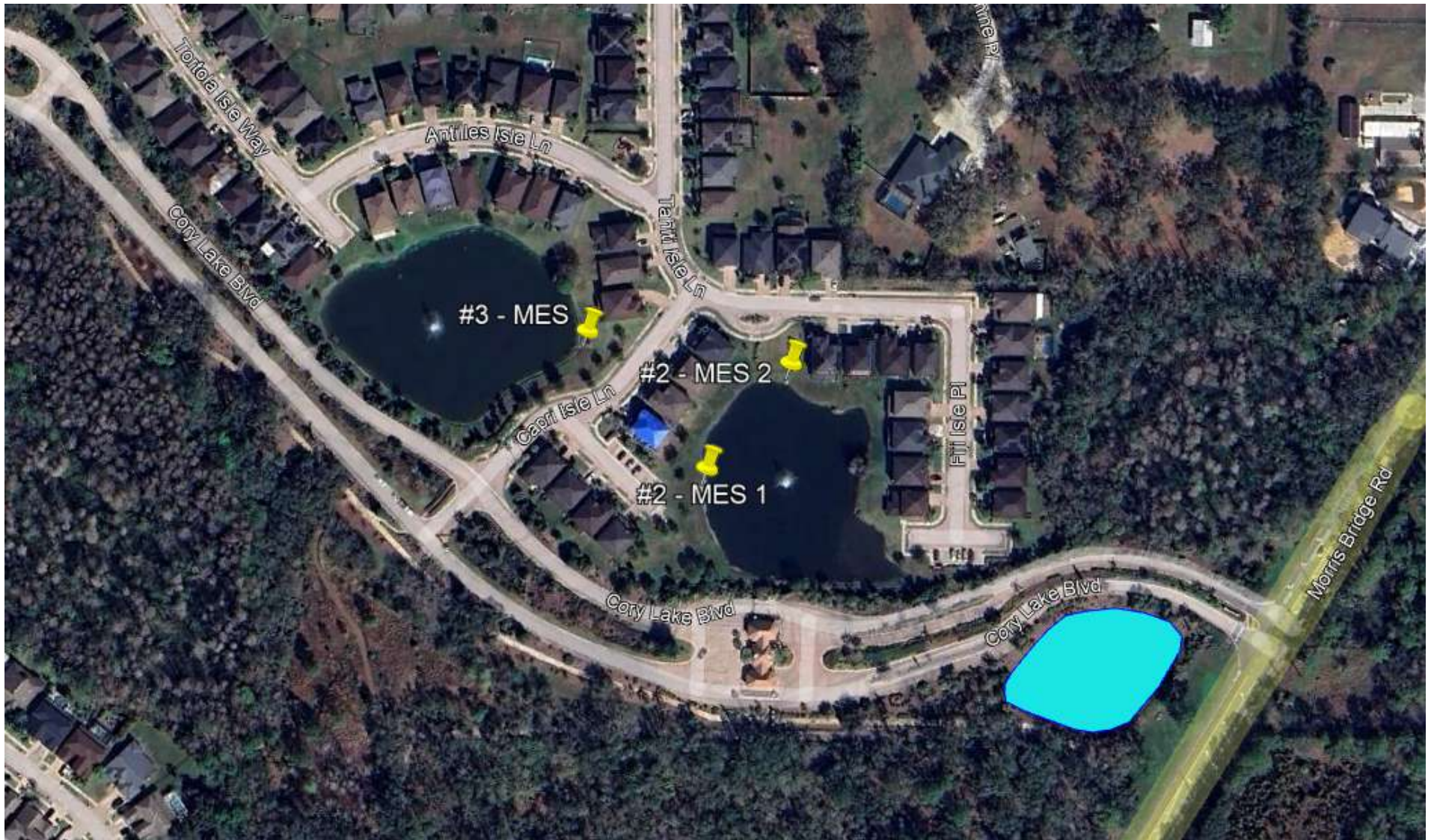




EXHIBIT 5

AGENDA



Steadfast Alliance
30435 Commerce Drive
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE	DUE	ESTIMATE #
11/12/2025	12/12/2025	EST-SCA2845

BILL TO

Cory Lake CDD
c/o Kai FKA Breeze Homes
1540 International Parkway,
Suite 2000,
Lake Mary FL 32746

SHIP TO

SE1412
Cory Lakes CDD RAM

DESCRIPTION	QTY	RATE	AMOUNT
-------------	-----	------	--------

This proposal is for the purchase and installation of (8) 36W RGB LED Lights for Fountain #1 and (2) 36W cool white lights for Fountain #8 in Cory Lake Isles CDD.

Fountain #1:

- 8 x 36W LED RGB Lights with Remote Control
- 1-year Warranty

1.00	5,655.00	5,655.00
------	----------	----------

Fountain #8:

- 2 x 36W LED Lights
- 1-year warranty

Our fountain crew will pull the fountains out of the water and remove faulty lights. Following this, the new lights will be installed and tested to ensure they are working properly.

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL	5,655.00
-------	----------

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

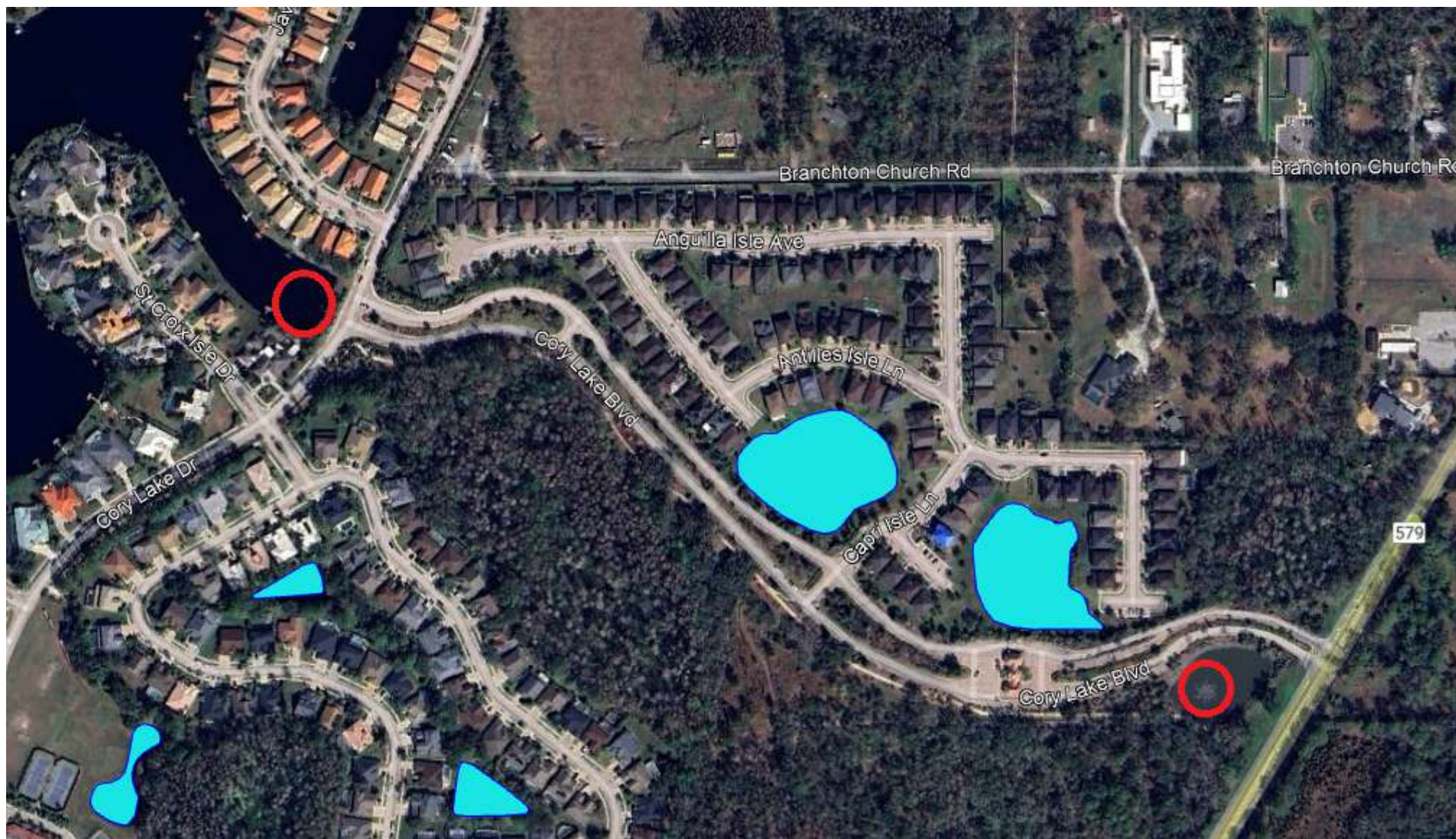


EXHIBIT 6

AGENDA

**Cory Lakes
Community Development District**

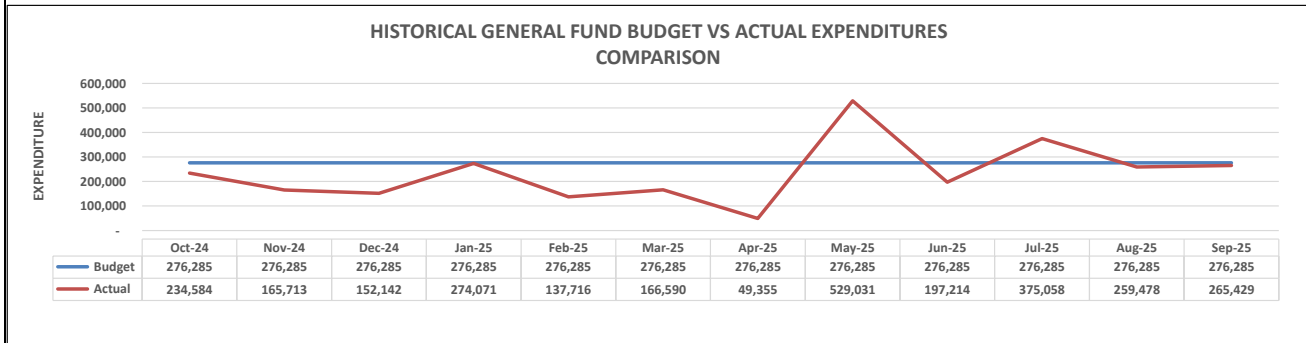
**Financial Statements
(Unaudited)**

September 30, 2025

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

	BS Line	GENERAL FUND 9/30/2025	DEBT SERVICE 2013 9/30/2025
1 For The Period Ending :			
2 CASH BALANCE (MM AND OP ACCOUNTS)	3, 4, 8	\$ 213,677	\$ 190,559
3 CASH RESERVED FOR WEIR PROJECT (includes earned interest)	6	367,800	-
4 CASH RESERVED FOR OPERATING RESERVE (includes earned interest)	7	460,849	-
5 RESTRICTED CASH FOR DEBT SERVICE	9	-	-
6 PLUS: ACCOUNTS RECEIVABLE - ON ROLL	20	3,157	-
7 DUE FROM OTHER FUNDS	16,17,18, 21	-	-
8 PLUS: ACCOUNTS RECEIVABLE - OTHER	22, 23	210	-
9 PLUS: PREPAID AND DEPOSITS	23, 24	208,795	-
10 LESS: ACCOUNTS PAYABLE & ACCRUED EXPENSES	28, 29, 31,34, 35	(84,419)	-
11 LESS: DEFERRED REVENUES	32	-	-
12 LESS: DUE TO DEBT SERVICE	33	-	-
13 NET CASH BALANCE		\$ 1,170,070	\$ 190,559
14 Budgeted Fund Balance Analysis:(Based on 100% of the Budget to be Expended)			
15 NON SPENDABLE FOR PREPAIDS AND DEPOSITS		\$ 208,795	
16 FY2025 TWO MONTH OPERATING RESERVE (Budgeted Expenditure - WEIR - Operating Reserve)/12*2		\$ 485,903	
17 ASSIGNED FOR FY2025 PROJECT IN PROGRESS - Refer to FY2025 Project List (a)		\$ 24,312	
18 ASSIGNED FOR WEIR AFTER BUDGET (Contract \$322,000+Bond \$9,660 -\$32,200 Downpmnt + \$18,340 contingency)		\$ 308,140	
19 REMAINING BUDGET NEEDED FOR FY 25 FISCAL YEAR		\$ -	
20		\$ 1,027,151	
21 DIFFERENCE BETWEEN NET CASH BALANCE AND CASH REQUIRED		\$ 142,919	
22 DEFERRED ASSESSMENTS RECEIVABLE TO BE COLLECTED		\$ -	
23		\$ 142,919	
24 ACTUAL GENERAL FUND REVENUE AND EXPENDITURES:(AFTER BUDGET COST SAVING MEASURES)			
		9/30/2025	9/30/2025
		ACTUAL	BUDGET
		YEAR-TO-DATE	YEAR-TO-DATE
25 REVENUE (YTD) COLLECTED		\$ 2,806,381	\$ 3,315,417
26 EXPENDITURES (YTD)		(2,806,381)	(3,315,417)
27 NET OPERATING CHANGE		\$ -	\$ -
28 AVERAGE MONTHLY EXPENDITURES		\$ 233,865	\$ 276,285
29 PROJECTED EOY BASED ON AVERAGE		\$ 2,806,381	\$ 3,315,417
30 GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:			
		9/30/2025	9/30/2025
		ACTUAL	BUDGET
		YEAR-TO-DATE	YEAR-TO-DATE
31 REVENUE:			
32 ASSESSMENTS ON-ROLL (NET)		\$ 2,597,853	\$ 2,585,417
33 ASSESSMENTS OFF-ROLL		-	-
34 INTEREST		72,408	30,000
35 MISCELLANEOUS REVENUE		32,409	-
36 TRANSFER		103,711	700,000
37 DECREASE IN RESERVES		-	-
38 TOTAL REVENUE		2,806,381	3,315,417
39 EXPENDITURES:			
40 ADMINISTRATIVE EXPENDITURES		216,192	205,696
41 UTILITIES		425,756	423,277
42 SECURITY OPERATIONS		500,444	519,232
43 FIELD OFFICE ADMINISTRATION		379,006	752,237
44 LANDSCAPE MAINTENANCE		531,167	533,600
45 FACILITIES MAINTENANCE		671,600	793,300
46 FACILITIES MAINTENANCE (POOL)		32,216	38,075
47 CONTINGENCY		50,000	50,000
48 TOTAL EXPENDITURES		\$ 2,806,381	\$ 3,315,417
			\$ 509,036

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	\$ 135,943	\$ -	\$ 135,943
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	77,518	-	77,518
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	-	-	-
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	3,157	-	3,157
21 Due from Debt service fund - series 2013	-	-	-
22 Accounts receivable	210	-	210
23 Prepaids	185,641	-	185,641
24 Deposits	23,154	-	23,154
25 Total assets	<u>\$ 1,254,489</u>	<u>\$ 190,559</u>	<u>\$ 1,445,048</u>
26 LIABILITIES AND FUND BALANCE			
27 Liabilities:			
28 Accounts payable	\$ 31,420	\$ -	\$ 31,420
29 Accrued expenses payable	52,611	-	52,611
30 Due to other funds	-	-	-
31 Sales tax payable	389	-	389
32 Deferred revenue-On roll assessments	-	-	-
33 Due to debt service fund - series 2013	-	-	-
34 Other payables	-	-	-
35 Rental deposits	-	-	-
36 JSAPP deposit	-	-	-
37 Total liabilities	<u>84,419</u>	<u>-</u>	<u>84,419</u>
38 FUND BALANCES			
39 Nonspendable	208,795	-	208,795
40 Restricted for Debt Service	-	190,559	190,559
41 Assigned for Two Month Operating Reserve	485,903	-	485,903
42 Assigned for Weir	308,140	-	308,140
43 Assigned for Projects in Progress	24,312	-	24,312
44 Unassigned	142,919	-	142,919
45 Total fund balances	<u>1,170,070</u>	<u>190,559</u>	<u>1,360,629</u>
46 Total liabilities and fund balances	<u>\$ 1,254,489</u>	<u>\$ 190,559</u>	<u>\$ 1,445,048</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	
		ADOPTED	YTD	YTD	YTD	BUDGET	% OF BUDGET
		BUDGET	BUDGET	ACTUAL	VARIANCE	VARIANCE	BUDGET
					FAV (UNFAV)	FAV (UNFAV)	SPENT TO DATE
1	REVENUES						
2	Assessment levy: all residents	\$ 2,582,867	\$ 2,582,867	\$ 2,595,290	\$ 12,423	\$ 12,423	100.48%
3	Assessment levy: Cachet	2,550	2,550	2,562	12	12	100.49%
4	Interest Revenue-Investments	30,000	30,000	72,408	42,408	42,408	241.36%
5	Miscellaneous Revenue						
6	Rental Income	-	-	22,693	22,693	22,693	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	-	-	2,188	2,188	2,188	0.00%
11	Fund Balance Forward from FY24	300,000	300,000	61,851	(238,149)	(238,149)	20.62%
12	Fund Balance Forward-Weir Project	400,000	400,000	41,860	(358,140)	(358,140)	10.47%
13	Total revenues	3,315,417	3,315,417	2,806,381	(509,036)	(509,036)	84.65%
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	12,800	(800)	(800)	106.67%
20	Payroll taxes	1,225	1,225	911	314	314	74.35%
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	33,034	(18,034)	(18,034)	220.22%
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	216,192	(10,496)	(10,496)	105.10%
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	76,989	18,291	18,291	80.80%
41	Water, sewer & irrigation	24,975	24,975	54,123	(29,148)	(29,148)	216.71%
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	34,248	1,500	1,500	95.80%
45	Website	705	705	900	(195)	(195)	127.66%
46	Propane	400	400	-	400	400	0.00%
47	Total utilities	423,277	423,277	425,756	(2,479)	(2,479)	100.59%
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	443,640	(31,800)	(31,800)	107.72%
51	Contractual virtual guard and Access cards	66,912	66,912	56,804	10,108	10,108	84.89%
52	Off-duty policing	16,000	16,000	-	16,000	16,000	0.00%
53	Total security operations	519,232	519,232	500,444	18,788	18,788	96.38%
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%

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			YTD	ADOPTED	% OF BUDGET
		ADOPTED	YTD	YTD	VARIANCE	BUDGET	BUDGET
		BUDGET	BUDGET	ACTUAL	FAV (UNFAV)	VARIANCE	SPENT TO DATE
		BUDGET	BUDGET	ACTUAL	FAV (UNFAV)	FAV (UNFAV)	SPENT TO DATE
67	Miscellaneous field expense	87,000	87,000	50,511	36,489	36,489	58.06%
68	Weir project	350,000	350,000	41,860	308,140	308,140	11.96%
69	Total Field office administration	752,237	752,237	379,006	373,231	373,231	50.38%

**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	10,648	4,352	4,352	70.99%
85 Building equipment maintenance & repair	10,000	10,000	18,582	(8,582)	(8,582)	185.82%
86 Fountains	5,000	5,000	5,529	(529)	(529)	110.59%
87 Monuments & signs	4,000	4,000	12,952	(8,952)	(8,952)	323.81%
88 Outside maintenance	50,000	50,000	29,417	20,583	20,583	58.83%
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	15,758	(10,758)	(10,758)	315.16%
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	151,987	96,013	96,013	61.29%
96 Contingency for end of year	90,000	90,000	115,363	(25,363)	(25,363)	128.18%
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	152,000	152,000	153,315	(1,315)	(1,315)	100.86%
101 Total Facilities maintenance	<u>793,300</u>	<u>793,300</u>	<u>671,600</u>	<u>121,700</u>	<u>121,700</u>	<u>84.66%</u>
102 Facilities maintenance (pool)						
103 Pool maintenance	25,500	25,500	20,150	5,350	5,350	79.02%
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	575	575	325	250	250	56.52%
107 Total Facilities maintenance (pool)	<u>38,075</u>	<u>38,075</u>	<u>32,216</u>	<u>5,859</u>	<u>5,859</u>	<u>84.61%</u>
108 Total Field operations	<u>3,059,721</u>	<u>3,059,721</u>	<u>2,540,189</u>	<u>519,532</u>	<u>519,532</u>	<u>83.02%</u>
109 Other financing sources and uses						
110 Increase in fund balance - Operating Reserve	50,000	50,000	50,000	-	-	100.00%
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>2,806,381</u>	<u>509,036</u>	<u>509,036</u>	<u>84.65%</u>
113 Excess/(deficiency) of revenues over/(under)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>0.00%</u>
114 Fund balance - beginning (unaudited)			<u>1,223,781</u>			
115 Less FB carryforward - Weir project			<u>(41,860)</u>			
116 Less FB carryforward from FY2024			<u>(61,851)</u>			
117 Plus increase in operating reserves			<u>50,000</u>			
118 Fund balance - ending			<u>\$ 1,170,070</u>			

*Note: The financials include invoices received through October 14, 2025. The mangement company and the amenity management have contacted vendors to request final submission of any pending invoices. Legal and enginnering services performed in the prior month are usually billed by the end of the following month.

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	(844)
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>(844)</u>
15 Excess/(deficiency) of revenues	<u>6,631</u>	<u>(52,403)</u>	<u>14,746</u>	<u>67,149</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	(201,853.57)
Less: Restricted cash in operating account	
<i>Adjusted Bank Balance</i>	<u><u>\$ 135,942.71</u></u>
<i>Beginning Balance Per Books</i>	\$ 243,440.42
Cash Deposits & Credits	334,936.42
Cash Disbursements & Transfers	(442,434.13)
<i>Balance Per Books</i>	<u><u>\$ 135,942.71</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 m	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 & ductwor	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 Co	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 (R	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/InvoiceVi	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 ec	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 funds	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 Service	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 Service	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 Boct AMP	209.00		24,802.28

Cory Lakes CDD
Check Register - Operating Account
FY2025

Date	Number	Payee	Memo	Payment	Deposit	Balance
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, LTD	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 irrigation 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 mot	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 l	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 Verr	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 McIntyre	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 McIntyre		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

Cory Lakes CDD
Check Register - Operating Account
FY2025

Date	Number	Payee	Memo	Payment	Deposit	Balance
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: Sa	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/DocVi	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: MONTHLY	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

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Date	Number	Payee	Memo	Payment	Deposit	Balance
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).payableslockb	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-2549	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: Profes	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 t	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/InvoiceVi	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: 180	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: Wai	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 (Referen	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 an	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

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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, LTC	Invoice: 9232262017 (Reference: Combifold fold twl dspnsr.) Invoice: 9232165507 (Reference: kt	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 McIntrye		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, LTC	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 McIntrye	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: 16511:	2,750.57		140,615.07
2/4/2025	100453	HD Supply Facilities Maintenance, LTC	Invoice: 9233227197 (Reference: Sanitizing wipes 2300 sht rolls.) Invoice: 9233227196 (Referen	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	300.00		138,725.39
2/7/2025	020725ACH2	ADP	PR Fees	118.78		138,606.61
2/7/2025	1129	Cynthia McIntrye	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/	4,026.00		120,746.78
2/10/2025	100459	Boring Inc	Reference: Konica/ C258-01/25. https://clientname(FILLIN).payableslockbox.com/DocView/Invoi	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:	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, LTC	Invoice: 9233627698/CR3588575 () Invoice: 8233510362 (Reference: 10.In Autmid touchis papr t	456.72		91,226.61
2/14/2025	021425ACH2	ADP	PR Processing Fee-	135.10		91,091.51

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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	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 date	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: Month	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 (Referenc	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 super	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/Inv	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(FIL	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 McIntyre	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 date	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 are:	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

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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: Mont	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 Corc	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 (Re	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, LTC	Invoice: 9234309410 (Reference: Jumbo 2-Ply recycled toilet paper.) Invoice: 9234821547 (Refe	2,655.70		30,602.79
3/28/2025		100501 HD Supply Facilities Maintenance, LTC	Invoice: 9234985504 (Reference: cover in use 1gang 2-7/8 clr wasp guard-TW.) Invoice: 923498	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 (Refere	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, LTC	Invoice: 9235267897 (Reference: Jumbo 2-Ply recycled toilet paper.) Invoice: 9235180154 (Refe	239.98		106,868.79

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Date	Number	Payee	Memo	Payment	Deposit	Balance
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, LTC	Invoice: 9233047964 (Reference: Klein 9" High-leverage Side-cut Pliers-US,Noncontact Voltage Te	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 fountair	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:	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:	80.41		65,960.07
4/22/2025	100525	Star Environmental, Inc	Invoice: 77983 (Reference: Monthly lift station 1 Mar31,2025.) Invoice: 77952 (Reference: Mon	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 t	2,350.00		-90,956.20
4/23/2025	100531	HD Supply Facilities Maintenance, LTC	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 Exerior 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 date	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 supei	100.63		-105,080.32
4/28/2025	100538	HD Supply Facilities Maintenance, LTC	Invoice: 9235758930 (Reference: Innadura 3-hole poly slash jacket.) Invoice: 9235758929 (Refer	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

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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	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, LTC	Invoice: 9235820800 (Reference: 42 Gal 2.5 Mil Trash Bag 50/Pkg-US,55-60 Gal 6.0 Mil Trash Bag	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, LTC	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	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, LTC	Invoice: 9236054719 (Reference: 42 Gal 2.5 Mil Trash Bag 50/Pkg-US.) Invoice: 9236054720 (Re	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, LTC	Invoice: 9236237672 (Reference: 1/4in Gywool Pilewstrip 18 Ft-US 3/16in Gywool Pilewstrip 18 F	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).f	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 ec	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, LTC	Invoice: 9236299444 (Reference: Sloan 1.6 GPF Closet General Repair Kit-US.) Invoice: 9236401	592.62		139,074.19
5/13/2025	100564	Star Environmental, Inc	Invoice: 78394 (Reference: Monthly lift station 1 Apr30,2025.) Invoice: 78425 (Reference: Mont	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	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

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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, LLC	Invoice: 9236714635 (Reference: Caution Sign 7h X 10"w Blk On Ylw-MX.) Invoice: 9236780423	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 date	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 McIntyre	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	350.00		72,148.09
5/29/2025		100579 Star Environmental, Inc	Invoice: 78828 (Reference: Monthly lift station 1 May31,2025.) Invoice: 78797 (Reference: Mon	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	Deposit 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 9118	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	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 OFF	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 Cap	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 Lake	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 nev	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: '	6,506.17		59,255.56

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6/17/2025		100600 City of Tampa Utilities	Invoice: 060925-0805 (Reference: Water Services-Jun 2025.) Invoice: 060925-0806 (Reference: ')	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 Lake	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 date	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 s)	57.44		23,511.02
6/20/2025		100606 HD Supply Facilities Maintenance, LLC	Invoice: 9237684560 (Reference: 1200 Ml Gojo Soap Foam Refill 2/Cs-US,13 Gal .9 Mil Trash Bag	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	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	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 circiut.)	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: A	1,864.77		189,303.86
7/14/2025		100668 HD Supply Facilities Maintenance, LLC	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 wa	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	685.36		187,396.37
7/14/2025	080725ACH	Sunshine Cleaning Crew LLC	Invoice: 1014 (Reference: Clubhouse thorough clean after construction.) Invoice: 1015 (Referer	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: V	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: V	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

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Date	Number	Payee	Memo	Payment	Deposit	Balance
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, LLC	Invoice: 9238290033 (Reference: 42 Gal 2.5 Mil Trash Bag 50/Pkg-US.) Invoice: 9238328715 (Re	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	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 D	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	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 Exterior 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: Moni	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 sy	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 date	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 Lake	29,257.08		130,155.89
7/29/2025		100692 HD Supply Facilities Maintenance, LLC	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	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).payableslockb	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 supei	201.25		115,451.65
7/30/2025		100698 Hughes Exterminators Inc	Invoice: 62909234 (Reference: pest control service on two guard houses, community center, aroi	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	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	autodraft set up by prior amenity manager	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

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Date	Number	Payee	Memo	Payment	Deposit	Balance
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	27,594.00		211,421.34
8/5/2025	100662	Enos Painting Inc	Invoice: 07172025-DEP (Reference: Pressure wash and paint community monument signs throug	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 87h 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 Windo	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 (Refere	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, LLC	Invoice: 9239285081 (Reference: 18" 175 Lbs Ties Uvb 50/Pkg-CN Handling Fee.) Invoice: 92394	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 date	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 Lake	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 :	3,237.50		71,284.35
8/13/2025	100681	Tigris Aquatic Services LLC	Invoice: 3911423 (Reference: Fountain/Aeration Repair & Maintenance Q3 2025 Service perform	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 hou	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 CHAI	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, LLC	Invoice: 9239857823 (Reference: 18" 175 Lbs Ties Uvb 50/Pkg-CN.) Invoice: 9240010168/CR962	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 & Barr	Invoice: 90112040 (Reference: Services rendered regarding audited financial statements for the)	6,000.00		256,420.19

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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 vehic	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 switch 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, LTC	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	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 &	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, h	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, LTC	Invoice: 9240347017 (Reference: 1250 MI Gojo Adx Soap Dspnsr-US Brillo Estracell Hd Scrub Spo	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	autodraft set up by prior amenity manager	59.00		204,609.86
8/31/2025		630	checks were mailed from Strongroom and not received by Tampa Utilites prior to autopay drafti	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 date	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, aro	195.00		148,237.45
9/3/2025		100717 U.S. BANK	Invoice: 562419374 (Reference: Contract payment-Prop Damage surcharge.) Invoice: 56290154	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	350.00		146,803.23
9/8/2025		100721 Gate Tech Inc.	Invoice: 168084 (Reference: DKS Cellular Monthly Charge Monthly charge for Doorking cellular s	57.44		146,745.79
9/8/2025		100722 Enos Painting Inc	Invoice: 071725- (Reference: Pressure wash and paint community clubhouse along with pool hou	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-Transferr	512.76		131,283.03
9/11/2025		100723 Kai	Invoice: 21031 (Reference: Ramp-Signs for Cory Lakes,Amenities Soccer Goal Replacements,Entr	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 -2	28,657.08		98,741.18
9/11/2025		100726 HD Supply Facilities Maintenance, LTC	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

Cory Lakes CDD
Check Register - Operating Account
FY2025

Date	Number	Payee	Memo	Payment	Deposit	Balance
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 p	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 labc	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 ,FEDEX395552	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: Mor	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 capaci	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	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 (F	980.60		47,233.04
9/19/2025		100741 HD Supply Facilities Maintenance, LTC	Invoice: 9241067898 (Reference: 42 Gal 2.5 Mil Trash Bag 50/Pkg-US,1200 MI Gojo Soap Foam Re	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, aroi	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, LTC	Invoice: 9241178707 (Reference: 18v 90 Mph 250 CFM CrdIss 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.	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,FI	2,826.00		-41,012.60
9/29/2025		100754 Business Observer	Invoice: 25-02894H (Reference: Legal Advertising-Notice of Meetings Fiscal Year 2025-2026.)	70.00		-41,082.60
9/29/2025		100755 Bandu LLC	Invoice: INV0610 (Reference: October pool service, invoice is due upon receipt..)	3,250.00		-44,332.60

Cory Lakes CDD
Check Register - Operating Account
FY2025

Date	Number	Payee	Memo	Payment	Deposit	Balance
9/29/2025	100756	Kai	Invoice: 21119 (Reference: Ramp Fuel expense for CORY LAKES CDD project..)	50.00		-44,382.60
9/29/2025	100757	Johnson Engineering, Inc	Invoice: 6895 (Reference: Professional Services from August 16, 2025 to September 12, 2025.)	510.00		-44,892.60
9/29/2025	100758	Hughes Exterminators Inc	Invoice: 63786511 (Reference: Pest Control Service-Sep 2025.) Invoice: 63786512 (Reference: C	195.00		-45,087.60
9/29/2025	606	ADP	BOS 9/18/25 meeting	738.80		-45,826.40
9/29/2025	606	ADP	BOS 9/18/25 meeting	153.00		-45,979.40
9/29/2025			Funds Transfer		175,000.00	129,020.60
9/30/2025			Deposit		718.70	129,739.30
9/30/2025	608	Constant Contacts	autodraft set up by prior amenity manager	59.00		129,680.30
9/30/2025			to pay 2013 DS payment FY25 tax collections (unable to wire from MM account)		5,893.01	135,573.31
9/30/2025	1130	Cynthia McIntyre	VOID check replaced with check #1137		184.70	135,758.01
9/30/2025	1131	Cynthia McIntyre	VOID check replaced with check #1138		184.70	135,942.71
9/30/2025				398,089.09	335,305.82	135,942.71

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
Payroll service fee	600	600	3,247	(2,647)	remaining are district charges. Wrathell returned all fees charged in error. This fee has been reduced with JCS
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
Water, sewer & irrigation	24,975	24,975	54,998	(30,023)	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
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
Beach club office equipment	4,500	3,000	3,400	(400)	\$430 equipment damage surcharge
Beach club office supplies	4,500	3,000	3,284	(284)	Multiple small debit card purchases from Amazon. Most February charges were coded to office supplies - did not receive February expense report with receipts or business purpose of transactions to code accurately. This is due
Website	705	705	900	(195)	\$900 Strange Zone, Inc. for website hosting and maintenance
Community events supplies	18,000	12,000	12,153	(153)	A Party 2 Remember \$8000 and \$2600 bearded Santa
Security staffing contract services	411,840	411,840	443,640	(31,800)	Average bill \$36,970 - \$34,320 per month budgeted
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	5,529	(529)	Replaced pump for small entry fountain \$2151 - 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
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	15,758	(10,758)	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
Contingency for end of year	90,000	90,000	115,363	(25,363)	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

Cory Lakes
Prepaid Expenses

Σ 77,750.00 Ties to nonspendable on tab "FY25 Project list" column G total

	Invoice No.	Total pmt	Monthly expense	Term beg	Term end	Prepaid Current bal	Prior bal	AJE dr/(cr)
US Bank 2013 DS trustee fees	7940039	3,771.25	314.27	10/1/2025	9/30/2026	-	296.31	(296.31)
Envera -billing a month ahead leave prepaid until corrected	732881	3,340.00				3,340.00	3,340.00	-
Bandu LLC - Pool Heater	INV0581	16,000.00				16,000.00		16,000.00
Egis Policy #100125518	29705	77,236.00	6,436.33	10/1/2025	9/30/2026	77,236.00		77,236.00
Illuminations Holiday Lighting	32925	27,315.00		11/1/2025	11/1/2025	27,315.00		27,315.00
Don Harrison - 50% deposit work completed in Oct Fountain GFI	3165	8,950.00		10/1/2025		8,950.00	8,950.00	-
Lawson Courts	52089	52,800.00				52,800.00		52,800.00
Total						185,641.00	12,586.31	15,703.69
						23,154.38	add Deposits	
						208,795.38	non-spendable FB - Current bal	
						147,975.47	QB bal	
						(60,819.91)	Adjustment to Non Spendable	

Cory Lakes Community Development District
FY 2025 working Project List

Line #	Project	Budgeted Amount	FY2025 Actuals (Paid and Expensed)	Pending Costs	Prepaid in FY2025 (Non Spendable FB)	Carryforward to FY2026	Total	Variance
1	4 Tennis, Membrane, and 1 Basketball courts	\$ 52,800.00	\$ -	\$ -	\$ 52,800.00	\$ -	\$ 52,800.00	\$ -
2	Pool Furniture	\$ 24,873.00	\$ 25,173.00	\$ -	\$ -	\$ -	\$ 25,173.00	\$ (300.00)
3	Wicker Cush.	\$ 5,364.00	\$ 4,542.65	\$ -	\$ -	\$ -	\$ 4,542.65	\$ 821.35
4	Clubhouse Floors	\$ 31,000.00	\$ 31,998.63	\$ -	\$ -	\$ -	\$ 31,998.63	\$ (998.63)
5	Volleyball Court	\$ 29,800.00	\$ -	\$ -	\$ -	\$ 5,400.00	\$ 5,400.00	\$ 24,400.00
6	Lighting for Tennis Courts 3 and 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7	Sidewalks	\$ 60,000.00	\$ 51,744.00	\$ -	\$ -	\$ -	\$ 51,744.00	\$ 8,256.00
8	Playground Cover for Capri Isle	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9	2 of 4 Playgrounds Cory Lake Drive	\$ 22,892.00	\$ 23,247.12	\$ -	\$ -	\$ -	\$ 23,247.12	\$ (355.12)
10	Purchase 40 wall sconces and replace 36, including installation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11	Fountain GFIs	\$ 17,900.00	\$ -	\$ -	\$ 8,950.00	\$ 9,267.14	\$ 18,217.14	\$ (317.14)
12	Tinting Windows in Beach Club	\$ 8,500.00	\$ 20,658.00	\$ -	\$ -	\$ -	\$ 20,658.00	\$ (12,158.00)
13	Pool Heaters	\$ 24,300.00	\$ -	\$ -	\$ 16,000.00	\$ 9,645.00	\$ 25,645.00	\$ (1,345.00)
14	Tennis Court Fencing/Custom Morris Bridge	\$ 15,000.00	\$ 5,668.00	\$ -	\$ -	\$ -	\$ 5,668.00	\$ 9,332.00
15	HVAC Replacement-Morris bridge and cross creek guard stations	\$ 8,000.00	\$ 17,953.00	\$ -	\$ -	\$ -	\$ 17,953.00	\$ (9,953.00)
16	Remove trees about tennis court	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
17	Pool trash cans	\$ 1,500.00	\$ 1,729.53	\$ -	\$ -	\$ -	\$ 1,729.53	\$ (229.53)
Total Projects Expensed		\$ 301,929.00	\$ 182,713.93	\$ -	\$ 77,750.00	\$ 24,312.14	\$ 284,776.07	\$ 17,152.93
					(b)	(a)		

Total of Actual Paid, Pending & Carryforward	\$ 284,776.07
Variance in Project Costs and Completed Projects	\$ 17,152.93
Total Projects List	\$ 301,929.00

Line #	Budgeted Expenses	Amounts
67	Misc Field Expense - Furniture & Court Resurface	\$ 87,000.00
88	Outside Facilities Maintenance	\$ 50,000.00
95	Facilities Maintenance Contingency	\$ 248,000.00
	Total Budgeted	\$ 385,000.00
	Actuals as of 09/30/2025	Amounts
67	Misc Field Expense - Furniture & Court Resurface	\$ (50,511.24)
88	Outside Facilities Maintenance	\$ (29,417.24)
95	Facilities Maintenance Contingency	\$ (141,137.32)
	Total Spent	\$ (221,065.80)

	Amounts
Funds Remaining	\$ 163,934.20
Pending Project Costs	\$ -
Carryforward for FY2025 Projects	\$ (24,312.14) (a)
Total Project Funds Remaining	\$ 139,622.06

EXHIBIT 7

AGENDA

**Cory Lakes
Community Development District**

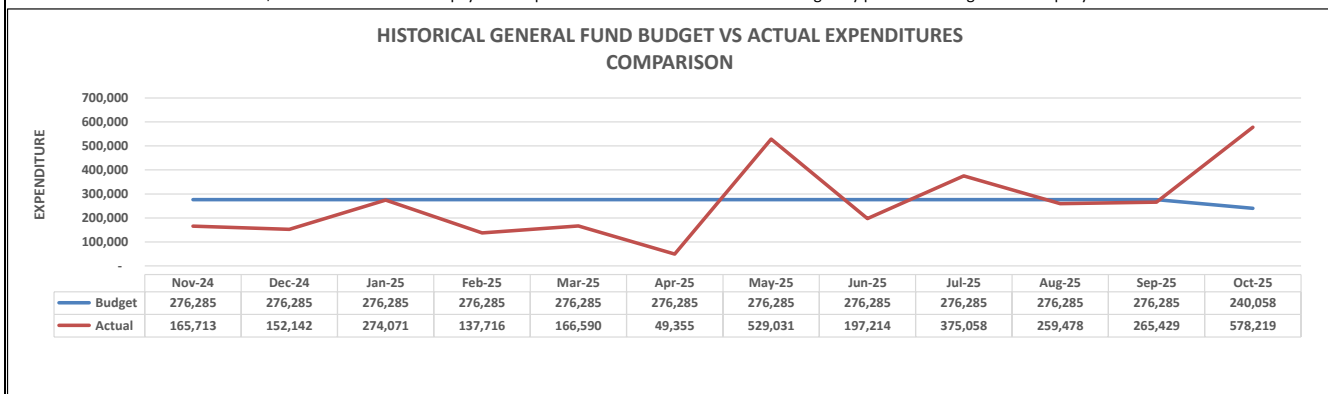
**Financial Statements
(Unaudited)**

October 31, 2025

CORY LAKES CDD
Financial Report Summary - General Fund - DRAFT PROJECTIONS
10/31/2025

	BS Line	GENERAL FUND 10/31/2025	DEBT SERVICE 2013 10/31/2025
1 For The Period Ending :			
2 CASH BALANCE (MM AND OP ACCOUNTS)	3, 4, 8	\$ 2,964	\$ 190,559
3 CASH RESERVED FOR WEIR PROJECT (includes earned interest)	6	206,800	-
4 CASH RESERVED FOR OPERATING RESERVE (includes earned interest)	7	363,196	-
5 RESTRICTED CASH FOR DEBT SERVICE	9	-	-
6 PLUS: ACCOUNTS RECEIVABLE - ON ROLL	20	2,796,598	-
7 DUE FROM OTHER FUNDS	16,17,18,19	-	-
8 PLUS: ACCOUNTS RECEIVABLE - OTHER	22	210	-
9 PLUS: PREPAID AND DEPOSITS	23, 24	79,294	-
10 LESS: ACCOUNTS PAYABLE & ACCRUED EXPENSES	28, 29, 31,34, 35	(53,944)	-
11 LESS: DEFERRED REVENUES	32	(2,796,598)	-
12 LESS: DUE TO DEBT SERVICE	33	(124)	-
13 NET CASH BALANCE		\$ 598,396	\$ 190,559
14 Budgeted Fund Balance Analysis:(Based on 100% of the Budget to be Expended)			
15 NON SPENDABLE FOR PREPAIDS AND DEPOSITS		\$ 79,294	
16 FY2025 TWO MONTH OPERATING RESERVE (Budgeted Expenditure)/12*2	\$2,880,698/12*2	\$ 480,116	
17 ASSIGNED FOR FY2026 PROJECT IN PROGRESS - (EOY)		\$ -	
18 ASSIGNED FOR WEIR AFTER BUDGET (Contract \$322,000+Bond \$9,660 -\$32,200 Downpmnt + \$18,340 contingency)		\$ 147,140	
19 REMAINING BUDGET NEEDED FOR FY 2026 FISCAL YEAR		\$ 2,302,479	
20		\$ 3,009,030	
21 DIFFERENCE BETWEEN NET CASH BALANCE AND CASH REQUIRED		\$ (2,410,634)	
22 DEFERRED ASSESSMENTS RECEIVABLE TO BE COLLECTED		\$ 2,796,598	
23 Net Cash Surplus (Deficit) Projected at EOY		\$ 385,964	
24 ACTUAL GENERAL FUND REVENUE AND EXPENDITURES:(AFTER BUDGET COST SAVING MEASURES)			
	10/31/2025	10/31/2025	FAVORABLE
	ACTUAL	BUDGET	(UNFAVORABLE)
25 REVENUE (YTD) COLLECTED	YEAR-TO-DATE	YEAR-TO-DATE	VARIANCE
26 EXPENDITURES (YTD)	\$ 191,857	\$ 2,500	\$ 189,357
27 NET OPERATING CHANGE	(578,219)	(306,020)	(272,199)
28 AVERAGE MONTHLY EXPENDITURES	\$ (386,362)	\$ (303,520)	\$ (82,842)
29 PROJECTED EOY BASED ON AVERAGE	\$ 578,219	\$ 306,020	\$ (272,199)
30 GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:	\$ 6,938,626	\$ 2,880,698	\$ (4,057,928)
	10/31/2025	10/31/2025	FAVORABLE
31 REVENUE:	ACTUAL	BUDGET	(UNFAVORABLE)
32 ASSESSMENTS ON-ROLL (NET)	YEAR-TO-DATE	YEAR-TO-DATE	VARIANCE
33 ASSESSMENTS OFF-ROLL	\$ -	\$ -	\$ -
34 INTEREST	-	-	-
35 MISCELLANEOUS REVENUE	2,428	2,500	(72)
36 TRANSFER	4,117	-	4,117
37 DECREASE IN RESERVES	185,312	-	185,312
38 TOTAL REVENUE	-	-	-
39 EXPENDITURES:	191,857	2,500	189,357
40 ADMINISTRATIVE EXPENDITURES & DEBT SERVICE	87,874	103,538	15,664
41 UTILITIES	34,145	34,150	5
42 SECURITY OPERATIONS	48,707	42,199	(6,508)
43 CONTRACTED PERSONNEL AND AMENITY & FIELD OPERATIONS	45,360	25,292	(20,068)
44 LANDSCAPE MAINTENANCE	35,557	45,458	9,901
45 FACILITIES MAINTENANCE	323,250	50,668	(272,582)
46 FACILITIES MAINTENANCE (POOL)	3,326	4,715	1,389
47 CONTINGENCY	-	-	-
48 TOTAL EXPENDITURES	\$ 578,219	\$ 306,020	\$ (272,199)

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
OCTOBER 31, 2025**

	GENERAL FUND	DEBT SERVICE 2013	TOTAL GOVERNMENTAL FUNDS
1 ASSETS			
2 Operating account			
3 Bank United - operating account	\$ 2,964	\$ -	\$ 2,964
4 Bank United - debit card	-	-	-
5 Suntrust - Operating	-	-	-
6 MMK account 4004 -Weir Assigned	206,800	-	206,800
7 MMK account 4004 -two months operating	363,196	-	363,196
8 MMK account 5435	-	-	-
9 MMK account 5435-restricted cash	-	-	-
10 Investments			
11 Revenue	-	141,243	141,243
12 Reserve	-	49,903	49,903
13 Prepayment	-	-	-
14 Sinking fund	-	-	-
15 Undeposited funds	-	-	-
16 Due from other funds	-	-	-
17 Due from Debt service fund - series 2013 A-1	-	-	-
18 Due from General fund	-	124	124
19 Due from Debt service fund - series 2013	-	-	-
20 Retainer	-	-	-
21 Accounts receivable-On Roll Assessments	2,796,598	101,842	2,898,440
22 Accounts receivable	210	-	210
23 Prepaids	56,140	-	56,140
24 Deposits	23,154	-	23,154
25 Total assets	<u>3,449,062</u>	<u>\$ 293,113</u>	<u>\$ 3,742,175</u>
26 LIABILITIES AND FUND BALANCE			
27 Liabilities:			
28 Accounts payable	\$ 5,237	\$ -	\$ 5,237
29 Accrued expenses payable	48,707	-	48,707
30 Due to other funds	-	-	-
31 Sales tax payable	-	-	-
32 Deferred revenue-On roll assessments	2,796,598	101,842	2,898,440
33 Due to debt service fund - series 2013	124	-	124
34 Other payables	-	-	-
35 Rental deposits	-	-	-
36 JSAPP deposit	-	-	-
37 Total liabilities	<u>2,850,667</u>	<u>101,842</u>	<u>2,952,509</u>
38 FUND BALANCES			
39 Nonspendable	79,294	-	79,294
40 Restricted for Debt Service	-	191,271	191,271
41 Assigned for Two Month Operating Reserve	480,116	-	480,116
42 Assigned for Weir Project Reserve	147,140	-	147,140
43 Assigned for Projects	-	-	-
44 Unassigned	(108,155)	-	(108,155)
45 Total fund balances	<u>598,396</u>	<u>191,271</u>	<u>789,666</u>
46 Total liabilities and fund balances	<u>\$ 3,449,062</u>	<u>\$ 293,113</u>	<u>\$ 3,742,175</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
GENERAL FUND
FOR THE PERIOD BEGINNING OCTOBER 1, 2025 THROUGH OCTOBER 31, 2025**

		FY 2026 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	\$ 2,794,048	\$ -	\$ -	\$ -	\$ (2,794,048)	0.00%
3	Assessment levy: Cachet	2,550	-	-	-	(2,550)	0.00%
4	Interest Revenue-Investments	30,000	2,500	2,428	(72)	(27,572)	8.09%
5	Miscellaneous Revenue						
6	Rental Income		-	3,338	3,338	3,338	0.00%
7	Bar Code Access	-	-	779	779	779	0.00%
8	Tennis Contract Revenue	-	-	-	-	-	0.00%
9	Event Sponsorship	-	-	-	-	-	0.00%
10	Miscellaneous Revenue	-	-	-	-	-	0.00%
11	Fund Balance Forward from FY25	54,100	-	24,312	24,312	(29,788)	44.94%
12	Fund Balance Forward-Weir Project	-	-	161,000	161,000	161,000	0.00%
13	Total Revenues	2,880,698	2,500	191,857	189,357	(2,688,841)	6.66%
14	EXPENDITURES						
15	Administrative						
16	Supervisors fees	14,000	1,167	800	367	13,200	5.71%
17	Payroll service fee	-	-	135	(135)	(135)	0.00%
18	Payroll taxes	1,071	89	92	(3)	979	8.57%
19	District management	70,000	5,833	6,381	(547)	63,619	9.12%
20	Auditing services	4,900	408	-	408	4,900	0.00%
21	Assessment roll preparation	-	-	-	-	-	0.00%
22	Legal - general counsel	20,000	1,667	-	1,667	20,000	0.00%
23	District Engineer	15,000	1,250	-	1,250	15,000	0.00%
24	Insurance- General Liability & Public Officials	80,000	80,000	77,236	2,764	2,764	96.55%
25	Legal Advertising	1,500	-	-	-	1,500	0.00%
26	Bank fees	1,500	-	-	-	1,500	0.00%
27	Credit card discount	200	17	-	17	200	0.00%
28	Dues & Licenses	175	15	-	15	175	0.00%
29	Postage	2,500	208	-	208	2,500	0.00%
30	Website	1,000	83	-	83	1,000	0.00%
31	ADA website Compliance	210	18	-	18	210	0.00%
32	Contingencies	2,000	167	355	(189)	1,645	17.77%
33	Total Administrative	214,056	90,921	84,999	5,923	129,057	39.71%
34	Debt Service						
35	Arbitrage rebate calculation	2,500	210	-	210	2,500	0.00%
36	Trustee fees	3,558	297	314	(18)	3,244	8.83%
37	Capital reinvestment note 2022 repayment	145,323	12,110	2,561	9,549	142,762	1.76%
38	Total Debt Service	151,381	12,617	2,875	9,742	148,506	1.90%
39	Utilities						
40	Communication	38,000	210	2,196	(1,986)	35,804	5.78%
41	Streetlights	255,000	21,250	20,721	529	234,279	8.13%
42	Electricity	95,280	7,940	5,942	1,998	89,338	6.24%
43	Water, Sewer Utility Services	40,000	3,333	4,297	(964)	35,703	10.74%
44	Solid waste removal	12,000	1,000	819	181	11,181	6.82%
45	Sewer lift station	5,000	417	170	247	4,830	3.40%
46	Total Utilities	445,280	34,150	34,145	5	411,135	7.67%
47	Security Operations						
48	Security staffing contract services	415,000	34,583	43,760	(9,177)	371,240	10.54%
49	Contractual virtual guard	66,912	5,576	4,947	629	61,965	7.39%
50	Off duty policing	24,480	2,040	-	2,040	24,480	0.00%
51	Total Security Operations	506,392	42,199	48,707	(6,508)	457,685	9.62%
52	Contracted Personnel						
53	Contracted Personnel	200,000	16,667	14,959	1,707	185,041	7.48%
54	Total Contracted Personnel	200,000	16,667	14,959	1,707	185,041	7.48%

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
GENERAL FUND
FOR THE PERIOD BEGINNING OCTOBER 1, 2025 THROUGH OCTOBER 31, 2025**

	FY 2026 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)	ADOPTED BUDGET VARIANCE FAV (UNFAV)	% OF BUDGET BUDGET SPENT TO DATE
55 Amenity & Field Operations						
56 Seasonal decorations	55,000	4,583	27,315	(22,732)	27,685	49.66%
57 Beach club office equipment	4,500	375	59	316	4,441	1.31%
58 Beach club office supplies	4,500	375	42	333	4,458	0.93%
59 Beach club gym supplies	19,000	1,583	2,535	(952)		
60 Guard office equipment	1,000	83	-	83	4,500	0.00%
61 Guard office supplies	1,500	125	-	125	19,000	0.00%
62 Community events supplies	18,000.00	1,500	450	1,050		
63 Total Amenity & Field Operations	103,500	8,625	30,401	(21,776)	60,084	29.37%
64 Landscape Maintenance						
65 Landscape maintenance	350,000	29,167	28,657	510	321,343	8.19%
66 Mulch	50,000	4,167	-	4,167	50,000	0.00%
67 Beach sand	6,000	500	-	500	6,000	0.00%
68 Annuals & seasonal plant installation	7,500	625	1,750	(1,125)	5,750	23.33%
69 Plant replacement	25,000	2,083	-	2,083	25,000	0.00%
70 Sod replacement	5,000	417	-	417	5,000	0.00%
71 Well maintenance-irrigation	3,000	250	-	250	3,000	0.00%
72 Irrigation - maintenance	15,000	1,250	-	1,250	15,000	0.00%
73 Tree removal, replacement, & maintenance	24,000	2,000	350	1,650	23,650	1.46%
74 Lake & Pond maintenance	60,000	5,000	4,800	200	55,200	8.00%
75 Total Landscape Maintenance	545,500	45,458	35,557	9,901	509,943	6.52%
76 Facilities Maintenance						
77 Outside facilities maintenance	50,000	4,167	4,862	(696)	45,138	9.72%
78 Weir project	-	-	161,000	(161,000)	(161,000)	0.00%
79 Car & Cart repairs and maintenance	9,000	750	-	750	9,000	0.00%
80 Rentals & leases	10,824	902	706	196	10,118	6.52%
81 Cleaning	35,000	2,917	825	2,092	34,175	2.36%
82 Pest control	2,340	195	195	-	2,145	8.33%
83 Security gate maintenance & repair	10,000	833	4,608	(3,774)	5,392	46.08%
84 Security gate maintenance & repair - Cachet	2,550	213	-	213	2,550	0.00%
85 Monuments and signs	6,000	500	-	500	6,000	0.00%
86 Fountains	8,000	667	18,217	(17,550)	(10,217)	227.71%
87 Strom water drainage	30,000	2,500	-	2,500	30,000	0.00%
88 Recreational equipment maintenance & repair	15,000	1,250	1,596	(346)	13,404	10.64%
89 Building equipment maintenance & repair	10,000	833	-	833	10,000	0.00%
90 Pressure washing	7,500	625	-	625	7,500	0.00%
91 Facilities maintenance contingency	258,300	21,525	31,971	(10,446)	226,329	12.38%
92 Contingency for end of year	53,500	4,458	45,888	(41,430)	7,612	85.77%
93 Paver, streets & sidewalk repairs and cleaning	100,000	8,333	53,382	(45,048)	46,618	53.38%
94 Total Facilities Maintenance	608,014	50,668	323,250	(272,582)	284,764	53.16%
95 Facilities maintenance (pool)						
96 Pool maintenance	39,000	3,250	3,250	-	35,750	8.33%
97 Pool repairs	12,000	1,000	-	1,000	12,000	0.00%
98 Pool heater utilities	5,000	417	76	341	4,924	1.52%
99 Pool permit	575	48	-	48	575	0.00%
100 Total Facilities maintenance (pool)	56,575	4,715	3,326	1,389	53,249	5.88%
101 Other financing sources and uses						
102 Increase in fund balance - Operating Reserve	50,000	-	-	-	50,000	0.00%
103 Total other financing sources and uses	50,000	-	-	-	50,000	0.00%
104 Total Expenditures	2,880,698	306,020	578,219	(272,199)	232,307	20.07%
105 Excess/(deficiency) of revenues over/(under) expenditures	-	(303,520)	(386,362)	(82,842)	(2,456,535)	0.00%
106 Fund balance - beginning (unaudited)			1,170,070			
107 Less FB carryforward - Weir project			(161,000)			
108 Less FB carryforward from FY2024			(24,312)			
109 Plus increase in operating reserves			-			
110 Fund balance - ending			\$ 598,396			

*Note: The financials include invoices received through October 14, 2025. The mangement company and the amenity management have contacted vendors to request final submission of any pending invoices. Legal and engineering services performed in the prior month are usually billed by the end of the following month.

**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, 2025 THROUGH OCTOBER 31, 2025**

	FY 2025 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
1 REVENUES				
2 Assessment levy	\$ 101,842	\$ -	\$ -	\$ -
3 Interest	-	-	587	587
4 Bond close out transfer in	-	-	-	-
5 Total revenues	<u>101,842</u>	<u>-</u>	<u>587</u>	<u>587</u>
6 EXPENDITURES				
7 Debt Service				
8 Assessment Collection Fee 2%	-	-	-	-
9 Principal prepayment	-	-	-	-
10 Principal:				
November 2024	30,000	30,000	-	30,000
11 Interest:				
12 November 2024	30,744	30,744	-	30,744
13 May 2025	30,744	30,744	-	30,744
14 Total debt service expenditures	<u>91,488</u>	<u>91,488</u>	<u>-</u>	<u>91,488</u>
15 Excess/(deficiency) of revenues	<u>10,355</u>	<u>(91,488)</u>	<u>587</u>	<u>92,075</u>
16 Fund balance - beginning (unaudited)			190,683	
17 Fund balance - ending			<u>\$ 191,271</u>	

Cory Lakes
Operating Account - Bank Reconciliation
October 31, 2025

	<u>Operating Acct (BU)</u>
<i>Balance Per Bank Statements</i>	\$ 199,199.80
Plus: Deposits In Transit	5,880.55
Less: Outstanding Checks	(202,058.86)
Less: Restricted cash in operating account	
<i>Adjusted Bank Balance</i>	<u><u>\$ 3,021.49</u></u>
<i>Beginning Balance Per Books</i>	\$ 337,796.28
Cash Deposits & Credits	346,583.53
Cash Disbursements & Transfers	(681,358.32)
<i>Balance Per Books</i>	<u><u>\$ 3,021.49</u></u>

Cory Lakes CDD
Check Register - Operating Account
FY2026

Date	Number	Payee	Memo	Payment	Deposit	Balance
9/30/2025			EOY BALANCE			135,942.71
10/1/2025	100759	Air Masters of Tampa Bay, Inc.	Invoice: 200132 (Reference: Gym AC and there is a leak at the vent in the bathroom at the pool.	638.00		135,304.71
10/1/2025	100760	State of Florida Department of Health	Invoice: 29-BID-7840718 (Reference: Swimming Pools Public Pool > 25000 Gallons.)	325.00		134,979.71
10/2/2025	100761	JCS Investigations	Invoice: 15 (Reference: Security at cross creek, morris bridge gate and pool guard-Oct 2025.)	37,440.00		97,539.71
10/2/2025	100762	Kai	Invoice: 21133 (Reference: Ramp Volleyball Lines.)	199.27		97,340.44
10/6/2025	100625ACH1	Tampa Electric	Reference: 11589 Cory Lake BL August 08, 2025 - September 08, 2025	33.03		97,307.41
10/6/2025	100625ACH	Tampa Electric	Reference: 12027 Cory Lake Blvd August 08, 2025 - September 08, 2025	24.23		97,283.18
10/7/2025			Deposit		3,338.30	100,621.48
10/7/2025	100763	JCS Investigations	Invoice: 116 (Reference: CDD Facilities and Administration-03 Oct 2025.)	7,479.60		93,141.88
10/7/2025	100764	Gate Tech Inc.	Invoice: 168474 (Reference: DKS Cellular Monthly Charge Monthly charge for Doorking cellular s	256.49		92,885.39
10/7/2025	100765	Don Harrison Enterprises	Invoice: 3172 (Reference: All labour and material to install,new wall mount.)	5,325.40		87,559.99
10/7/2025	100766	Kai	Invoice: 21210 (Reference: Maintenance supplies for CORY LAKES CDD,Pool Lane Buoy Replacem	735.78		86,824.21
10/7/2025	100767	Don Harrison Enterprises	Invoice: 3170 (Reference: Billing completion for adding GFCI protection for fountain pumps and l	11,642.14		75,182.07
10/7/2025	100768	Envera Systems	Invoice: 760494 (Reference: Additional Residents,Envera Kiosk System,Guard.)	3,390.00		71,792.07
10/7/2025	100769	Sunshine Cleaning Crew LLC	Invoice: 1017 (Reference: September 2025 Cleaning Services.)	2,750.00		69,042.07
10/7/2025	100770	Strategic Air Conditioning	Invoice: 8200 (Reference: Removed existing mini split system installed new 2.5 ton heat pump sp	10,850.00		58,192.07
10/7/2025	100771	WM Corp Services, Inc	Invoice: 0189692-2206-8 (Reference: Waste Management Services-Sep.)	818.99		57,373.08
10/7/2025	100772	Navitas Credit Corp	Invoice: 100425-4119 (Reference: Contract payment-Oct 2025.)	705.74		56,667.34
10/7/2025	100773	Landscape Maintenance Professionals	Invoice: 360460 (Reference: Bed Prep - Plant, Sod, Debris Removal.) Invoice: 360459 (Referenc	34,907.40		21,759.94
10/7/2025	100774	Steadfast Alliance, LLC	Invoice: SA-16009 (Reference: Routine Aquatic Maintenance (Pond Spraying) for the month date	4,800.00		16,959.94
10/7/2025	631		BOS 9/18/25 meeting	67.32		16,892.62
10/9/2025	100775	Kai Connected, LLC	Invoice: 4798 (Reference: Professional Management Services Monthly Management Services-Oct	5,833.33		11,059.29
10/9/2025	100776	Verizon	Invoice: 6124210448 (Reference: Monthly service 08/23- 09/22.)	208.08		10,851.21
10/9/2025	100777	Star Environmental, Inc	Invoice: 80827 (Reference: Monthly lift station 1 Oct 31,2025.) Invoice: 80857 (Reference: Mon	170.00		10,681.21
10/10/2025	100778	CIO Technology Solutions, inc	Invoice: 36118-MSP (Reference: Agreement Recurring: Cory Lake,Managed Service: Workstation	557.27		10,123.94
10/10/2025			Funds Transfer		75,000.00	85,123.94
10/13/2025	625R	Florida Dept of Revenue	Reverse of GJE 625 -- CY 2025 Q3 Sales tax	389.02		84,734.92
10/15/2025	100779	Elite Pavers Of Tampa Bay	Invoice: 12078 (Reference: Pavers - Repair work Cory Lake Drive.)	53,381.75		31,353.17
10/15/2025	100780	A#1 SEAMLESS GUTTER SOLUTIONS,LI	Invoice: 992511000 (Reference: GUTTER SERVICE.)	981.00		30,372.17
10/15/2025	100781	Kai	Invoice: 21228 (Reference: Ramp Supplies for CORY LAKES CDD project -Oct 2025.) Invoice: 212	908.24		29,463.93
10/15/2025	100782	HD Supply Facilities Maintenance, LLC	Invoice: 9241818975 (Reference: 18v 90 Mph 250 CFM Crdls Leaf Blwr/Swpr-VN.)	612.30		28,851.63
10/15/2025	100783	Hecker Construction Company, Inc.	Invoice: 7743 (Reference: Cory Lake Drainage Structure Replacement.)	9,660.00		19,191.63
10/15/2025	100784	RyCo Enterprises, Inc	Invoice: 39065 (Reference: Fixing area that holds water Including removing sand Including taking	5,400.00		13,791.63
10/15/2025	100785	Servicore Window Cleaning	Invoice: 20173157 (Reference: Window Cleaning-Quarterly Cleaning of Exterior Windows-Oct 20	825.00		12,966.63
10/15/2025	100786	Fitness Services of Florida, Inc.	Invoice: 30066 (Reference: Monthly Preventative Maintenance service of all cardio and strength	350.00		12,616.63
10/15/2025	100787	Gate Tech Inc.	Invoice: 168658 (Reference: ELP-Q018,ELP,Evening/weekend service,Additional Time,12V DC mo	1,414.84		11,201.79
10/15/2025	100788	Fast Track Roofing LLC	Invoice: 1374 (Reference: Drywall in Restrooms-Repair.)	2,300.00		8,901.79
10/15/2025	101525ACH	Frontier Communications	Reference: Frontier-Communication.	212.71		8,689.08
10/20/2025	100789	Kai	Invoice: 21243 (Reference: Ramp CDD Advanced Agenda Packet - October.)	355.33		8,333.75
10/21/2025			Deposit		778.72	9,112.47
10/21/2025	100790	Welch Tennis Courts, Inc.	Invoice: 82724 (Reference: 4? Professional Pro Beach Power Net Shipping & Handling.)	275.99		8,836.48
10/21/2025			Funds Transfer		216.56	9,053.04
10/22/2025	100791	Enos Painting Inc	Invoice: 101525- (Reference: Stucco repair for the trim band on the tower ,Fascia repair on the g	1,300.00		7,753.04
10/22/2025	100792	JCS Investigations	Invoice: 117 (Reference: CDD Facilities and Administration-17 Oct 2025.)	7,479.60		273.44
10/22/2025	100793	Fitness Services of Florida, Inc.	Invoice: 30395 (Reference: Approved 07/31/25 by Dane. Received a request from FSF SO 91277 f	825.00		-551.56
10/22/2025	100794	Nova Data LLC	Invoice: 1221 (Reference: Labor Troubleshoot Bio Entry Computer. Toned and tested all cables in	125.00		-676.56

Cory Lakes CDD
Check Register - Operating Account
FY2026

Date	Number	Payee	Memo	Payment	Deposit	Balance
10/22/2025		100795 Kai	Invoice: 21252 (Reference: Ramp Fuel expense for CORY LAKES CDD project..) Invoice: 21255 (R	442.21		-1,118.77
10/22/2025		100796 HD Supply Facilities Maintenance, LTC	Invoice: 9242011345 (Reference: Enmotion 800' Roll Towel 6/Cs-US,Super Iron Out 1 Gal Rust St	725.77		-1,844.54
10/22/2025	102225ACH	Tampa Electric	Reference: Summary Bill account.	26,682.37		-28,526.91
10/22/2025		607 Constant Contacts	autopay approved by prior amenity manager	59.00		-28,585.91
10/23/2025	WIRE	Finemark National Bank & Trust	Reference: Interest To 11/01/25. https://clientname(FILLIN).payableslockbox.com/DocView/Inv	2,560.93		-31,146.84
10/24/2025		100797 Straley Robin Vericker	Invoice: 27374 (Reference: For Professional Services Rendered Through September 30, 2025.)	1,921.50		-33,068.34
10/24/2025		100798 Finemark National Bank & Trust	VOID: Invoice: 101625-0001 (Reference: Interest To 11/01/25.)			-33,068.34
10/24/2025		100799 Gate Tech Inc.	Invoice: 168761 (Reference: Service call (Area 3).) Invoice: 168762 (Reference: Service call (A	1,124.89		-34,193.23
10/24/2025		100800 Kai	Invoice: 21267 (Reference: Ramp Supplies for CORY LAKES CDD project.) Invoice: 21276 (Refere	2,152.07		-36,345.30
10/24/2025		300049 City of Tampa Utilities	Invoice: 100825-0805 (Reference: Water Services-Oct 2025-10800 W CORY LAKE BLVD.)	1,521.72		-37,867.02
10/24/2025		300050 City of Tampa Utilities	Invoice: 100825-9596 (Reference: Water Services-Oct 202-10812 CORY LAKE DR ASSOC.)	928.14		-38,795.16
10/24/2025		300051 City of Tampa Utilities	Invoice: 100825-9595 (Reference: Water Services-Oct 2025-10759 CORY LAKE DR ASSOC.)	280.49		-39,075.65
10/24/2025		300052 City of Tampa Utilities	Invoice: 100825-0806 (Reference: Water Services-Oct 2025-15200 ANGUILLA ISLE AVE UNIT IRR.	235.74		-39,311.39
10/24/2025		300053 City of Tampa Utilities	Invoice: 100825-9598 (Reference: Water Services-Oct 2025-10581 CORY LAKE DR-.)	227.13		-39,538.52
10/24/2025		300054 City of Tampa Utilities	Invoice: 100825-0807 (Reference: Water Services-Oct 2025-15231 ANGUILLA ISLE AVE UNIT IRR.	215.33		-39,753.85
10/24/2025		300055 City of Tampa Utilities	Invoice: 100825-0810 (Reference: Water Services-Oct 202-11026 TAHITI ISLE LN IRR.)	170.07		-39,923.92
10/24/2025		300056 City of Tampa Utilities	Invoice: 100825-9589 (Reference: Water Services-Oct 202-10907 CORY LAKE DR ASSOC.)	163.18		-40,087.10
10/24/2025		300057 City of Tampa Utilities	Invoice: 100825-9593 (Reference: Water Services-Oct 2025-10749 CORY LAKE DR ASSOC.)	135.92		-40,223.02
10/24/2025		300058 City of Tampa Utilities	Invoice: 100825-0808 (Reference: Water Services-Oct 2025-15218 ANTILLES ISLE LN UNIT IRR.)	117.59		-40,340.61
10/24/2025		300059 City of Tampa Utilities	Invoice: 100825-0809 (Reference: Water Services-Oct 2025-11021 TAHITI ISLE LN IRR.)	96.35		-40,436.96
10/24/2025		300060 City of Tampa Utilities	Invoice: 100825-9594 (Reference: Water Services-Oct 2025-10814 CORY LAKE DR ASSOC.)	74.30		-40,511.26
10/24/2025		300061 City of Tampa Utilities	Invoice: 100825-9590 (Reference: Water Services-Oct 2025-10747 CORY LAKE DR ASSOC.)	40.08		-40,551.34
10/24/2025		300062 City of Tampa Utilities	Invoice: 100825-9599 (Reference: Water Services-Oct 2025-10594 CORY LAKE DR.)	19.68		-40,571.02
10/24/2025		300063 City of Tampa Utilities	Invoice: 100825-9597 (Reference: Water Services-Oct 2025-12001 CORY LAKE BLVD.)	13.73		-40,584.75
10/24/2025		300065 City of Tampa Utilities	Invoice: 100825-9591 (Reference: Water Services-Oct 2025-10921 CORY LAKE DR ASSOC.)	156.24		-40,740.99
10/27/2025			Funds Transfer		100,000.00	59,259.01
10/28/2025	102825ACH1	Frontier Communications	Reference: Frontier-Communication.	145.98		59,113.03
10/28/2025	102825ACH2	Frontier Communications	Reference: Frontier-Communication.	205.98		58,907.05
10/28/2025	102825ACH3	Frontier Communications	Reference: Frontier-Communication.	285.98		58,621.07
10/28/2025		100801 Hecker Construction Company,Inc.	Invoice: 7742 (Reference: The demolition and removal of existing weir structures and the installa	161,000.00		-102,378.93
10/28/2025	102825ACH	Frontier Communications	Reference: Frontier-Communication.	205.98		-102,584.91
10/28/2025		606 ADP	BOS 10/16//25 meeting	738.80		-103,323.71
10/28/2025		606 ADP	BOS 10/16//25 meeting	153.00		-103,476.71
10/28/2025		606 ADP	BOS 10/16//25 meeting	67.32		-103,544.03
10/28/2025			Funds Transfer		161,000.00	57,455.97
10/30/2025		100802 Kai	Invoice: 21283 (Reference: Fuel expense for CORY LAKES CDD project..) Invoice: 21285 (Referer	736.21		56,719.76
10/30/2025		100803 Welch Tennis Courts, Inc.	Invoice: 82844 (Reference: Deluxe PickleNet Replacement Net (Flat Center Support) Shipping & t	127.17		56,592.59
10/30/2025		100804 Landscape Maintenance Professionals	Invoice: 363059 (Reference: #367954 - Flush Cut Palm Affected by Disease.)	350.00		56,242.59
10/30/2025		100805 HD Supply Facilities Maintenance, LTC	Invoice: 9242264273 (Reference: Sanitizing Wipes 2300 Sht Rolls 2/Cs-US.) Invoice: 9242300895	958.19		55,284.40
10/30/2025		100806 Hughes Exterminators Inc	Invoice: 64221372 (Reference: Commercial Pest Service-Oct 2025.) Invoice: 64221371 (Referen	195.00		55,089.40
10/30/2025		100807 WM Corp Services, Inc	Invoice: 0197779-2206-3 (Reference: Waste Management Services-Oct.)	818.99		54,270.41
10/30/2025		100808 Fitness Services of Florida, Inc.	Invoice: 30444 (Reference: Monthly Preventative Maintenance service of all cardio and strength	350.00		53,920.41
10/30/2025		100809 Playworx Playsets LLC	Invoice: 5348-F (Reference: KB equipment RO321254003-Dumpster Rental and Disposal Charges-	11,623.56		42,296.85
10/30/2025		100810 Bandu LLC	Invoice: INV0631 (Reference: All four heaters are installed and the remaining balance after proje	12,895.00		29,401.85
10/30/2025		100811 Enos Painting Inc	Invoice: 091525- (Reference: Exterior painting:Monument signs,Club house, Guard house, entran	6,250.00		23,151.85
10/31/2025		100812 Timber Intentions	Invoice: 164(B) (Reference: BEACH CLUB SEMI CIRCLE DECKS ,BEAC CLUB BOARDWALK.)	23,040.00		111.85

Cory Lakes CDD
Check Register - Operating Account
FY2026

Date	Number	Payee	Memo	Payment	Deposit	Balance
10/31/2025	100813	Kai	Invoice: 21314 (Reference: Ramp-Fuel expense for CORY LAKES CDD project.,Playground hardwai	1,189.43		-1,077.58
10/31/2025	100814	HD Supply Facilities Maintenance, LTC	Invoice: 9242471717 (Reference: PIR 42 Gal. 2.5 Lw Blk 33" X 48" 50/Pkg-US,200 MI Gojo Soap Fo	850.88		-1,928.46
10/31/2025	300048	Charter Communications	Invoice: 128076001101425 (Reference: 10441 CORY LAKE DR-0/14/2025 through 11/13/2025.)	930.60		-2,859.06
10/31/2025		Transfer			5,880.55	3,021.49
10/31/2025				479,135.35	346,214.13	3,021.49

Cory Lakes Community Development District
Budget Variance Report
10/31/2025

	ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)	Notes
Payroll service fee	-	-	135	(135)	No budget
Contingencies	2,000	167	355	(189)	Oct agenda packet
District management	70,000	5,833	6,381	(547)	10/6/25 and 10/28 meetings 2 hours over
Communication	38,000	210	2,196	(1,986)	Charter (1 monthly bill), Frontier (4 monthly bills) and Verizon bill (1 monthly bill)
Security staffing contract services	415,000	34,583	43,760	(9,177)	Oct JCS services
Water, Sewer Utility Services	40,000	3,333	4,297	(964)	10800 Cory Lakes Drive and 10812 Cory Lakes Drive Oct bills are higher than normal at \$1521 and \$928, respectively
Seasonal decorations	55,000	4,583	27,315	(22,732)	Timing difference - one-half of seasonal decorations
Beach club gym supplies	19,000	1,583	2,535	(952)	100% HD Supply bills - numerous small bills
Annuals & seasonal plant installation	7,500	625	1,750	(1,125)	One season change out of annuals
Outside facilities maintenance	50,000	4,167	4,862	(696)	Enos Painting stucco and fascia repair \$1750
Weir project	-	-	161,000	(161,000)	No budget
Security gate maintenance & repair	10,000	833	4,608	(3,774)	Two service calls \$2425 and numerous other small bills to Gate Tech, Inc.
Fountains	8,000	667	18,217	(17,550)	GFCI protection - Don Harrison
Recreational equipment maintenance & repair	15,000	1,250	1,596	(346)	Welch Tennis courts - two net replacements
Facilities maintenance contingency	258,300	21,525	31,971	(10,446)	Pool heater, volleyball court project and audio budgeted projects completed
Contingency for end of year	53,500	4,458	45,888	(41,430)	Beach club deck \$23,040, HVAC pool rooms \$10,850, replace wall sconces \$5325
Paver, streets & sidewalk repairs and cleaning	100,000	8,333	53,382	(45,048)	Elite Pavers of Tampa paver repair work

Cory Lakes
 Prepaid Expenses
 October 31, 2025

\$ 77,750.00

Σ

0.00 Ties to prepaid on tab "FY25 Project list" column G total

	Invoice No.	Total pmt	Monthly expense	term beg	term end	Prepaid Current bal	Prior bal	AJE dr/(cr)
US Bank 2013 DS trustee fees	7940039	3,771.25	314.27	10/1/2025	9/30/2026	-	-	-
Envera -billing a month ahead leave prepaid until corrected	732881	3,340.00				3,340.00	3,340.00	-
Bandu LLC - Pool Heater	INV0581	16,000.00				-	16,000.00	(16,000.00)
Egis Policy #100125518	29705	77,236.00	6,436.33	10/1/2025	9/30/2026	-	77,236.00	(77,236.00)
Illuminations Holiday Lighting	32925	27,315.00		11/1/2025	11/1/2025	-	27,315.00	(27,315.00)
Don Harrison - 50% deposit work completed in Oct Fountain GFI	3165	8,950.00		10/1/2025		-	8,950.00	(8,950.00)
Lawson Courts	52089	52,800.00				52,800.00	52,800.00	
TOTAL PREPAID EXP						56,140.00	185,641.00	(129,501.00)

23,154.38	add Deposits
79,294.38	non-spendable FB - Current bal
208,795.38	QB bal
129,501.00	Adjustment

Cory Lakes Community Development District
FY 2025 working Project List

Line #	Project	Budgeted Amount	FY2025 Actuals (Paid and Expensed)	Pending Costs	Prepaid in FY2025 (Non Spendable FB)	Carryforward to FY2026	FY2026 Actuals	Total	Variance
1	4 Tennis, Membrane, and 1 Basketball courts	\$ 52,800.00	\$ -	\$ -	\$ 52,800.00	\$ -		\$ 52,800.00	\$ -
2	Pool Furniture	24,873.00	25,173.00	-	-	-		25,173.00	(300.00)
3	Wicker Cush.	5,364.00	4,542.65	-	-	-		4,542.65	821.35
4	Clubhouse Floors	31,000.00	31,998.63	-	-	-		31,998.63	(998.63)
5	Volleyball Court	29,800.00	-	-	-	5,400.00	5,400.00	5,400.00	24,400.00
6	Lighting for Tennis Courts 3 and 4	-	-	-	-	-		-	-
7	Sidewalks	60,000.00	51,744.00	-	-	-		51,744.00	8,256.00
8	Playground Cover for Capri Isle	-	-	-	-	-		-	-
9	2 of 4 Playgrounds Cory Lake Drive	22,892.00	23,247.12	-	-	-		23,247.12	(355.12)
10	Purchase 40 wall sconces and replace 36, including installation	-	-	-	-	-		-	-
11	Fountain GFIs	17,900.00	-	-	8,950.00	9,267.14	9,267.14	18,217.14	(317.14)
12	Tinting Windows in Beach Club	8,500.00	20,658.00	-	-	-		20,658.00	(12,158.00)
13	Pool Heaters	24,300.00	-	-	16,000.00	9,645.00	9,645.00	25,645.00	(1,345.00)
14	Tennis Court Fencing/Custom Morris Bridge	15,000.00	5,668.00	-	-	-		5,668.00	9,332.00
15	HVAC Replacement-Morris bridge and cross creek guard stations	8,000.00	17,953.00	-	-	-		17,953.00	(9,953.00)
16	Remove trees about tennis court	-	-	-	-	-		-	-
17	Pool trash cans	1,500.00	1,729.53	-	-	-		1,729.53	(229.53)
	Total Projects Expensed	\$ 301,929.00	\$ 182,713.93	\$ -	\$ 77,750.00	\$ 24,312.14	\$ 24,312.14	\$ 284,776.07	\$ 17,152.93
					(b)	(a)			

Total of Actual Paid, Pending & Carryforward	\$ 284,776.07
Variance in Project Costs and Completed Projects	\$ 17,152.93
Total Projects List	\$ 301,929.00

Line #	Budgeted Expenses	Amounts
67	Misc Field Expense - Furniture & Court Resurface	\$ 87,000.00
88	Outside Facilities Maintenance	\$ 50,000.00
95	Facilities Maintenance Contingency	\$ 248,000.00
	Total Budgeted	\$ 385,000.00

	Actuals as of 09/30/2025	Amounts
67	Misc Field Expense - Furniture & Court Resurface	\$ (50,511.24)
88	Outside Facilities Maintenance	\$ (29,417.24)
95	Facilities Maintenance Contingency	\$ (141,137.32)
	Total Spent	\$ (221,065.80)

	Amounts
Funds Remaining	\$ 163,934.20
Pending Project Costs	\$ -
156 Carryforward for FY2025 Projects	\$ (24,312.14) (a)
Total Project Funds Remaining	\$ 139,622.06

Cory Lakes Community Development District
FY 2026 Working Project List

Line Project #	Project	FY 2026 Budget	FY2025 Actuals Paid	FY 2026 Actuals/Paid	Amount remaining	Reallocation	Completed (Y/N)	Vendor	Comments
1	HVAC Replacement (FY 2026) amenity center 2 systems on pool side - Southside	\$ 30,000		\$ -	\$ 30,000	\$ -	N	TBD	
2	Additional Fountain Maintenance Cross Creek	-		-	-	-			
3	Replace wall sconces	-		-	-	-	Y		
4	Refurbish club house interior (furniture replace sofas and love seats, lighting)	30,000		-	30,000	-	N	TBD	
5	Volleyball court*	50,000		5,400	44,600	44,600	Y	Ryco Enterprises	
6	Pavers	-		-	-	-	N		
7	Sidewalks	50,000		-	50,000	-	N	Roadway Concepts	In progress / nothing billed yet FY26 not designated to specific project - need further direction from board
8	Landscaping	50,000		-	50,000	-	N		
9	Mulch	-		-	-	-			
10	Pickleball courts (roller hockey rink)	-		-	-	-			
11	Pool Furniture Maintenance			-	-	-			
12	Gym equipment replacement (2 treadmills and elliptical)	30,000	2,186	-	30,000	30,000	Y	Fitness Services of Florida, Inc.	FY paid and completed in FY25 / on hold - repaired current equip vs replacement
13	3 District computers (laptops, docking stations, and monitors)			-	-	-			
14	Audio system and ZOOM	8,000		926	7,074	-	N	Various	
15	Repair, power wash & painting of the monuments (need head count)	6,000	33,200	-	6,000	6,000	Y	Enos Painting	FY paid and completed in FY25
16	Additional folding tables and chairs	-			-	-			
17	Pool Heaters*	24,300		25,645	(1,345)	(1,345)	Y	Bandu	Project funded in FY2025 Non Spendable and FY 2025 Carry Forward
18	Ice maker and freezer maintenance	-			-	-			
19	Replace exit gate arms Morris Bridge and entrance at Cross Creek	10,000		-	10,000	-	N		
20	Pedestrian Walkway	-			-	-			
21	Patio and stairs deck	-			-	-		Timber Intentions	done 2 timber invoices
	Total	\$ 288,300	\$ 35,386	\$ 31,971	\$ 256,329	\$ 79,255			

*Note- \$24,312.14 has been carried over from FY2025 to cover the Volleyball court \$5,400, The Fountain GFI \$9,267.14 and Pool heaters for \$9,645.00. In addition, \$77,750 in deposits were paid in FY2025 for Tennis/Basketball Court \$52,800, Fountain GFIs \$8,950 and Pool heaters for \$16,000.

FY 2026 Project Costs

\$ 288,300.00

Line # Budget Line
91 Facilities Maintenance Contingency

Project Lists

\$ 258,300.00

Line # Budget Line

Budget
Expense

Project Lists

// Outside Facilities Maintenance \$ 50,000.00
Other Maintenance \$ (20,000.00)

\$ 30,000.00

HVAC Replacement (FY 2026) amenity center 2 systems on pool side - Southside

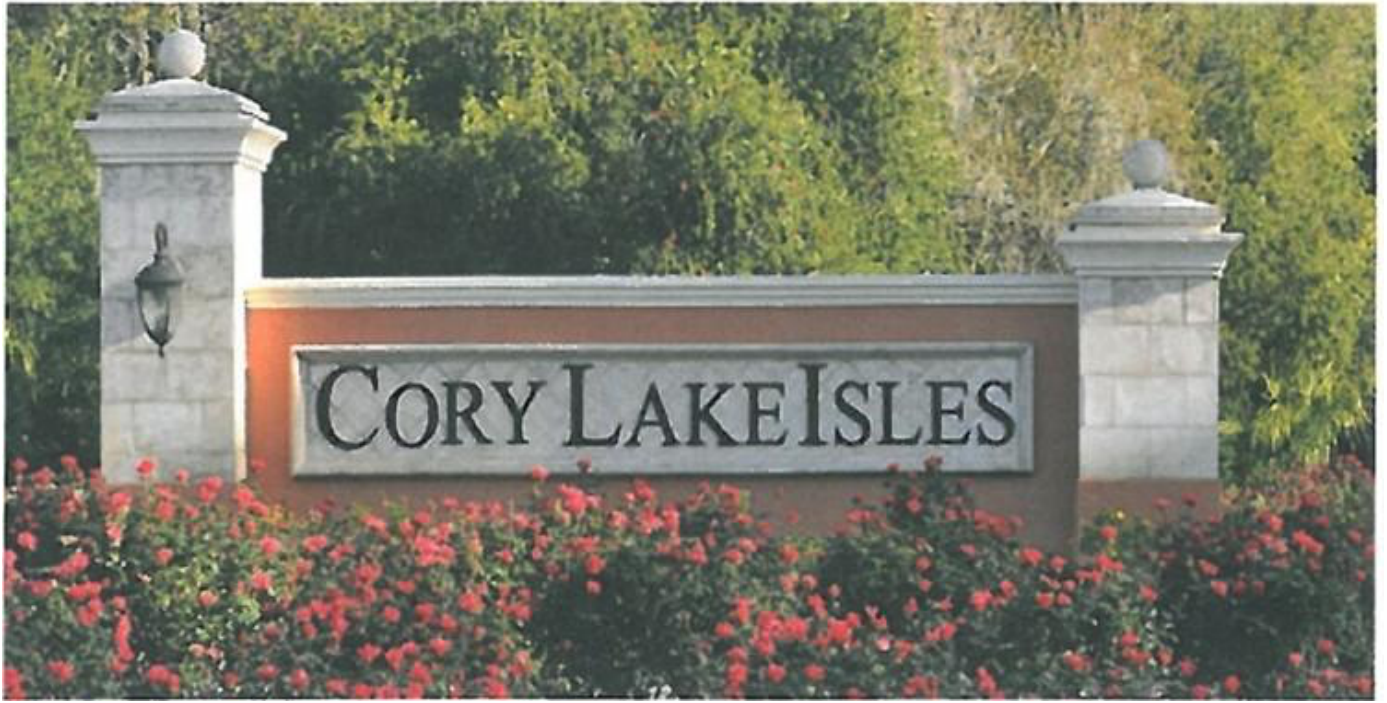
Total FY 2026 Project Costs

\$ 288,300.00

***FY26 \$10,850 paid pool house HVAC mini-split installed and paid on 10/3/25-not budgeted

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 thereof 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.~~
-

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

MINUTES OF 10/16/25 REGULAR MEETING & CLOSED SESSION
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting, and Closed Session of the Board of Supervisors of the Cory Lakes Community Development District was held Thursday, October 16, 2025 at 6:00 p.m. at Cory Lakes Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647. The public was able to listen and/or participate in person as well as via ZOOM at <https://us02web.zoom.us/j/3900480969>, Meeting ID: 390 048 0969, Passcode: 54321, or telephonically at +1-305-224-1968.

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

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

Present and constituting a quorum were:

Ann Belyea	Board Supervisor, Chairman
Todd Apple <i>(via Zoom)</i>	Board Supervisor, Vice Chairman
Ronald Acoff	Board Supervisor, Assistant Secretary
Cynthia McIntyre	Board Supervisor, Assistant Secretary
Juan Aliaga	Board Supervisor, Assistant Secretary

Also present were:

Larry Krause	District Manager, Kai
Sonia Valentin <i>(via Zoom)</i>	Director of Accounting, Kai
Dane Engle	Facilities Manager, JCS
Michael Sakellarides	Facilities Manager, JCS
Vincent Palevich	Assistant Manager, JCS
Vivek Babbar <i>(via Zoom)</i>	District Counsel, Straley Robin Vericker, P.A.
Steve Small	Account Manager, Juniper Landscaping
Kevin Reimensperger <i>(via Zoom)</i>	Aquatics Manager, Steadfast
Ashley Tonkin <i>(via Zoom)</i>	Account Manager, Envera
Christopher Morris	Field Service Manager, Envera

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board authorized the CDD's execution of the requested SWFWMD Application as a co-permittee for the modifications requested by 17923 Cachet Isle, subject to the resident agreeing to: Reimburse the CDD for up to \$4,500 of the expenses related to this matter that the CDD already incurred prior to the delivery of the signature on the SWFWMD permit; Reimburse the CDD for up to 50% of the expenses related to this matter the CDD will incur; Assume all responsibility and liability with compliance with the SWFWMD requirements and indemnify the CDD; Pay all fees (including mitigation credits) related to the permit directly to SWFWMD; and, Assuming SWFWMD approves their plans, a restriction (on the deed for conveyance of the requested .33 acres from the CDD for the land swap) stating that the Resident would not be authorized to install any permanent improvements on the property (other than a fence permitted through SWFWMD and the POA), for the Cory Lakes Community Development District.

On a MOTION by Mr. Acoff, SECONDED by Mr. Aliaga, WITH ALL IN FAVOR, the Board approved the **Proposals from Juniper to Cut down Dead Pine Tree, Cut Down Dead Palm, Remove a Dead Tree, and Flush Cut Palm Affected by Disease in the amount of \$530.00, \$283.20, \$600.00, and \$350.00, respectively,** for the Cory Lakes Community Development District.

***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 Mr. Acoff, WITH ALL IN FAVOR, the Board approved **the meeting continuation on October 27, 2025 at 6:00 p.m. at the Beach Club to discuss the financial statements, the close of year budget for Fiscal Year 2025, and the opening year budget for Fiscal Year 2026**, for the Cory Lakes Community Development District.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board accepted **Resolution 2026-01, District Objectives and Goals**, for the Cory Lakes Community Development District.

On a MOTION by Mr. Acoff, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board accepted the **Continued Regular Meeting, Public Hearing, & Closed Session: September 11, 2025 Meeting Minutes**, for the Cory Lakes Community Development District.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board accepted the **Regular Meeting & Closed Session: September 18, 2025 Meeting Minutes**, for the Cory Lakes Community Development District.

On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the **Veterans Day Event on November 11, 2025 from 11:00 a.m. to 1:00 p.m.**, 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 **Fall Festival on November 15, 2025 from 1:00 p.m. to 4:00 p.m.**, 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 **Boat Parade on December 13, 2025 with Cookies for Santa**, for the Cory Lakes Community Development District.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved **continuing the meeting on October 27, 2025, at 6:00 p.m. at Cory Lakes Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647 to discuss Financials and Budget**, for the Cory Lakes Community Development District.

79

Signature

Signature

80

Printed Name

Printed Name

81 **Title:** ☐ **Secretary** ☐ **Assistant Secretary**

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

EXHIBIT 10

AGENDA

MINUTES OF 10/16/25 REGULAR MEETING & CLOSED SESSION
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting, and Closed Session of the Board of Supervisors of the Cory Lakes Community Development District was held Thursday, October 16, 2025 at 6:00 p.m. at Cory Lakes Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647. The public was able to listen and/or participate in person as well as via ZOOM at <https://us02web.zoom.us/j/3900480969>, Meeting ID: 390 048 0969, Passcode: 54321, or telephonically at +1-305-224-1968.

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

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Ann Belyea	Board Supervisor, Chairman
Todd Apple (<i>via Zoom</i>)	Board Supervisor, Vice Chairman
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Cynthia McIntyre	Board Supervisor, Assistant Secretary
Juan Aliaga	Board Supervisor, Assistant Secretary

Also present were:

Larry Krause	District Manager, Kai
Sonia Valentin (<i>via Zoom</i>)	Director of Accounting, Kai
Dane Engle	Facilities Manager, JCS
Michael Sakellarides	Facilities Manager, JCS
Vincent Palevich	Assistant Manager, JCS
Vivek Babbar (<i>via Zoom</i>)	District Counsel, Straley Robin Vericker, P.A.
Steve Small	Account Manager, Juniper Landscaping
Kevin Reimensperger (<i>via Zoom</i>)	Aquatics Manager, Steadfast
Ashley Tonkin (<i>via Zoom</i>)	Account Manager, Envera
Christopher Morris	Field Service Manager, Envera

The following is a summary of the discussions and actions taken at the October 16, 2025 Cory Lakes CDD Board of Supervisors Regular Meeting, and Closed Session.

SECOND ORDER OF BUSINESS – Chairman’s Opening Comments

Chairman Belyea thanked all attendees for joining the meeting and announced that the Diwali event and recognition of the community’s diversity would begin that upcoming weekend. She explained that the celebration would honor the Festival of Lights for the Hindu community and that the Board would consider turning on the lights for this event through November, as done in the past. Supervisor Acoff remarked that he did not see it had always been done and asked about a color scheme, to which a resident replied that anything bright might be suitable.

THIRD ORDER OF BUSINESS – Other Supervisors’ Opening Comments

Supervisor Acoff reflected that many positive changes had taken place over the past year, noting visible progress throughout the community. He emphasized that change began with leadership and that the Board heard and understood residents’ concerns. He added that the next step involved ensuring fiscal responsibility and building the infrastructure to support continued growth. Supervisor Acoff expressed pride in the community’s progress, commended the office staff and security company, and thanked residents for their patience and trust as the Board moved the community to a higher level.

Supervisor Aliaga thanked everyone for attending the meeting. He expressed hope for continued progress in the future, emphasizing that the Board talked, listened, and needed to execute their plans. He asked for patience, assuring that the community would continue to improve.

FOURTH ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual on agenda items)

Mr. Carpenter raised concerns that the new policies removed the smoking ban in District facilities and questioned the lake's daylight-only hours, noting that many residents preferred early morning or evening visits. He emphasized that excessive speed was the main issue and suggested using "idle speed" instead of vague restrictions. He requested that the lake remain open beyond daylight with noise restrictions after dark. Supervisor Acoff agreed, noting safety concerns, and Chairman Belyea thanked Mr. Carpenter for bringing it to their attention.

Ms. Gupta thanked the Board for building the Diwali lights and invited all supervisors to the Diwali event on Sunday from 11 a.m. to 1 p.m. She raised concerns about a complaint mentioned at the September 18 meeting alleging alcohol at her social event, noting she had submitted a public records request four weeks earlier but had not received any response. She questioned why the complaint was discussed if it did not exist. Additionally, she raised an issue regarding a supervisor's community email sharing meeting minutes, specifically referencing a September 29, 2025 email that claimed alcohol had been consumed at her event, which she confirmed did not happen. Ms. Gupta asked the Board to clarify whether such emails were CDD compliant and suggested that, if not, the supervisor should be formally addressed by the Board's attorney.

Ms. Chehab requested to use the clubhouse to hold a chess tournament for children, noting that qualified coaches from the US Chess Federation were willing to help and that she wanted to hold it twice a year. Chairman Belyea advised her to submit a written proposal to the office so it could be placed on the agenda for consideration.

FIFTH ORDER OF BUSINESS – Vendor Updates

A. District Engineer: Johnson Engineering, Inc.

There being no representative, the next item followed.

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

1. Update: 17923 Cachet Isle

Mr. Babbar reported that the residents had received an extension until January 13, 2026, to file a short command application following a productive September 24, 2025 meeting with CDD staff. He explained that the primary issues involved a property swap and a request to install a perimeter fence for safety concerns, particularly for their mother, while agreeing to deed restrictions preventing additional structures. Chairman Belyea confirmed that the restrictions would be filed with the existing deeds. Supervisor Acoff asked if costs for potential fence removal would fall on the district, and Mr. Babbar clarified that residents would handle drainage relocation and all associated expenses, contingent on SWFWMD approval. Vice Chairman Apple questioned why property could not just be used for the fence, and Mr. Babbar explained that deeding simplified title and maintenance matters while providing permanent assurance for the residents.

The Board discussed mitigation costs, permits, and reimbursement, with Mr. Babbar noting the residents' willingness to cover all current and future costs and submit documentation for Board approval. Supervisor McIntyre confirmed the CDD would have no responsibility for fence maintenance and noted prior concerns regarding garage access, which would also be resolved. Supervisors Acoff and McIntyre expressed support, emphasizing the residents' thorough compliance and the uniqueness of the circumstances. Chairman Belyea and Mr. Babbar outlined the next steps, including submitting documents, obtaining SWFWMD approval, and placing a resolution on a future agenda to finalize the process.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board authorized the CDD's execution of the requested SWFWMD Application as a co-permittee for the modifications

requested by 17923 Cachet Isle, subject to the resident agreeing to: Reimburse the CDD for up to \$4,500 of the expenses related to this matter that the CDD already incurred prior to the delivery of the signature on the SWFWMD permit; Reimburse the CDD for up to 50% of the expenses related to this matter the CDD will incur; Assume all responsibility and liability with compliance with the SWFWMD requirements and indemnify the CDD; Pay all fees (including mitigation credits) related to the permit directly to SWFWMD; and, Assuming SWFWMD approves their plans, a restriction (on the deed for conveyance of the requested .33 acres from the CDD for the land swap) stating that the Resident would not be authorized to install any permanent improvements on the property (other than a fence permitted through SWFWMD and the POA), for the Cory Lakes Community Development District.

C. Envera

Ms. Tonkin shared that improvements had been made following a productive meeting with Mr. Engle, and the security team. Supervisor Acoff questioned why it took so long for Envera to get involved after years of issues. Mr. Morris explained that his new role focused on ensuring system reliability and preventive maintenance and apologized for the lack of prior oversight. He reported that inspections found no major hardware issues but identified minor repairs and outdated PCs, which were replaced, improving system performance.

Supervisors Acoff and Aliaga raised concerns about ongoing gate malfunctions and requested more frequent maintenance. Mr. Morris agreed to have a technician visit weekly to ensure reliability. Chairman Belyea and Supervisor McIntyre questioned delayed repairs and past service issues, including missed appointments and billing concerns. Mr. Morris apologized and committed to better communication and faster response times.

Vice Chairman Apple asked about implementing manual gate controls during system failures, and Mr. Morris said he would review the infrastructure to explore options. The Board emphasized the need for consistent on-site presence and accountability. Mr. Morris agreed to attend meetings in person and cover repairs for one fingerprint reader and the damaged junction box. Ms. Tonkin assured ongoing communication with Mr. Engle to maintain collaboration between Envera and the District.

D. JCS Investigation

Mr. Palevich had presented a summary noting 67 maintenance and 80 incident reports, including minor issues like residents drinking, smoking, and a speeding vehicle. He had asked for patience with guards who could not recognize every resident. Supervisor Acoff had emphasized the need for strict ID checks. Chairman Belyea had asked about facial recognition, and Mr. Palevich had explained that the system at Cross Creek worked inconsistently. Discussion followed on QR codes, and Supervisor McIntyre had reminded the Board that they previously decided not to use them for safety reasons. Mr. Engle had agreed to contact Envera to ensure that feature was disabled.

Mr. Palevich reported that arms at both resident lanes had been struck, first at Cross Creek and now at Morris Bridge, and slowing cars was necessary. Supervisor Acoff asked about tags, and Mr. Palevich confirmed all information was collected. Supervisor McIntyre asked about recovering repair costs, and Mr. Engle confirmed the Board pursued reimbursement from residents or insurance. Supervisor Acoff asked about pending cases, and Mr. Engle said he only needed approval, which Chairman Belyea had provided. Supervisor McIntyre noted incidents could be reported to police, and Mr. Engle said the resident had cooperated.

Mr. Palevich reported a domestic incident where JCS stood by with Tampa PD while a younger resident was evicted by his grandfather. Another situation involved repeated false domestic violence calls across multiple addresses. Supervisor McIntyre asked about police tracking, and Mr. Palevich said the CLI officer had responded to about 30 calls so far, including loose dogs, broken arms, solicitors, and disabled vehicles.

Chairman Belyea asked about a broken chain at the boat ramp. Mr. Engle said a more durable chain was installed. Supervisor McIntyre suggested a fluorescent stop sign for visibility. Supervisor McIntyre noted a resident admitted trying to provoke staff. Supervisor Acoff emphasized distinguishing verbal from physical incidents, and Chairman Belyea suggested warnings first.

Mr. Palevich reported that parking violations had dropped to about 15, with one disabled vehicle in October. He noted recurring issues with the Morris Bridge arm and the Envera fingerprint scanner. Supervisor McIntyre requested an update at the next meeting.

Chairman Belyea asked about overall compliance, and Mr. Palevich said residents were generally following rules, but online policy postings would help. Supervisor Acoff stressed that rules should come from the Board, not JCS, while Supervisor McIntyre clarified that JCS provided facts for the Board to create rules. JCS would still be properly included when communicating to the community.

Supervisor Acoff asked about the rover. Mr. Palevich said it handled about two calls per day for routine issues, loose dogs, solicitors, and incidents like the boat ramp arm. Chairman Belyea noted a 60-day report, and Mr. Palevich agreed to prepare it.

Mr. Krause mentioned a resident emailed with questions about the Guard Houses, parking, and emergency vehicle access, expressing concern. Mr. Palevich explained that of the three exit lanes, one was used for security vehicles, one had been closed, and the third was the exit lane. He noted the middle lane was likely never used as there was no arm.

E. Exhibit 1: Juniper

Mr. Small from Juniper reported that fertilization would begin this month and last through spring, with regular maintenance continuing as usual. He explained that winter would allow the team to complete projects such as trimming trees and cleaning wood lines. Chairman Belyea confirmed these tasks were part of the general maintenance contract. When Supervisor Acoff questioned additional funding for edging near the new entrance at Morris Creek, Mr. Small explained it was needed to contain the creeping plants. He also noted several dead trees, including a queen palm on Cross Creek and a hazardous tree leaning over the sidewalk on Morris Bridge, both requiring removal. He advised against replanting palms due to soil-borne diseases and reported a newly discovered diseased canary date palm near the pump station that also needed to be removed.

Supervisor Acoff asked about the missing inspection report, and Mr. Small explained that Juniper was transitioning to a new in-house system, causing a temporary reporting gap. He noted that regular inspections continued and maintenance was ongoing. Supervisor Acoff emphasized keeping the community's landscaping presentable for the holidays and requested more attention to debris cleanup. Mr. Small agreed and mentioned preparing a proposal to clean palm boots before the Christmas lights are installed. He also noted a pending proposal to replace rock in the back area and would return in November with ideas for spring improvements and budgeting.

Supervisor Acoff had asked Mr. Krause if he needed any information from Mr. Small to complete the FEMA process. Mr. Krause had explained that FEMA requested detailed data, including coordinates and measurements for each fallen tree, making it a lengthy and detailed process. He had added that the FEMA team was helpful but very demanding. Mr. Small added that he provided average measurements for the 59 trees lost along Morris Bridge estimating a four-by-four-foot area, three feet deep per tree, to meet FEMA's requirements as closely as possible.

1. Exhibit 1: Consideration/Approval of Proposals:

- a. Exhibit 2: Install Edging around Peanut - \$480.08
- b. Exhibit 3: Cut Down Dead Pine Tree - \$530.00
- c. Exhibit 4: Cut Down Dead Palm - \$283.20
- d. Exhibit 5: Remove Dead Tree (Morris Bridge) - \$600.00

On a MOTION by Mr. Acoff, SECONDED by Mr. Aliaga, WITH ALL IN FAVOR, the Board approved the **Proposals from Juniper to Cut down Dead Pine Tree, Cut Down Dead Palm, Remove a Dead Tree, and**

Flush Cut Palm Affected by Disease in the amount of \$530.00, \$283.20, \$600.00, and \$350.00, respectively, for the Cory Lakes Community Development District.

F. Exhibit 6: Steadfast – Waterway Inspection Report conducted on 10/09/25

Supervisor Acoff asked about Site 2 from the previous report. Mr. Reimensperger explained that “poor” ratings are internal guides for prioritizing pond issues. Site 2 had submerged vegetation treated with herbicides; improvement is gradual due to the rainy season. Site 10 had green on the surface, likely cyanobacteria, which is treatable and shouldn’t harm fish unless there’s a sudden weather event. Mr. Reimensperger confirmed treatment targets both leaves and roots, sometimes requiring multiple applications. Overall water levels are slightly low but normal for the season. Pond health is good, with focus on hydrilla control.

Vice Chairman Apple asked about water quality testing. Mr. Reimensperger explained testing for E. coli and general parameters like phosphates, hardness, and turbidity. Testing is mostly internal; SWFWMD inspections are rare, and there are no reporting thresholds unless SWFWMD identifies an issue. Supervisor Acoff requested updates on any sites below quality at the next report, which Mr. Reimensperger agreed to provide.

SIXTH ORDER OF BUSINESS – POA Reports

The POA representative stated that the President had not provided any agenda items. Chairman Belyea noted the previous request for a DRC manual review, and the representative confirmed it was with the attorney, with updates expected next meeting. Vice Chairman Apple shared that Mr. Tatem’s report showed the lake was in good condition after their October 6 inspection, though twelve maintenance violations and untethered docks were found, and a resolution on CDD boat access was still needed.

SEVENTH ORDER OF BUSINESS – Financial Items

A. Exhibit 7: Consideration/Acceptance of September 2025 Unaudited Financial Statements

1. Variance Report

Ms. Valentin reviewed the financial summary, reporting \$980,000 in total cash with \$898,143 earmarked for reserves and projects, leaving \$82,524 unassigned. She noted all invoices through September 30 were included, except potential late engineering or legal bills.

Vice Chairman Apple clarified that some FY 25 projects, like the tennis court resurfacing and pier walkway, would draw from the remaining unassigned funds. Discussion followed on how reserves were calculated and why some figures shifted from prior reports. Supervisor Acoff expressed concern about inconsistencies and rollover impacts on the FY 2026 budget.

Ms. Valentin explained that the two-month operating reserve is based on the annual budget divided by 12, then multiplied by 2, and that the recent \$50,000 increase came from a budgeted reserve allocation. Supervisors Acoff and McIntyre disagreed, stating that amount was meant to be a separate set aside, not part of the statutory reserve.

Supervisors requested a clear list of all unpaid invoices and ongoing projects. Tensions rose as the Board expressed frustration with unclear accounting and delayed financial updates. Chairman Belyea concluded that a special continuation meeting focused solely on the FY 25 closeout and FY 26 starting position was necessary, with Ms. Robertson’s review to clarify the district’s true financial standing.

Mr. Krause explained that the Board requested a meeting with Ms. Valentin, Ms. Robertson, Ms. Moore, and Mr. Mendenhall to review the FY 2025 financials and FY 2026 budget, covering the year-end position, outstanding and paid invoices, and ongoing projects, including JCS expenses. Chairman Belyea asked if accounting automatically records financial obligations when contracts are signed. Mr. Krause said he was unsure, noting accounting likely only tracks items once invoices are received. Ms. Valentin confirmed that encumbrance accounting is not currently used in their system, so unbilled contract amounts are not automatically tracked. Supervisor McIntyre referenced a line in the financial report showing \$12,307 in unpaid invoices and asked for clarification on how such amounts are represented. Mr. Krause requested that Ms. Valentin guide the

224 Board on locating those details. Chairman Belyea closed the discussion, thanking Ms. Valentin and requesting
225 to schedule a follow-up to continue the financial review.

226 Chairman Belyea asked Mr. Krause and Mr. Engle for a complete list of all signed contracts since
227 accounting did not keep them. Mr. Krause noted that some were included in the agenda packet, but Chairman
228 Belyea clarified that she wanted a detailed spreadsheet of all special project contracts, such as the weirs and
229 pavers, showing total amounts, payments made, and remaining balances. She offered to work with Mr. Engle to
230 compile the list, noting she kept copies of all signed contracts but not yet in spreadsheet form.

231 On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved **the**
232 **meeting continuation on October 27, 2025 at 6:00 p.m. at the Beach Club to discuss the financial**
233 **statements, the close of year budget for Fiscal Year 2025, and the opening year budget for Fiscal Year**
234 **2026, for the Cory Lakes Community Development District.**

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

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

237 *This topic was tabled to November meeting.*

238 B. Exhibit 8: Discussion: Revised Policies and Procedures

239 *This topic was tabled to November meeting.*

240 C. Exhibit 9: Consideration/Adoption of Resolution 2026-01, District Objectives and Goals

241 Ms. Krause said they would approve goals and objectives for the next fiscal year and ensure they were
242 attainable. Chairman Belyea noted they were not required to meet every month. Supervisor Acoff warned that
243 skipping meetings could lead to things getting out of hand.

244 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board accepted
245 **Resolution 2026-01, District Objectives and Goals, for the Cory Lakes Community Development District.**

246 **NINTH ORDER OF BUSINESS – Approval of Minutes**

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

248 1. Exhibit 10: Summary of Motions

249 2. Exhibit 11: Meeting Minutes

250 On a MOTION by Mr. Acoff, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board accepted the
251 **Continued Regular Meeting, Public Hearing, & Closed Session: September 11, 2025 Meeting Minutes, for**
252 **the Cory Lakes Community Development District.**

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

254 1. Exhibit 12: Summary of Motions

255 2. Exhibit 13: Meeting Minutes

256 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board accepted the
257 **Regular Meeting & Closed Session: September 18, 2025 Meeting Minutes, for the Cory Lakes Community**
258 **Development District.**

259 3. Exhibit 14: Action Item List as of October 9, 2025

260 4. Exhibit 15: Contract List as of October 9, 2025

261 **TENTH ORDER OF BUSINESS – Staff Reports**

262 A. Facility Manager

263 Mr. Engle reported that the current gate arms and operators were outdated, with parts no longer available,
264 and replacement should be considered by next fiscal year. Supervisor McIntyre noted the Envera change had
265 avoided this issue.

266 Chairman Belyea requested research on the fastest, most up-to-date gates and to include the cost in the
267 budget, while full replacement was not immediately needed. Supervisor Acoff emphasized balancing speed and
268 reliability, ensuring synchronization with readers for maximum service life. Supervisor McIntyre suggested
269 articulating gates, and Supervisor Acoff added that the focus should be on cycles, reliability, and coordinating
270 with new systems, consulting vendors for compatible options.

271 Mr. Engle presented proposals including the Envera exhibits and two new quotes for painting. One was
272 \$4,800 to paint the stairs in the original colors, and the other was \$10,500 to repaint the worn bridge and barrier
273 walls at Cache Isle. Supervisor McIntyre asked about previous painting, and Supervisor Aliaga clarified the
274 scope, which Mr. Engle confirmed was full painting.

275 Chairman Belyea stated no new expenses should be approved until the budget was resolved, except for
276 emergencies. Mr. Engle noted the Envera contractor agreed to charge for only one additional task. Discussion
277 followed about identifying past work and Supervisor McIntyre asked about prior installations.

278 Mr. Engle also reported he obtained quotes for soft washing CDD roofs, with the cheapest option
279 identified. Supervisor Acoff questioned warranty coverage, and Mr. Engle explained that only repaired or
280 damaged tiles would be replaced, with uncertainty about prior vendor records. Chairman Belyea noted some
281 tiles were slipping at the pool house. Supervisor McIntyre added that two guard houses and the beach club roofs
282 were replaced simultaneously.

283 Mr. Engle confirmed the facility usage agreement and asked if the Board wanted it used for all future
284 events. Chairman Belyea said it applied to community events, like a resident chess tournament. Vice Chairman
285 Apple asked about a checklist for restoring the facility, but Chairman Belyea said that was separate.

286 Supervisor McIntyre explained the form was for exceptions, such as using the facility without paying or
287 for longer than two hours, and the Board would review requests. Supervisor Acoff added it helped prevent
288 unvetted requests and allowed evaluation of strategic value, community impact, finances, risk, and safety. Mr.
289 Engle asked if updates were needed, and Supervisor McIntyre said the form could always be revised.

290 Supervisor McIntyre asked about the status of the emergency action plan. Mr. Engle said he had not yet
291 received everyone's feedback. Chairman Belyea asked about the boat repair, and Mr. Engle explained he had
292 contacted three vendors, but only one responded, and he was still following up for an updated quote or direction.

293 Supervisor McIntyre reminded him that events for fiscal 2026 needed Board approval and requested the
294 list for the next meeting. She also asked about Veterans Day plans. Mr. Engle confirmed they were planning a
295 brunch or lunch on November 11 from 11 a.m. to 1 p.m., and all veterans were welcome. Chairman Belyea noted
296 all events must be approved by the CDD before the meeting.

297 Supervisor Acoff stepped away during the vote.

298 On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved
299 the **Veterans Day Event on November 11, 2025 from 11:00 a.m. to 1:00 p.m.**, for the Cory Lakes Community
300 Development District.

301 Mr. Engle said the Fall Festival was scheduled for November 15, 2025. Supervisor Acoff asked about
302 approval and budget, and Chairman Belyea confirmed funds were available.

303 Supervisor McIntyre noted low attendance last year and suggested trying different activities. Mr. Engle
304 said they were exploring options. Chairman Belyea mentioned past sponsors and records from the former office

manager. Supervisor McIntyre suggested advertising in New Tampa Neighbors and mentioned a contact who could bring cars for a “Coffee and Cars” event.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **Fall Festival on November 15, 2025 from 1:00 p.m. to 4:00 p.m.**, for the Cory Lakes Community Development District.

1. Exhibit 16: September 2025 Report
2. Discussion: Security – Gate Operator Obsolescence
3. Consideration/Approval of Proposals:
 - a. Enos – Pressure Wash
 - i. Exhibit 17: Cachet Isle - \$10,500.00
 - ii. Exhibit 18: Clubhouse Pool Area - \$4,800.00
 - b. Exhibit 19: Top Guard – Trip Hazard Removal - \$22,995.20
 - c. Exhibit 20: Swipe – Roof Cleaning - \$2,490.00
 - d. Exhibit 21: Fast Track – Roof Wash and Repairs - \$10,550.00
 - e. Envera – Repair
 - i. Exhibit 22: Fingerprint - \$3,922.00
 - ii. Exhibit 23: Junction Box - \$815.00

No new expenses should be approved until the budget was resolved.

B. District Manager: Kai

1. Exhibit 24: FY 2026 Meeting Schedule
2. Quorum Check for Regular Meeting and Closed Session – 11/20/2025 at 6:00 p.m.

All Board members confirmed that they would be present at the next meeting.

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

A resident raised concerns about an alligator near the Canary Loop pond targeting their small dog. Chairman Belyea stated the facilities manager had addressed the issue and that authorities would not act while the alligator stayed in the water. She advised keeping pets away from the pond.

Another resident reported a sizable alligator near their backyard, expressing concern for their two-year-old. Supervisor Acoff advised taking a photo whenever the alligator was in the yard to provide proof for animal control. Chairman Belyea added that a picture from a safe distance could be sent to the Board office or fish and wildlife, but authorities would not act without evidence.

Ms. Martinez requested approval to survey the community about fitness needs. Chairman Belyea clarified she did not need Board permission to conduct a survey, only to be an instructor or use facilities. Supervisor McIntyre explained that due to Florida Sunshine Laws, she could request resident emails from Mr. Krause and legally send her survey. Ms. Martinez confirmed that was her request.

A Resident asked about scheduling the CDD Boat Parade, noting last year it was too late and few people watched. Chairman Belyea suggested selecting a date, and Mr. Engle noted most weekends in December were booked. Supervisor McIntyre confirmed the party usually ran from 6 to 8 with Santa present. Chairman Belyea

directed Mr. Engle to reserve the first Saturday of December 2026 for the parade to avoid conflicts. Mr. Engle suggested a daytime event since mornings were open, while evenings were already booked.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **Boat Parade on December 13, 2025 with Cookies for Santa**, for the Cory Lakes Community Development District.

A resident expressed concern about electric bicycles, noting they could reach high speeds and posed safety risks to pedestrians. The resident also requested more colorful landscaping at the entrance, saying the current display lacked variety. Chairman Belyea acknowledged the request and instructed facilities to add more annual color to the area.

TWELFTH ORDER OF BUSINESS – Supervisors Requests

There being none, the next item followed.

THIRTEENTH 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

1. Envera

2. JCS Investigations

C. Close Closed Session

FOURTEENTH ORDER OF BUSINESS – Adjournment

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved **continuing the meeting on October 27, 2025, at 6:00 p.m. at Cory Lakes Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647 to discuss Financials and Budget**, for the Cory Lakes Community Development District.

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

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

Signature

Signature

Printed Name

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 11

AGENDA

1 **MINUTES OF 10/16/25 CONTINUED REGULAR MEETING & CLOSED SESSION**
2 **TO 10/27/25 FOR CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**
3

4 The October 16, 2025 Continued Regular Meeting, and Closed Session of the Board of Supervisors of
5 the Cory Lakes Community Development District was held Monday, October 27, 2025 at 6:00 p.m. at Cory
6 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 Andy Mendenhall	Vice President of District Management, Kai
21 Sonia Valentin	Director of CDD Accounting, Kai
22 David Wenck	Senior District Manager, Kai
23 Dane Engle	Facilities Manager, JCS

24 On a MOTION by Ms. Belyea, SECONDED by Mr. Aliaga, WITH ALL IN FAVOR, the Board approved the
25 **Proposal from Juniper for Flush Cut Palm Affected by Disease in the amount of \$350.00**, for the Cory
26 Lakes Community Development District.

28 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved
29 the **Proposal from Juniper for Winter Annuals in the amount of \$1,750.00, with the Chairman directing**
30 **Mr. Engle to obtain the plan before final approval**, for the Cory Lakes Community Development District.

32 On a MOTION by Mr. Acoff, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved that
33 the **Chairman, with Counsel, prepare a letter to Kai outlining requested improvements and a timeline, to**
34 **be sent to Supervisors for review before sending to Kai**, for the Cory Lakes Community Development
35 District.

37 On a MOTION by Mr. Acoff, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved to
38 **appoint Vice Chairman Apple as liaison to work with TECO and Kai on streetlights**, for the Cory Lakes
39 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 adjourned the **meeting at 7:58 p.m.**, for the Cory Lakes Community Development District.

Signature

Signature

Printed Name

Printed Name

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

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

EXHIBIT 12

AGENDA

1 **MINUTES OF 10/16/25 CONTINUED REGULAR MEETING & CLOSED SESSION**
2 **TO 10/27/25 FOR CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**
3

4 The October 16, 2025 Continued Regular Meeting, and Closed Session of the Board of Supervisors of
5 the Cory Lakes Community Development District was held Monday, October 27, 2025 at 6:00 p.m. at Cory
6 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 Andy Mendenhall	Vice President of District Management, Kai
21 Sonia Valentin	Director of CDD Accounting, Kai
22 David Wenck	Senior District Manager, Kai
23 Dane Engle	Facilities Manager, JCS

24 *The following is a summary of the discussions and actions taken at the October 27, 2025 Cory Lakes*
25 *CDD Board of Supervisors Continued Regular Meeting, and Closed Session.*

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

27 Chairman Belyea stated that the main purpose of the meeting was to discuss the financials but noted
28 there were a few additional items from LMP to review first. One urgent item involved a \$350.00 expense to
29 address a diseased tree at the entrance.

30 On a MOTION by Ms. Belyea, SECONDED by Mr. Aliaga, WITH ALL IN FAVOR, the Board approved the
31 **Proposal from Juniper for Flush Cut Palm Affected by Disease in the amount of \$350.00**, for the Cory
32 Lakes Community Development District.

33 Chairman Belyea explained that the landscaping plan for the installation of winter annuals and stated
34 that the work needed to be completed soon. Supervisor Acoff asked who was overseeing the landscaping plan
35 and whether Mr. Engle had been provided with details about the proposed plants and colors. Mr. Engle replied
36 that while there was a plan, he had not yet received specific information. Supervisor Acoff suggested that it
37 would be valuable to know what was being proposed before proceeding. Chairman Belyea agreed and instructed
38 Mr. Engle to ask for the plan before confirming approval.

39 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved
40 the **Proposal from Juniper for Winter Annuals in the amount of \$1,750.00, with the Chairman directing**
41 **Mr. Engle to obtain the plan before final approval**, for the Cory Lakes Community Development District.

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

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

FIFTH ORDER OF BUSINESS – 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 Investigation

E. Exhibit 1: Juniper

1. Exhibit 1: Consideration/Approval of Proposals:

a. Exhibit 2: Install Edging around Peanut - \$480.08

b. Exhibit 3: Cut Down Dead Pine Tree - \$530.00

c. Exhibit 4: Cut Down Dead Palm - \$283.20

d. Exhibit 5: Remove Dead Tree (Morris Bridge) - \$600.00

F. Exhibit 6: Steadfast – Waterway Inspection Report conducted on 10/09/25

SIXTH ORDER OF BUSINESS – POA Reports

SEVENTH ORDER OF BUSINESS – Financial Items

A. Exhibit 7: Consideration/Acceptance of September 2025 Unaudited Financial Statements

1. Variance Report

Supervisor Acoff opened by expressing deep frustration and lack of confidence in the district's financial management, citing repeated inaccuracies, last minute revisions, and inconsistent reporting since June. He stated that the Board had been misled regarding the audit delays and accused district management of lacking transparency and accountability. He emphasized that the Board should not be left deciphering financial reports that even the preparers could not explain.

Mr. Mendenhall apologized for the prior miscommunication about the audit and defended that there was no intent to deceive, explaining that the information shared at the time reflected what was then understood. He acknowledged the Board's concerns and stated that the issues likely stemmed from communication gaps and nonstandard reporting formats. He proposed improving collaboration and introducing clearer tracking between monthly financials and project spreadsheets.

Supervisor Acoff rejected that explanation, insisting that basic accounting principles should not vary and that the district's finances must be clear and accurate at all times. Chairman Belyea noted that progress was being made with new spreadsheets tracking projects and expenditures, crediting staff efforts for greater visibility. Supervisor Acoff, however, questioned why the initiative had to come from the Board rather than from management.

The discussion shifted to invoice tracking and the district's true financial position. Supervisors McIntyre and Vice Chairman Apple expressed concern that approved invoices were not transparently reflected in reports and that the Board often received updated financials only hours before meetings. Multiple Supervisors cited previous payment delays, including utilities being cut off, as evidence of mismanagement.

Ms. Valentin, the accountant, explained that the inconsistencies stemmed from timing issues and the use of project tracking sheets that were not part of the official financial record. She stated that as of year end FY

2025, the district's unassigned balance was \$82,524, later adjusted to \$93,108 after reconciling prepaids and project carryovers. This contradicted earlier reports showing over \$120,000 to \$190,000, prompting strong reactions from Supervisors Acoff and Supervisor McIntyre, who said they would have voted differently on expenditures had they known how close the district was to its budget limit.

Supervisor McIntyre reiterated that the Board's fundamental concern was not just accounting format, but trust, emphasizing that Kai's late and inconsistent financials had eroded confidence. Both Supervisor Acoff and Supervisor McIntyre warned that without accurate, timely reporting, the district risked making uninformed spending decisions.

Vice Chairman Apple noted that while the financial statements themselves might be accurate, the supporting project and cash analysis lacked consistency and detail. He said this gap created confusion over how much money was truly available. Supervisor Acoff countered that the unofficial spreadsheet prepared by staff was the only reason the Board could identify discrepancies at all.

The discussion closed with continued disagreement over whether current financials could be trusted. Supervisor Acoff insisted the books were not correct and that the system remained broken, while other Board members acknowledged progress but agreed that greater accuracy, accountability, and proactive reporting were urgently needed.

Chairman Belyea stated that the Board needed a firm commitment from Kai to keep the financial summary report up to date. Supervisor McIntyre added that the Board should also receive a general ledger showing all invoices, their dates, payment status, and outstanding balances. Supervisor Acoff stressed the need for accountability, insisting that Kai be placed on a strict timetable, warning that if the issues were not corrected within 30 to 60 days, the Board should take formal action.

Chairman Belyea noted that Mr. Engle had begun tracking invoices on internal spreadsheets, but Supervisor Acoff clarified that Mr. Engle did not work for Kai and that accountability must remain with the management company. Supervisor McIntyre emphasized that prior Facility Managers had requested monthly invoice reports and that such documentation had existed under former management, making the current lack of transparency unacceptable.

Supervisor Acoff insisted that Kai must provide timely reports, pay invoices on schedule, and stop last minute revisions. He stated that the Board was done tolerating repeated failures. When asked by Chairman Belyea, Ms. Valentin explained that invoices were paid weekly and typically processed within two weeks of receipt. Mr. Engle confirmed that payment timing had recently improved but had previously taken weeks.

Supervisor McIntyre reminded the Board that past due invoices had led to service disruptions, including electricity shutoffs and nonfunctional gates, adding that this had been a recurring problem under Breeze and Kai. She reiterated the need for a full general ledger showing invoice progress from submission to payment.

Supervisor Acoff proposed sending a formal letter from the Board to Kai outlining specific deficiencies, expectations, and deadlines for correction. He suggested that the attorney and Chairman Belyea collaborate on the draft. Supervisor Aliaga questioned whether Kai had the staffing capacity to handle the workload and requested assurance that improvements would occur within weeks.

Mr. Mendenhall acknowledged the concerns, committing to improve performance. Vice Chairman Apple asked for clarity on invoice processing times, staffing capacity, and whether Kai could maintain accurate monthly cash flow and invoice tracking. He emphasized that the Board needed measurable accountability, not vague assurances. Supervisor McIntyre noted reports of recent staff layoffs at Kai, raising further doubts about their ability to meet expectations.

On a MOTION by Mr. Acoff, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved that the **Chairman, with Counsel, prepare a letter to Kai outlining requested improvements and a timeline, to**

127 **be sent to Supervisors for review before sending to Kai,** for the Cory Lakes Community Development
128 District.

129 Vice Chairman Apple reported that Mr. Engle had presented a proposal to paint the Cachet Isle bridge.
130 After inspecting it, Vice Chairman Apple said the bridge was in good condition but didn't match the new
131 monuments. Supervisor Acoff opposed spending \$10,000 on it given current priorities. Chairman Belyea
132 suggested power washing for now and revisiting the project next fiscal year.

133 Vice Chairman Apple then raised concerns about TECO's 352 leased streetlights, costing \$250,000
134 annually, noting 23 are malfunctioning and TECO's response has been poor. With the lease ending in 2027, he
135 suggested exploring ownership or solar options. Supervisor Acoff cautioned about solar limitations, and
136 Chairman Belyea recommended having the engineer review alternatives.

137 Supervisors agreed the issue could serve as leverage in negotiations with TECO. Vice Chairman Apple
138 proposed drafting a letter and escalating to the Public Service Commission if needed. Chairman Belyea
139 appointed Vice Chairman Apple to lead the lighting project, and he accepted.

140 On a MOTION by Mr. Acoff, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved to
141 **appoint Vice Chairman Apple as liaison to work with TECO and Kai on streetlights,** for the Cory Lakes
142 Community Development District.

143 Chairman Belyea requested a community notice about the ongoing weir project to keep residents
144 informed. Vice Chairman Apple noted a barge was already in place. Supervisor McIntyre suggested taking
145 photos of the repairs, as a resident had complained about workers in the lake.

146 Discussion then shifted to road and paver repairs. Vice Chairman Apple said the contractor was
147 performing well and staying on schedule. Supervisor McIntyre expressed concerns about uneven pavers, while
148 Chairman Belyea asked for clarification on materials used. Mr. Engle explained they were using existing paver
149 pallets from storage and that the brighter red color would fade over time.

150 Supervisors agreed the roads looked much improved overall, though a few areas still needed to be
151 leveled properly. Supervisor Acoff concluded that despite minor issues, the progress was encouraging and the
152 streets were safer for residents.

153 Vice Chairman Apple asked Mr. Engle if Elite Pavers had coordinated required building permits and
154 notified EMS or local schools about the upcoming main entrance closure. Mr. Engle confirmed outreach would
155 occur once a definitive start date was set, likely in early December or possibly late November. Vice Chairman
156 Apple emphasized giving residents ample notice.

157 Supervisor Acoff added that traffic control plans should allow right turns during the work and shifted
158 the discussion to holiday lighting, noting that white lights should be used first before switching to colored ones.
159 Chairman Belyea said John Holmes had programmed the system and confirmed adjustments were made.
160 Supervisor Acoff suggested including the lighting schedule in future contracts to avoid confusion.

161 Mr. Engle stated the holiday lights were scheduled for early November, and Chairman Belyea proposed
162 keeping them up through January and know when other districts turn their lights off.

163 Mr. Engle had tried to clarify the balance due for FY 2026, noting that some figures previously paid in
164 prior years still appeared as outstanding balances. Supervisor Acoff had expressed that the report were not good
165 because it did not clearly explain the financial situation.

166 Mr. Engle had also questioned the accuracy of the pricing for fountains listed in the contract proposal.
167 Ms. Valentin had explained that additional materials were included in the invoice, which accounted for the
168 increased cost. Supervisor Acoff had asked how the purchase order was changed without Board approval, and
169 Ms. Valentin had stated that the invoice was circulated and approved through the proper route. Supervisor Acoff
170 had further asked if the added amount was approved, to which Mr. Engle had confirmed yes.

Supervisor McIntyre had pointed out that financial questions were not being adequately answered at meetings since Ms. Thibault's departure. She had suggested that someone from accounting should attend every meeting, either in person or via Zoom, to provide clarifications. The other Supervisors had agreed. Vice Chairman Apple had supported this idea, emphasizing that vendors should be able to answer financial questions. Mr. Mendenhall had agreed and explained that scheduling conflicts sometimes prevented his attendance but assured the Board that someone from the financial team could be available if he could not attend.

Supervisor McIntyre had insisted that financial questions must be addressed publicly to comply with Sunshine laws, stating she would not ask confidential questions outside of meetings. Mr. Mendenhall had reassured the Board that members should always feel comfortable contacting him or another staff member for financial information before meetings so they could discuss it openly during sessions.

Supervisor Acoff had recalled that financial coordination was easier when Ms. Thibault and later Ms. Moore assisted, as the Board could make real-time adjustments and better understand their position. Mr. Mendenhall had agreed, acknowledging Ms. Moore's expertise, and stated that his goal was for the Board to feel confident in the financials without feeling overwhelmed at meetings.

Vice Chairman Apple had remarked that the Board remained sensitive about the financial situation because taxes had been raised by 8.1%, and while strategic projects were necessary, the budget was tight. Chairman Belyea had reflected that the Board might have been overly ambitious with multiple projects but believed residents appreciated the improvements and that the Board would resolve the issues moving forward. Supervisor Acoff had concluded that while he believed the Board would be fine overall, it was still important to remain cautious and focused on key objectives to avoid falling short in the future.

Mr. Engle had reported that Envera were not charging for the fingerprint readers or the junction box at that time. He had requested the removal of the QR code function from the app and also asked for the facial recognition feature to be taken off the gate, with work tentatively scheduled to begin that Thursday.

Vice Chairman Apple had asked whether the hardware replacement improved performance, and Mr. Engle had replied that it did not. Supervisor McIntyre had raised security concerns about the Envera app's "admit all" feature, explaining that it posed a risk since JCS needed to check driver's licenses. Supervisor Acoff had noted that checking licenses were not always possible, but Supervisor McIntyre had emphasized that it was an important way to track visitors. Chairman Belyea had shared an example involving her brother, a police officer, who refused to show his license at her condo gate and was still allowed entry. Supervisor McIntyre had mentioned learning about this issue after making a record request related to a property suspected of being used as an Airbnb.

EIGHTH ORDER OF BUSINESS – Business Items

- A. Discussion: Continuation/Removal of Chairman's and Supervisor's Opening Comments
- B. Exhibit 8: Discussion: Revised Policies and Procedures
- C. Exhibit 9: Consideration/Adoption of Resolution 2026-01, District Objectives and Goals

NINTH ORDER OF BUSINESS – Approval of Minutes

- A. Continued Regular Meeting, Public Hearing, & Closed Session: September 11, 2025
 - 1. Exhibit 10: Summary of Motions
 - 2. Exhibit 11: Meeting Minutes
- B. Regular Meeting & Closed Session: September 18, 2025
 - 1. Exhibit 12: Summary of Motions
 - 2. Exhibit 13: Meeting Minutes
 - 3. Exhibit 14: Action Item List as of October 9, 2025

- 214 4. Exhibit 15: Contract List as of October 9, 2025

215 **TENTH ORDER OF BUSINESS – Staff Reports**

216 A. Facility Manager

- 217 1. Exhibit 16: September 2025 Report
- 218 2. Discussion: Security – Gate Operator Obsolescence
- 219 3. Consideration/Approval of Proposals:
- 220 a. Enos – Pressure Wash
- 221 i. Exhibit 17: Cachet Isle - \$10,500.00
- 222 ii. Exhibit 18: Clubhouse Pool Area - \$4,800.00
- 223 b. Exhibit 19: Top Guard – Trip Hazard Removal - \$22,995.20
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- 225 d. Exhibit 21: Fast Track – Roof Wash and Repairs - \$10,550.00
- 226 e. Envera – Repair
- 227 i. Exhibit 22: Fingerprint - \$3,922.00
- 228 ii. Exhibit 23: Junction Box - \$815.00

229 B. District Manager: Kai

- 230 1. Exhibit 24: FY 2026 Meeting Schedule
- 231 2. Quorum Check for Regular Meeting and Closed Session – 11/20/2025 at 6:00 p.m.

232 **ELEVENTH ORDER OF BUSINESS – Audience Comments - New Business –** *(limited to 3 minutes per*
233 *individual)*

234 Mr. Carpenter had reported that the entrance marquee still displayed “October 16, CDD meeting.” He
235 had answered Chairman Balyea’s earlier question, stating that the lake level were 19 inches below full and that
236 when it reached 24 inches, it could start damaging decks. He had complimented the Cross Creek entrance lights,
237 but noted that Morris Bridge were very dark with no lighting past the entrance. He had suggested moving the
238 decorative lights from Cross Creek to Morris Bridge to improve visibility and appearance.

239 Chairman Belyea had mentioned seeing red and white lights on Cross Creek recently. Mr. Carpenter
240 had confirmed that but explained he were referring specifically to the multicolored lights on the lampposts,
241 which conflicted with the other street lights. He had added that those decorations would be more noticeable and
242 effective on Morris Bridge, where there were currently no lights.

243 **TWELFTH ORDER OF BUSINESS – Supervisors Requests**

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

246 A. Open Closed Session

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

- 249 1. Envera
- 250 2. JCS Investigations

251 C. Close Closed Session

252 **FOURTEENTH ORDER OF BUSINESS – Adjournment**

253 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board adjourned
254 the **meeting at 7:58 p.m.**, for the Cory Lakes Community Development District.

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

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

260

Signature

Signature

261

Printed Name

Printed Name

262 **Title:** ☐ **Secretary** ☐ **Assistant Secretary**

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

EXHIBIT 13

AGENDA

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

AS OF **11/13/2025 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 11/13/2025 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 form 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

CORY LAKES CDD - Task Log
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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

CORY LAKES CDD - Task Log
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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		

CORY LAKES CDD - Task Log
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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

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

AS OF 11/13/2025 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
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		Wsecheduled to be completed 7/11/25

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

AS OF **11/13/2025 05:00 PM**

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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
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	11/179	Send Constant Contact Email to community – resurfacing closures of courts	District Manager				

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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
306	10/16/25		Work with SS on proposals for next month relating to Landscaping Needs	Field Services		Ongoing		
307	10/16/25		Contact ENVERA to deactivate QR Codes at gates	Field Services				
308	10/16/25		Add Reflective sign on chain at Boat Ramp to improve night vision of chain	Field Services				
309	10/16/25		Look into new gate parts due to older parts at gate, to keep current vendor	Field Services				
310	10/16/25		Get updated Quote for Fingerprint Reader from ENVERA (only 1, as ENVERA will pay for second reader)	Field Services				
311	10/16/25		Review video to see if we can determine who broke the fingerprint reader	Field Services				
312	10/16/25		Contact Previous roofer for warranty information on Beach Club roof	Field Services				
313	10/16/25		Put JCS Security on the MEETING AGENDA just before ENVERA (reverse the current order of reports)	District Manager		Completed		See November agenda
314	10/16/25		Send COUNSEL LETTERS to three (3) residents	District Manager		Completed		
315	10/16/25		Present Board with list of contracts, amounts, and addendum items for CONTINUATION MEETING 10/27/25	District Manager		Ongoing		
316	10/16/25		Reach out to Finance re: ENVERA paying \$600 for costs associated with Spectrum	District Manager		Ongoing		LK sent email to staff 10/17/25 at 10 p.m.
317	10/16/25		Continue meeting to 10/27/25 at 6 p.m. at the Beach Club (update website)	District Manager		Completed		
318	10/27/25		Work together on streetlights/TECO lease agreements	Field Services		Ongoing		
319	10/27/25		Kai to provide GENERAL LEDGER to Board each month	Accounting		Ongoing		
320	10/27/25		Send community email re: Weir Project Underway	Field Services		Completed		DE Sent 10/28/25
321	10/27/25		Have someone from Accounting call in to each meeting	Accounting		Ongoing		

EXHIBIT 14

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 15

AGENDA

Agenda Proposal Items:

- Don Harrison:
 - Replacing All Monument Lights: **\$31,150**
- Furniture Replacement (Beach Club)
 - (3) Options.
- CLI CDD Welcome Information
 - This is for all new residents.
- Events List for this upcoming year.

From October:

- Enos Painting:
 - Pool Stairs: **\$4,800**
- Roadway Concepts:
 - Remaining Sidewalk Work/Repairs: **\$22,995.20**
- 1Swipe Pressure Cleaning:
 - Soft-Washing all CDD Roofs: **\$2,490**

Agenda Planned / In Progress Items:

- Elite Pavers - Roadway Pavers Project
 - Start Date for Cross Creek Entrance: 12/01
- Florida Patio Furniture:
 - Remaining Furniture dropped off on 11/10
- Lawson Courts
 - Start Date: 11/18-11/20 (tentative)
- Nuroum (AV System)
 - Testing during Meeting
- New Tampa Fence:
 - Weir Fence – Waiting for standing water to clear.
- Weir Project:
 - Work started. Unsure of progress. Charles Reed to provide update?
- Evans Custom Docks:
 - Awaiting Quote to Fix the Floating Dock
- RoofX
 - Awaiting Quote to Fix the Roof Tiles for Pool House
 - They will repair other Roof Tiles under Warranty
- Looking into Speakers for Music at the Pool
- Everything in **Yellow** on Tracker (Next Page).

Completed	In Progress	Paused/On Hold
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Projects List Tracker		Date	NOTES
Office	Created Hurricanes - EAP	8/1/2025	Awaiting Updates from Board
Roadway Concepts	Sidewalk & ADA Mats Repairs	8/1/2025	
SolarTek	Beach Club Window Tinting	8/1/2025	
Fitness Services	Treadmill Repair	8/1/2025	
New Tampa Fence	Fencing Work: Tennis Court & Morris Bridge	8/1/2025	
Bandu	ADA Pool Lift Chair	8/1/2025	
Facilities	Beach Club - Pillars Painting	8/1/2025	
Timber Intentions	Fix Deck (one side) on Beach Club Dock	8/1/2025	
Bandu	Black Algae Treatment	8/1/2025	
Facilities	Center Street Planters Curbs painted Yellow	8/1/2025	
CIO Tech	New Computers & Copiers	8/11/2025	
Air Masters	Gym AC Work	8/12/2025	
Facilities	Paint Curbs & Posts Yellow	8/20/2025	
Facilities	Replace & Install 25mph Signs	9/1/2025	
Facilities	Replace Small Soccer Goals	9/1/2025	
Facilities	Fixed Hockey Fencing	9/1/2025	
Office	Updating All Files	9/1/2025	
Office	Updated BCR & PPR Documents	9/1/2025	Awaiting Updates from Board
Office	Updating Morpho System (FPs)	9/1/2025	
Office	Review FL Insurance Alliance and Update	9/1/2025	
A1 Seamless	Gutter Work	9/9/2025	
PlayWorx	Playground Equipment Repairs	9/10/2025	
Day Metals	Chimney Work	9/10/2025	
Facilities	Add New Crosswalk Signs	9/11/2025	
Facilities	Add New Bus Stop Signs	9/11/2025	
Facilities	Install Solar Lights - Pool & Flag Pole	9/15/2025	
Facilities	New Pet Waste Bins	9/24/2025	
Facilities	Replace Soccer Nets	9/28/2025	
Gate Tech	Replaced Gate Arm - Cross Creek	9/28/2025	
Don Harrison	Electrical Work - Fountains	9/29/2025	
Facilities	Replaced Boat Chain and Locks	9/29/2025	
Tampa Bay Septic	Septic Tanks Cleaned - Both Guards Booths	9/29/2025	
Don Harrison	New Maxim Scone Lights	9/30/2025	
Facilities	Add New Pole Pads - Basketball & Volleyball	9/30/2025	
Facilities	Sandbags for Soccer Nets	9/30/2025	
Enos Painting	Pool House	9/30/2025	

Don Harrison	Electrical Work - Pool AC	10/1/2025	
Facilities	Benches and Picnic Tables Cleaned	10/1/2025	
Facilities	Flag Pole Repaired - Not Raising the Flags	10/1/2025	
Strategic Air	New Pool AC	10/3/2025	
Elite Pavers	Pavers - Cross Creek & Cory Lake Dr.	10/3/2025	Cross Creek Entrance: 12/01
Enos Painting	Beach Club	10/6/2025	
Mark Carnes	Fix Volleyball Court	10/7/2025	
Facilities	Fix Lape Lane Buoys	10/7/2025	
Fast Track	Drywall Repair	10/9/2025	
Facilities	Painting all Benches and Picnic Tables	10/10/2025	
Facilities	Replace Dock Rope	10/10/2025	
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	
Gate Tech	Replace Motor and Parts at Cachet Isle Gate	10/15/2025	
Facilities	Install Dog Waste Signage	10/17/2025	
Enos Painting	Repair Fascia on Morris Bridge Guards Booth	10/20/2025	
Cary Company	Pool Replacment Trash Cans	10/20/2025	
Hecker Construction	Weir Project	10/20/2025	
Gate Tech	Gate Access Fix - Cachet Isle	10/20/2025	
Facilities	Paint the Pool Restroom Ceilings and Doors	10/21/2025	
Facilities	Install Pavers and Mulch at Playground	10/22/2025	
Enos Painting	Monument Signs	10/22/2025	
Enos Painting	Guards Booths	10/22/2025	
Gate Tech	Fix Exit Gate - Morris Bridge	10/23/2025	
Facilities	Painted All Black Pool Railing	10/23/2025	
Facilities	Repair Pool Step Damage	10/23/2025	
Facilities	Clean the vents in the restrooms	10/24/2025	
Bandu	Install Pool Heaters	10/27/2025	
Gate Tech	Amenities Gate Movement	10/27/2025	
Timber Intentions	Deck/Dock Replacement	10/31/2025	
Facilities	Install New Volleyball Net	10/31/2025	
Facilities	Install Electrical Panel Signage	10/31/2025	
Gate Tech	Replace Gate Arm - Morris Bridge	11/3/2025	
Facilities	Install Low Clearance Signs - Beach Club	11/3/2025	
Facilities	Install Handicap Signage	11/4/2025	
Strategic Air	Cross Creek Guard Booth - AC Unit	11/5/2025	
Facilities	Install Dock and Lake Signage	11/5/2025	
Facilities	Install Playground Signage	11/5/2025	

Facilities	Guards Booths - Toilet Seat Replacements	11/6/2025	
Gate Tech	Fix Entrance Gate - Morris Bridge	11/6/2025	
Office	Update CDD Welcome Packet	11/7/2025	
Facilities	Yard Debris/Trash Removal	11/7/2025	
FL Patio Furniture	Pool Replacement Furniture	11/10/2025	
FL Patio Furniture	Pool Replacement Couches	11/10/2025	
Facilities	Remove any staples or decorations left on the rentable spaces	11/10/2025	
Facilities	Clean all canister lights	11/12/2025	
Lawson Courts	Court Resurfacing	11/18/2025	
Office	Fix Audio Issues for CDD Meetings	11/20/2025	Testing during Meeting
Bay2Bay Plumbing	Multiple Plumbing Fixes	6/1-9/1	
Hyoco	Wireless Ethernet Radios		
Facilities	Install Pavers behind Tennis Courts		Planned for November
Facilities	Pressure Washing - Cross Creek Fence		Process Started
Facilities	Pressure Washing - Capri Isle Fence		Process Started
Facilities	Pressure Washing - Cachet Isle Fence		Process Started
	Boat Repair		Awaiting Estimates
Facilities	Add Bulletin Board to Tennis Court areas		
Office	Transfer All Files to Electronic Copies		
Facilities	Install Bird Deterrents?		
Don Harrison	Pool Speaker System		
	Shade for Tennis Courts - Retractable?		
LMP	Add Root Barriers to Tennis Courts?		
Facilities	Cross Creek Boardwalk Painting		
Strategic Air	Preventative Maintenance Plan (Quarterly Service)		
New Tampa Fence	Weir Fencing		Waiting for Water to Dry (Winter)
Office	Create Checklist for Pool Party Rentals		
Office	Develop Par Levels for Inventory		
Office	Update Phone Voicemail		
Office	DEVELOP SOP's		
Facilities	Oil Change - All Vehicles		
Facilities	Install Hose at Boat Ramp		
Facilities	Conex Organization - Top to Bottom		
Office	OSHA Binder		
Facilities	Paint All Baseboards in Beach Club		
Facilities	Paint all Light Poles and Stop Sign Poles		
	Turf Replacement - Beach Club Playground		
LMP	Mulch Replacement - Playgrounds		
Facilities	Furniture Count		
Facilities	Reset/Organize Facilities room		

Facilities	Replace Water Fountain Filters		
Facilities	Pressure Wash Slide Stairs		
Facilities	Deep Clean all safety equipment (aeds, tubes, etc)		
Facilities	Fire Extinguisher Check List and Replacements		
Signarama	Signage around Beach Club		<i>Awaiting Updates from Board</i>
Facilities	Install New Ceiling Fans at the Pool		
Evans Custom Docks	Fix Dock Floatation Device		<i>Awaiting Quote</i>
Facilities	Pool Filter Covered Structure		
Facilities	Install Low Clearance Signs and Bars - Guards Booths		
Don Harrison	Replace All Monument Lights		<i>Awaiting Approval</i>

EXHIBIT 16

AGENDA

Don Harrison Enterprises
2510 Priscilla Court
Lutz, FL 33559
(813) 363-6286

EC13010124

TO: Dane

Job Name: Cory lake isle C.D.D.

Job Address: 10441 Cory lake Dr.

Description: Replacement of communities monument entrance fixtures.

Proposal / Estimate

All labor and materials to replace the communities monument entrance fixtures, to include as follows.

To remove and install a total of (44) new 30 watt LED type fixture's , in the 3-K color spectrum.

To install a total of (22) new Photo-cell controllers for operation of new fixtures.

To install new boxes & covers as needed for some of the fixture mounts.

To install a total of (24) new G.F.C.I. Receptacles with weatherproof in-use covers at each service meter location to replace the old existing ones.

Also to repair a couple of existing receptacles found broken behind the monument sign wall near Cory lake Blvd & Cory lake Dr.

We hereby propose to furnish materials and labor-complete in accordance with the above specifications or scope of work for the sum of \$ 31,150.00
Thirty one thousand, one hundred, fifty dollars.

Payment to be made as follows: 50% Deposit, Remainder upon completion, 15 day net term billing.

All material is guaranteed to be as specified. All work to be done in a workmanlike manner according to standard practices. Any alteration or deviation from the above specification or scope of work involving extra cost will be executed only upon a written change order and will become an extra cost over the above estimate. All agreements contingent upon strikes, Accidents, or delays beyond our control. Owner to carry fire, Tornado, and other necessary insurance. All invoices are due and payable 30 days of date of invoice. Any delinquent accounts will be subject to a monthly service charge of 12% per month. Should we incur any cost or expense in collecting per the terms of this agreement, the undersigned agrees to pay all cost and expenses including reasonable attorney fees.

Acceptance of proposal: The above prices, Specification and conditions are satisfactory and hereby accepted. You are authorized to proceed with the work as specified. Payment will be outlined above.

Signature _____ Date _____

Authorized Signature _____ Date _____

EXHIBIT 17

AGENDA

Cory Lakes CDD and POA – General Information

Cory Lake Isles is governed by two separate bodies, the CDD Board and the POA Board. These two boards function separately from one another and govern entirely different aspects of our community.

A Community Development District (CDD) is a governmental unit of five elected CDD Supervisors. The CDD was created by the state of Florida to serve the long-term specific needs of its community. The CDD is responsible for maintaining the common property areas around the community including parks, sports courts, roads, streetlights, gates, guards, pool, beach club, registering resident vehicles, and overseeing neighborhood security. Your annual CDD fees are collected as a part of your annual property taxes.

Please visit the CDD website at www.corylakescdd.net to learn more!

The POA or Property Owners Association is a private, non-for-profit organization responsible for the enforcement of the covenants. Please familiarize yourself with the covenants to ensure that you are in compliance. The annual POA fee is paid directly to the POA.

The POA website: www.condominiumassociates.com

The CDD District Staff office is located at the Beach Club. This is where you obtain your resident information, barcodes for your car, fingerprint scans for access to the gym and pool, and maintenance of your resident profile.

CDD Office hours:

Day	Time
Monday	9 AM – 5 PM
Tuesday	9 AM – 7 PM
Wednesday	9 AM – 5 PM
Thursday	9 AM – 7 PM
Friday	9 AM – 5 PM
Saturday	12 PM – 5 PM
Sunday	Closed

The Beach Club is located at 10441 Cory Lake Drive, Tampa, FL 33647 and can be reached via telephone during the above listed hours at 813-986-1031 or via email: clibeachclub@corylakescdd.net.

The CDD office is staffed by a Facility Manager and District Staff

CDD Board Meeting Information.

CDD Board meetings are held the third Thursday of every month in the Beach Club at 6 pm. We always encourage feedback from residents and would love to hear your opinion. Each resident is welcome to participate in our meetings. Residents are invited to speak for no more than 3 minutes regarding any community issue that you would like to bring to the board's attention during the opening portion of the meeting, public comment reopens again at the conclusion of the meeting. We welcome all residents to participate in this important community forum!

Helpful Community Telephone Numbers

Morris Bridge Gatehouse Phone*: (813) 986-0030

Cross Creek Gatehouse Phone*: (813) 907-8400

JCS Security: (813) 616-1405

Envera Customer Service: (877) 936-8372

Police Emergency: 911

Fire/Medical Emergency: 911

Police Non-Emergency Dispatch: (813) 231-6130

*An independent contractor staffs the gates at Cory Lake Isles. They provide access control at the gates 24/7. They are a valuable resource and can advise on security issues; however, they have no law enforcement authority. Any law enforcement or criminal activity should be directed toward to the Tampa Police Department which has jurisdiction for Cory Lake Isles.

Delivery Truck Information

Delivery trucks may only enter Cory Lake Isles through the **Morris Bridge Entrance**. In order to not miss a call for an important delivery, please store this number (877-936-8372) on your phone as Envera.

Recreational Facilities

Cory Lake Isles is known for having outstanding recreational facilities and we hope you take full advantage of the wide variety of amenities and activities. We offer the following amenities for your enjoyment: A beach clubhouse, resort style pool, state of the art fitness center, beach, four playgrounds, basketball courts, tennis courts, roller hockey rink, sand volleyball court, soccer field, and a 165-acre ski-size lake.

Beach Club: The Beach Club is available for residents to rent for special events. There is a television, free Wi-Fi, a lend-a-book library, several sitting areas, a children's nook, and restrooms located inside the Beach Club. The Beach Club is open to residents daily from 9am through 9pm. Fingerprint access is required if the CDD office is closed.

Resort Style Pool: The resort style pool is a 5,000-square foot resort-style lagoon pool with a waterslide and zero-depth entry. There is plenty of seating and tables around the pool deck and numerous umbrellas and other shaded areas. The pool is available to residents and their guests accessible by the fingerprint scanning system daily during posted hours. Please note the hours vary depending upon the time of year. The pool is available to host your next party by contacting the beach club for pricing details and reservations.

Fitness Center: The Fitness Center is open 24 hours a day, 7 days a week. It is available for use by residents ages 18 & up (14-17 with legal parent or guardian approval) Access to the Fitness Center is granted by a finger scan system, which must be initially registered inside the Beach Club. Equipment in the Fitness Center includes brand new stationary bikes, elliptical, treadmills, and numerous weight workstations.

Beach: The Beach at Cory Lake is located near the Beach Club and is a perfect location for relaxation, picnics, and sunning. Residents are able to use the beach at their discretion anytime; however, it is recommended to be used during daytime hours only.

Parks: There are four parks for families to enjoy throughout the community; the largest of the four is located next door to the Beach Club. All parks also have benches for residents to use at their leisure. Two of the four parks also have picnic tables available for picnics or snacks. Please remember that all the parks are located near other residents' homes. As much as we all want the children to enjoy themselves at the parks, please be courtesy of those residing around the parks. Please, no peering into other homes' living areas, do not enter other residents' property, and please keep the noise level to an appropriate roar. We want all Cory Lake residents to enjoy the community in which they live.

Basketball Court: There is one basketball court available for use inside Cory Lakes, located directly across the street from the Beach Club. The hours of operation for the basketball court are 7:00 a.m. -10:30p.m. As much as we all want everyone to enjoy the courts, please be courtesy of those residents who reside around the courts. Please do not peer into other homes' living areas, do not enter other residents' property, and please keep the noise level to an appropriate roar.

Tennis Courts: There are four tennis courts for residents to use inside Cory Lakes. They are located directly across from the Beach Club. In between each set of courts is a table with an overhang, for those looking to simply relax in the shade. The hours of operation for the tennis courts are 7:00 a.m. - 10:30p.m.

Roller Hockey Rink: There is one roller hockey rink located inside Cory Lakes, located directly across from the Beach Club. There are bleachers overlooking the hockey rink. The hours of operation for the Hockey Rink are 7:00 a.m. -10:30 p.m. As much as we all want everyone to enjoy themselves on the rink, please show courtesy to those residents who reside near the rink. Please keep the noise level to an appropriate roar.

Sand Volleyball Court: A sand volleyball court is located in front of the hockey rink.

Soccer Field: The soccer field located across from the Beach Club is available for personal use. There are two soccer goals available for use on the field. Please be respectful of residential homes located near the soccer field. As much as we all want everyone to enjoy themselves on the field, please keep the noise level to an appropriate roar.

165 Acre Lake: A 165-acre skiing and boating lake is accessible via most homes in the neighborhood and there is a community boat ramp located at the Beach Club. All boats entering the lake must abide by all residential/lake rules and have a current CL registration. “CL Numbers” are provided at no cost and are for the use of the Cory Lake Isles residents and are ONLY issued to those legally residing in the community; or to those who have paid the required membership fee. Contact the POA Office to obtain your CL registration numbers.

Community Events: The Cory Lake CDD offers several community events during the year. If you provide your email to the CDD, you will receive emails in advance about upcoming events.

Helpful Neighborhood Information/ Frequently Asked Questions

How do I obtain a barcode for my vehicle? - Barcodes cost \$15 each and are for the use of Cory Lake Isle residents and are issued ONLY to those legally residing in the community. Bar Codes are issued at the Beach Club.

Follow the instructions below to receive a bar code.

- Go to the Beach Club Office during business hours to complete a Resident Information Form.
- Provide Proof of Residency (current driver’s license, HUD-1 statement, or approved POA application)
- Provide Proof of Vehicle Ownership (current/temporary vehicle registration, or bill of sale)
- New Homeowners: Provide a copy of your deed or settlement statement.
- New Renters: Provide a copy of the approved POA rental application and lease agreement.

How do I register my water vessel?

All watercraft registrations are issued by the POA. Vessel registrations are provided for water vessels meeting CLI restrictions and are for the use of the Cory Lake Isles residents and are issued ONLY to those legally residing in the community; or to those who have paid the required membership fee. Before purchasing or bringing a boat into the community, be sure to confirm with the POA property manager that the vessel you have in mind complies with all the watercraft restrictions established for Cory Lake Isles.

Who do I contact to notify you that a guest will be visiting my home?

You should update your visitor list by logging into myenvera.com or the Envera app. You can also call **1-877-936-8372** to speak to a live operator that can enter permanent visitors, temporary visitors, and contractors on your behalf. **DO NOT CONTACT THE GUARDS AT THE GATEHOUSE** as the guards is not authorized to make any adjustments or entries to residents' profile on the Envera program. You may also contact the Beach Club for assistance in updating your profile as well. The CDD staff has limited access (for security reasons) to the resident's Envera profile.

What days can I water my lawn?

Below you will find the guidelines pertaining to what days and/or times you are able to water your lawn.

- At addresses ending in 0, 1, 2 or 3 - Mondays and/or Thursdays.
- At addresses ending in 4, 5 or 6 - Tuesdays and/or Fridays.
- At addresses ending at 7, 8 or 9 - Wednesdays and/or Saturdays.
- At locations with no address (common areas, entry areas), and locations with mixed addresses (office complexes, shopping centers) - Wednesdays and/or Saturdays.
- Irrigation is permitted between midnight and 8 a.m. OR between 6 p.m. and midnight on the allowed days.

For more information please visit www.tampagov.net.

What time are contractors allowed on property?

Contractor hours are Monday – Friday from 7 am – 7 pm. Saturday, Sunday and Holidays are from 9 am – 7 pm. All contractors must leave the community by 8 pm.

How can I get more involved in this beautiful community and meet my neighbors?

The CDD has two volunteer committees: 1) The Landscape, Aquascape and Facilities Committee 2) The Safety and Security Committee. The Office Administrator at the Beach Club can provide contact information about these two committees if you are interested in attending a meeting or joining the committee.

There are also several volunteer homeowner community groups: including The Cory Lake Isles Community Social Group, and the Welcome Committee. The contact person for more info about these groups is the CDD Supervisor, Cynthia McIntyre cmcintyre@corylakescdd.net

This Social Group has dozens of members and has a primary goal of bringing the community together in FUN and FRIENDSHIP. They schedule a wide variety of free or low-cost fun events for all ages throughout the year.

Ways to keep informed about what is going on in Cory Lake Isles:

The Safety and Security Committee has an emergency alert system known as “Notify CLI”

This is a WhatsApp group where you can post notices to your neighbors about issues that need immediate attention: a stolen bicycle, car broken into, a hazardous situation, etc. To be added to notify CLI contact the Safety and Security Chairperson, Heather Thompson.

There are several social media groups that are quite active in CLI. Listed below are the most active ones:

Cory Lake Isles Community WhatsApp group: Contact Carlos Guzman via text and ask to be added.

Cory Lake Isles Community Private Facebook Group: www.facebook.com/groups/ourCLIC

Quick Reference Guide

Office/Department	Phone Numbers	Website Address/Purpose
CDD	813-986-1031	www.corylakescdd.net
POA	(813) 341-0943 Ext. 3326	www.condominiumassociates.com
MORRIS BRIDGE GUARD HOUSE	813-986-0030	Report suspicious activity
CROSS CREEK GUARD HOUSE	813-907-8400	Report suspicious activity
ENVERA (www.myenvera.com)	1-877-936-8372	Add visitors. (temporary/permanent/household), contractors, change/add phone #'s
CITY OF TAMPA	813-274-8211	www.tampagov.net
TRASH SERVICES	813-272-5680	www.tampa.gov/solid-waste
TECO ELECTRIC	813-223-0800	www.tampaelectric.com
POLICE NON- EMERGENCY	813-231-6130	Nuisance complaint, suspicious activity, welfare checks
FIRE/POLICE EMERGENCY	911	Emergency
JCS	(813) 616-1405	Security
JUNIPER (LMP)	(239) 561 5980	Lawn Care / Landscaping
FRONTIER	1-844-669-3785	www.frontier.com
SPECTRUM	1-855-222-0102	www.spectrum.com
BOAT STORAGE	813-313-8022	N/A

CLI MAP



EXHIBIT 18

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 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.

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.

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.



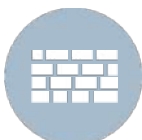
Ensuring Surface Quality

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 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

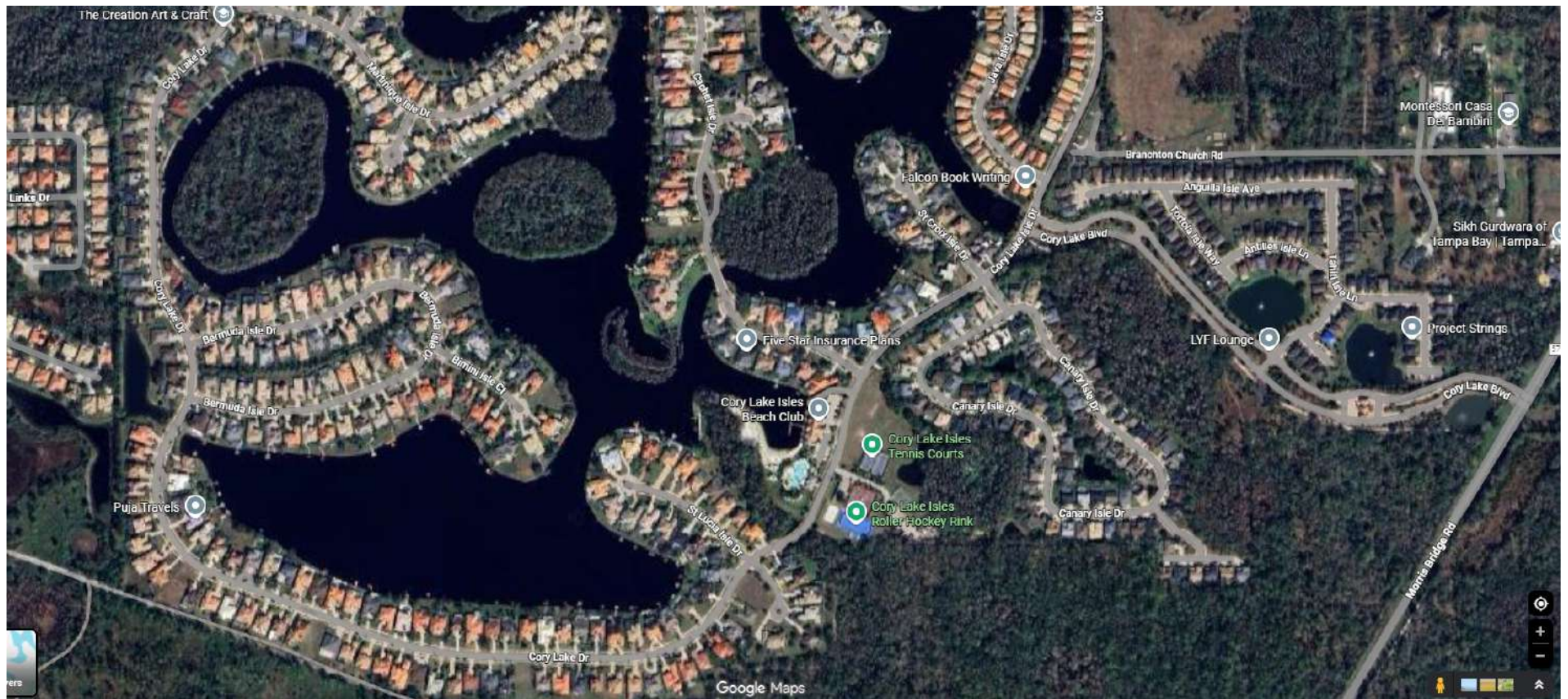


EXHIBIT 20

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



Fire Extinguishers



Fire Alarm Systems



Fire Sprinklers



24/7 Security Alarm Systems



Kitchen Fire Suppression

Quote# Q00042076

November 12, 2025

**FROM: 1247-TAMPA
10236 Fisher Ave Suite F
Tampa, FL 33619**

**EMAIL: 1247PZ@pyebarkerfs.com
PHONE: 7278421714
FAX:**



**JOB SITE: Cory Lakes Community
10441 Cory Lake Drive
Tampa, FL 33647-2716**

ACCOUNT # 137008

**EMAIL: Clibeachclub@Corylakescdd.
ATTN: Michael Sakellaridesi
PHONE: 8139861031**

Re: Cory Lakes Community

We appreciate the opportunity to provide you with a price for the repairs noted below in accordance with the minimum requirements of NFPA codes. The labor to perform the repairs is based on performing the work during normal business hours of 7am - 4pm Monday through Friday and the total price does not include tax.

Scope of Work:

Fire suppression and extinguisher inspection - See remarks below

Cory Lakes Community	
Dispatch And Compliance	
Maint Rest One Tank Sys	
Link (PRE-ENGINEERED)	
16 G Co2	
Annual Fire Ext Insp	
5Lb ABC Six Year	
	Total:614.0

Remarks: Kitchen Fire Suppression System: Semi-annual inspection in accordance with NFPA 17A standards
Portable Fire Extinguishers: Annual inspection of eight units per NFPA 10 requirements
Internal Maintenance: Six-year service of one (1) 5 lb ABC fire extinguisher, including disassembly, internal examination, and recharge.

This quotation is valid for 30 days, after which prices are subject to change without notice. All services are subject to a Minimum Billing Charge and a Service Charge for on-site service. Pye Barker Fire & Safety, LLC. will endeavor to give Customer reasonable notification of service due to be performed. Payment terms subject to credit approval.

Unless otherwise set forth in a signed agreement between the parties, you agree that the services subject to this invoice are governed by the Pye-Barker General Terms and Conditions located at: <https://pyebarkerfs.com/generalterms/>, which shall be incorporated herein by reference.

Work Performed under license EF20001593/FED17000006/FED17000007/FOC21-000097

Exclusions:

Cut, patch or paint of ceilings or walls
Any equipment or labor not listed in proposal.
Unforeseen conditions, due to a non-destructive survey
Does NOT include after hours or overtime labor.
Does NOT include cost of permit; fees required by AHJ will be borne by Client.
Does NOT include Fire watch where required or necessary.
Protecting existing assets left in work area is the responsibility of Customer.

Custom painted heads/escutcheons
Repair of leaks unassociated with work in this proposal
Special lifts or scaffolding
Hydraulic calculations
Local water department shutdown fee if necessary
Tax not included in quote.
Electrical/Alarm work or materials other than specified

PLEASE EMAIL OR FAX APPROVAL TO: Heather Hutchinson

heather.hutchinson@pyebarkerfs.com

The undersigned accepts this proposal and all its items and conditions as a binding contract subject to the approval of Pye Barker Fire & Safety, LLC.

SIGNATURE: _____

DATE: _____

NAME: _____

TITLE: _____

COMPANY: _____

PO#: _____

EXHIBIT 22

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
October 27, 2025	Continued 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