

***CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package
Regular Meeting and Closed Session***

***Date/Time:
Thursday, March 19, 2026
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, March 19, 2026, 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, March 19, 2026

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	

TEAMS: [Join the meeting now](#)

Meeting ID: 223 730 841 579 33

Passcode: 34np7r6v

Dial in by phone: [+1 312-667-7136](tel:+13126677136),872351178#

Phone conference ID: 872 351 178#

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 Comments

III. Other Supervisors' 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

2. Discussion: Draft Revised Policies as of March 19, 2026

Exhibit 1

D. Juniper

1. February 2026 Irrigation Inspection Reports

Exhibit 2

2. Consideration/Approval of Proposals:

a. Replacement of Plant Material (Clubhouse) - \$5,420.00 – This item was brought back from the last meeting.

Exhibit 3

b. Irrigation Repair (Antilles Isle) - \$225.87 – This item was brought back from the last meeting.

Exhibit 4

c. Mulch Guard (Tennis Court) - \$4,215.20

Exhibit 5

d. Root Barrier (Tennis Court) - \$4,040.00

Exhibit 6

e. Spring Flower Rotation - \$1,750.00

Exhibit 7

E. Steadfast – March 2026 Waterway Inspection Report

Exhibit 8

F. Envera

VI. POA Reports

VII. Financial Items

A. Consideration/Acceptance of Unaudited Financial Statements with Variance Report, Prepaid Expenses, and Project List

1. December 2025 – *This item was brought back from the last meeting.*

Exhibit 9

2. January 2026 – *This item was brought back from the last meeting.*

Exhibit 10

3. February 2026

Exhibit 11

VIII. Approval of Minutes

A. Regular Meeting & Closed Session: February 19, 2026

1. Summary of Motions

Exhibit 12

2. Meeting Minutes

Exhibit 13

3. Action Item List as of March 12, 2026

Exhibit 14

4. Contract List as of March 12, 2026

Exhibit 15

IX. Staff Reports

A. Facility Manager

1. March 2026 Report

Exhibit 16

2. Consideration/Approval of Proposals:

a. A#1 Seamless – Repairs – *These items were brought back from the last meeting.*

i. Pool House - \$6,283.00

Exhibit 17

ii. Beach Club - \$12,951.00

Exhibit 18

b. Facility, Lifestyle & Field Services to start May 1, 2026 (Annual Total)

Exhibit 19

i. Option 1 - \$194,469.60

ii. Option 2 - \$238,540.90

c. Illuminations Holiday Lighting – Repairs

i. Beach Club - \$395.00

Exhibit 20

ii. Morris Bridge Guardhouse - \$990.00

Exhibit 21

d. Lake Rules Sign Installation

i. Signarama - \$1,025.71 **Exhibit 22**

ii. Fast Signs - \$1,183.00 **Exhibit 23**

e. Fitness Services – Renewal of Preventive Maintenance Agreement - \$8,400.00 (Total) **Exhibit 24**

B. District Manager: Kai

1. FY 2026 Meeting Schedule **Exhibit 25**

2. Quorum Check for Regular Meeting and Closed Session – 04/16/2026 at 6:00 p.m.

X. Business Items

A. Consideration/Adoption of Resolutions

1. 2026-03, Appointing District Manager **Exhibit 26**

2. 2026-04, Designating Authorized Signatories **Exhibit 27**

3. 2026-05, Designating Officers **Exhibit 28**

4. 2026-06, Redesignating Administrative Office **Exhibit 29**

5. 2026-07, Designating the District Manager as the Sole Representative to Communicate with and Supervise All Vendors and Employees **Exhibit 30**

B. Consideration/Approval of Sports Camp Proposal

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

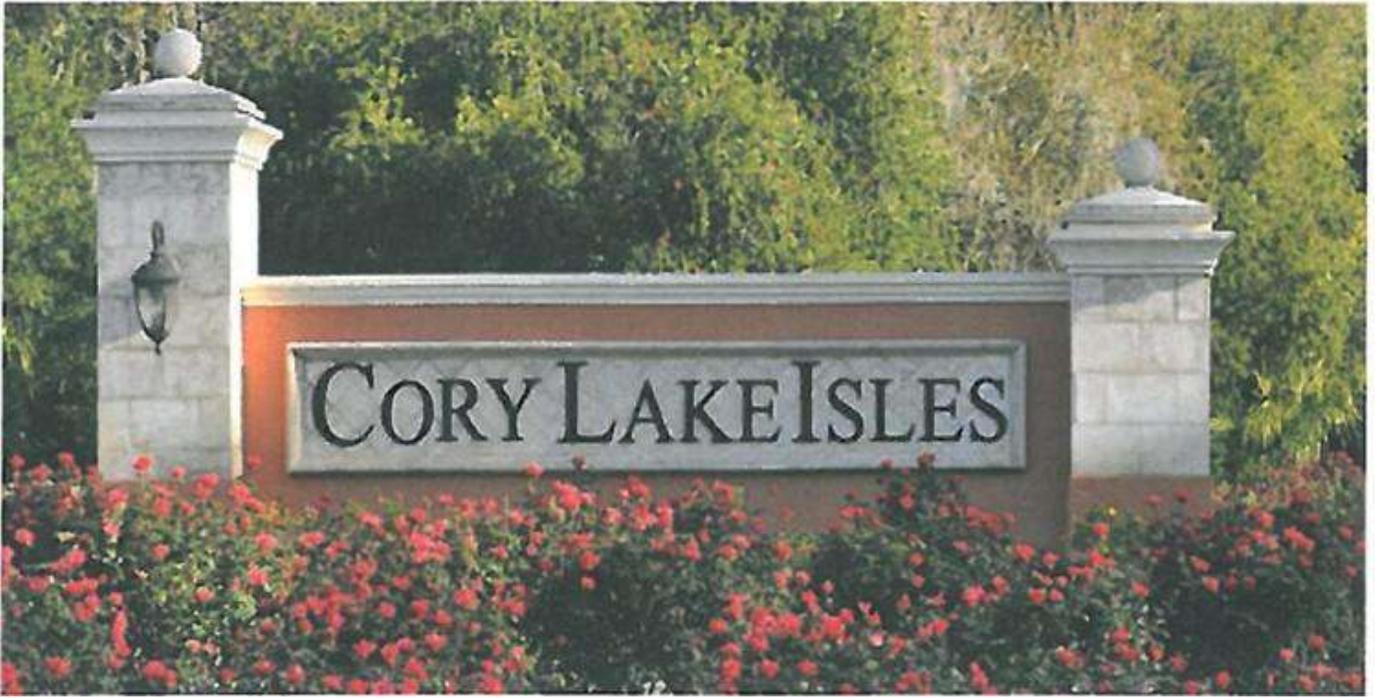
1. Envera

C. Close Closed Session

XIV. Adjournment

EXHIBIT 1

AGENDA



Cory Lakes Community Development District Policies

(Draft March 19, 2026)

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.

"**Facilities 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, Facilities Manager, Office Administrator, Attendants, On-duty Security Personnel, and any other person acting in said capacity.

"**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 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.

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, Facilities 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.

General Provisions

1. 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.
2. 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.
3. 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.
4. 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.
5. 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, volleyball court) will remain open for use from dawn until 10:00 p.m.
 - i. All Sport Facilities must be vacated by 10 p.m.
 - 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.
6. 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.
7. 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.
8. Inflatables such as water slides or bounce houses are strictly prohibited on any District property (except

for events sponsored by the District).

9. 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.
10. 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.
11. Destruction, removal or defacing of park equipment, plants, (including driving on the grass), structures, District property or surrounding wildlife areas is strictly prohibited.
12. 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 Facilities immediately. All Patrons, Guests, District Staff, and contractors must treat each other with mutual respect at all times.
13. 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.
14. All trash and waste must be deposited in receptacles. Food and perishable items are not to be left on District property.
15. 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.
16. No fireworks of any kind are allowed on District property.
17. No illegal 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.
18. 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.
19. 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. 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.
20. Guests must be accompanied by a Patron at all times while using any of the Amenity Facilities.
21. Only District employees, contractors, and staff are allowed in the service areas of the Amenity Facilities; services areas are supply closets, storage areas, areas where technology equipment is installed or stored, areas with signage of restricted access, and other areas where only staff and authorized vendors are permitted.

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.

23. 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.
24. The Amenity Facilities cannot be used for fundraising events without permission from the District Supervisors in advance of the planned event.
25. 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.
26. 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.
27. 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.
28. Any perceived or observed illegal activity should be referred to the appropriate law enforcement authorities and District security.
29. Patron may also be subject to the imposition of fines by the POA for violation of the covenants.
30. To ensure the safety of our Patrons and reduce the liability of the District, any person wishing to train, conduct, or instruct a class that involves any physical activity on District property, whether fee-based or free, must be preapproved by the 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. The instructor is not authorized to assign or sublease their agreement.

- 31.** District property and facilities may not be used as a drop-off point for any third-party donation collections.
- 32.** 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.
- 33.** Any District property or equipment that is found to be damaged or unsafe should be promptly reported to District staff.
- 34.** 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.
- 35.** Any signs posted on District Property must be authorized by the Board.
- 36.** No outdoor grilling or fires are permitted on District property.

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. Fees are listed in the rental agreements.
9. 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.
10. 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.
11. 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.
12. All checks and money orders are to be made payable to the Cory Lakes Community Development District. Cash is not accepted.
13. 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.
14. 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.
15. 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.
16. Capacity: The capacity cannot exceed 100 people for a sit-down dinner event.

17. 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.
18. 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.
19. 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.
 - c. No sternos, votives, or other open or contained flames of any kind are permitted.
 1. Electric heating pads are permitted when used according to manufacturer's specifications.
20. 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, lighters, or lighting of matches is allowed.
21. The volume of live or recorded music must not violate applicable city of Tampa Noise Ordinances.
22. 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.
23. 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.
24. 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.
7. Capacity: Total party attendees at the pool cannot exceed 20 people. This number includes all children and adults, guests, and patrons.
8. 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. Capacity cannot be exceeded.
 - c. Time period may not be exceeded.
9. No food or beverages are to be brought into the pool. Food may be served on the beach. Only drinks in containers with lids are permitted within the confines of the pool area. No glass of any kind is allowed in the pool/pool area.
10. Functions may be canceled due to bad weather or pool malfunctions. District Staff will give as much advance- notice as possible.
11. Alcohol may not be consumed at the pool/pool area.
12. Tabletop decorations only in the pool area. (no balloons, confetti or signs taped to wall/canvas picture).
13. No grilling or fires are allowed.
14. No loud music.
15. For children's parties, there must be at least 1 Adult Patron for every 4 children under the age of 14. The Adult Patrons must be present at all times to supervise the party.

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 are 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.
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 have 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. No one may 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. No jumping off the bridge or leaning over the bridge. No throwing anything off the bridge.
31. Return all chairs and tables to their original position.
32. Remove all refuse and place in garbage receptacles.
33. 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 Facilities 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 submit them to the Facilities Manager.
9. No prior reservation is required to use the tennis courts. They are available on a first come first served basis. Use of tennis court is limited to one hour when other players are waiting.
10. Players must place trash and debris in the trash receptacles provided at the court entrances.
11. No food, glass bottles, cans or breakable items permitted inside the enclosure.
12. Tennis courts are for the play of tennis only. Pets, roller blades, bicycles, skateboards, scooters (etc.) and other activities are not permitted inside the enclosures.
13. Gates must be closed at all times during play and upon leaving the courts.
14. Do not prop the gate open with any other material leaving the court unsecured.
15. There is no restroom inside enclosure or outside courts area. Use the restrooms inside the clubhouse.
16. Only shoes designed specifically for playing tennis are permitted on the courts. Proper attire should be worn while playing tennis. Shirt must be worn at all times.
17. The Patron reserving a court for pickleball is responsible for setting up and taking down the portable nets.

Basketball, Volleyball and Hockey Court Policies

1. Use of the facilities is limited to the time indicated on court signage.
2. All Patrons and guests must leave the court at the end of their allotted time.
3. If Tennis Court #4 is occupied, the Hockey Rink can be utilized for pickleball.
4. Anyone under the age of 14 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 volleyball 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, volleyball 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 Facilities Manager.
 - a. The Facilities 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. 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. 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.
2. No cars are to be parked overnight on any street. No cars are to be parked on easements.
3. Improperly parked vehicles will be subject to 1 No Parking Warning provided by District’s security company. Thereafter, the vehicle is subject to towing at owner’s expense.
4. Residents who require additional temporary on-street overnight parking must obtain a parking pass from the District 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.

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 residents 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 at the District office 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 10:00 p.m.
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 fingerprint 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

A fee is to be paid for a Patron security 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 lot. 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 District 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 District 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 Facilities Manager or District Manager**
 - a. The Facilities 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 Facilities 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 Facilities 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 Facilities 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 email or US 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 Amenity 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 anyone subject to a suspension or termination is found on the premises, such person may be subject to arrest for trespassing.

6. Appeal of Suspension

- a. A Patron subject to a suspension may appeal the suspension to the Board by filing a written request for an appeal submitted to the Chair of the Board 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 Board shall consider the appeal at its next 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 2

AGENDA

Irrigation Inspection

Job Details

Date:
02/04/2026

Controller Make and Model:
Rainbirs Esp-Modular

Property Name from Inspection:
Cory Lakes CDD

Controller Location:
Front tennis court and parking lot after gate right side

Controller Name:
Timer #1

POC:
Well pump

Weather Sensor Operational:
WORKING

Account Manager:
STEVE SMALL

Are repairs included in Contractual Agreement:
Yes

Program Details

Program	Start Time	Run Days
A	12:00 AM	Tuesday Thursday Saturday

Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
1- Drip- around north tennis court	20	No				No	No
2- Spray-north tennis court and south basketball court	20	No				No	No
3- Spray-south parking lot, south tennis court and front parking lot	20	No				No	No
4- Rotor- Cory Lake Dr. Front volleyball court	60	No				No	No

Irrigation Inspection

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? No

Controller Wet Check Finished: Yes

Technician Name: Javier Bellido Morales

Is Property fully Inspected: No

Supervisor Name: Elias Avila

Irrigation Inspection

Job Details

Date:
02/04/2026

Controller Make and Model:
Hunter I-CORE

Property Name from Inspection:
Cory Lakes CDD

Controller Location:
Club house well pump side

Controller Name:
Timer #2

POC:
Well pump

Weather Sensor Operational:
WORKING

Account Manager:
STEVE SMALL

Are repairs included in Contractual Agreement:
Yes

Program Details

Program	Start Time	Run Days
A	02:00 AM	Monday Wednesday Friday

Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
1- Spray- Cory Lake Dr. Front life station sidewalk	25	No				No	No

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
2- Spray/Rotor- Cory Lake Dr and Cachet Isle south west front controller	40	No				No	No

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
3- Spray- north parking lot club house west	25	No				No	No

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
4- Spray- north parking lot club house east	25	No				No	No

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
5- Spray- south parking lot club house	50	No				No	No

Irrigation Inspection

Zone Information							
Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
6- Spray- Beach club monuments sidewalk to the south	25	No				No	No
Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
7- Spray- Cory Lake Dr both sides bridge next to the pool	15	No				No	No

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? No

Controller Wet Check Finished: Yes

Technician Name: Javier Bellido Morales

Is Property fully Inspected: No

Supervisor Name: Elias Avila

Irrigation Inspection

Job Details

Date:
02/05/2026

Controller Make and Model:
Rainbird Esp-ME3

Property Name from Inspection:
Cory Lakes CDD

Controller Location:
Cory Lake Dr and Cory Lake Blvd next to the house

Controller Name:
Timer #3

POC:
Potable

Weather Sensor Operational:
WORKING

Account Manager:
STEVE SMALL

Are repairs included in Contractual Agreement:
Yes

Program Details

Program	Start Time	Run Days
A	08:00 PM	Monday Wednesday Friday

Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
1- Spray/Rotor-Morningside Entrance Cory Lake Dr Monument	30	No				No	No

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? No

Controller Wet Check Finished: Yes

Technician Name: Javier Bellido Morales

Is Property fully Inspected: No

Supervisor Name: Elias Avila

Irrigation Inspection

Job Details

Date:
02/04/2026

Controller Make and Model:
Rainbird Esp-ME3

Property Name from Inspection:
Cory Lakes CDD

Controller Location:
Morris bridge dr entrance after Capri Isle front lake next to well pump

Controller Name:
Timer #4

POC:
Well pump

Weather Sensor Operational:
WORKING

Account Manager:
STEVE SMALL

Are repairs included in Contractual Agreement:
Yes

Program Details

Program	Start Time	Run Days
A	08:00 PM	Tuesday Friday Sunday

Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
1- Rotor- Morris bridge entrance after gate middler island north side	45	No				No	No

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
2- Rotor-Morris Bridge entrance after gate middler island south (sod)	45	No				No	No

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
3- Rotor- Cory Lake Dr and Capri Isle Monument side to controller	45	No				No	No

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
4- Rotor- Cory Lake Dr and Cory Lake Blvd middler island north	45	No				No	No

Irrigation Inspection

Zone Information							
Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
5- Rotor- Cory Lake Dr and Cory Lake Blvd middler island south (Sod)	45	No				No	No
6- Rotor- Cory Lake Dr and Capri Isle west middler island north	45	Yes	MPR Rotator Nozzle	2	Yes	No	No
7- Rotor/MP- Cory Lake Dr and Cory Lake Blvd south corner	45	No				No	No
8- Rotor- Cory Lake Dr and Capri Isle west middler island south (sod)	45	No				No	No
9-Rotor-	45	No				No	No
10- Rotor- Cory Lake Dr and Crossing Controller exit side	45	No				No	No

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? No

Controller Wet Check Finished: Yes

Technician Name: Javier Bellido Morales

Is Property fully Inspected: No

Supervisor Name: Elias Avila

Irrigation Inspection

Job Details

Date:
02/04/2026

Controller Make and Model:
Rainbird Esp-ME3

Property Name from Inspection:
Cory Lakes CDD

Controller Location:
Entrance Morris bridge Entrance side before gate well pump area

Controller Name:
Timer #5

POC:
Well pump

Weather Sensor Operational:
WORKING

Account Manager:
STEVE SMALL

Are repairs included in Contractual Agreement:
Yes

Program Details

Program	Start Time	Run Days
A	11:00 PM	Monday Wednesday Friday

Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
1- Rotor/Spray-Middler island front monuments Morris bridge entrance	45	No				No	No

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
2- Spray-Small Middler island front controller	20	No				No	No

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
3- Spray/MP- Morris bridge entrance middler island to gate exit side	30	No				No	No

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
4- Rotor- Front Guard house and Middler island	45	No				No	No

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
5- Spray/Rotor- exit side middler small island and exit side	30	No				No	No

Irrigation Inspection

Zone Information							
Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
6- Rotor- Exit side sidewalk area around lake	45	No				No	No
Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
7- Rotor- Morris bridge exit side big field	45	No				No	No
Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
8- Rotor- Morris bridge entrance side big field to inside	45	No				No	No
Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
9- Rotor- Entrance side next to gate	45	No				No	No
Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
10- Rotor- exit side next to gate	45	No				No	No

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? No

Controller Wet Check Finished: Yes

Technician Name: Javier Bellido Morales

Is Property fully Inspected: No

Supervisor Name: Elias Avila

Irrigation Inspection

Job Details

Date: 02/05/2026	Controller Make and Model: Hunter XC Hybrid
Property Name from Inspection: Cory Lakes CDD	Controller Location: Park Front#10911
Controller Name: Timer #7	POC: Potable
Weather Sensor Operational: WORKING	Account Manager: STEVE SMALL
Are repairs included in Contractual Agreement: Yes	

Program Details

Program	Start Time	Run Days
A	01:00 AM	Thursday Sunday

Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
1- Spray- front # 10913	30	Yes	MPR Rotator Nozzle	12	Yes	No	Yes

Zone Assessment:

1- Spray- front # 10913
2000 mp 230- 290
(for allocation parts only)

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
2- Rotor- Front # #10911 plants	50	No				No	No

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
3- Rotor- Front #10911 sod	50	No				No	No

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
4- Rotor- Next to #10908	50	No				No	No

Irrigation Inspection

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? No

Controller Wet Check Finished: Yes

Technician Name: Javier Bellido Morales

Is Property fully Inspected: No

Supervisor Name: Elias Avila

Irrigation Inspection

Job Details

Date:
02/05/2026

Controller Make and Model:
Hunter XC Hybrid

Property Name from Inspection:
Cory Lakes CDD

Controller Location:
Front # 10827

Controller Name:
Timer #8

POC:
Potable

Weather Sensor Operational:
WORKING

Account Manager:
STEVE SMALL

Are repairs included in Contractual Agreement:
Yes

Program Details

Program	Start Time	Run Days
A	11:30 PM	Thursday Sunday

Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
1-	02	No				No	No
Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
2-Rotor- Front #10827 and #10825	35	No				No	No
Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
3- Rotor-left side of life station	35	No				No	No
Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
4- Rotor - Next to #10832	35	No				No	No
Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
5- Rotor - Front #10829	35	No				No	No

Irrigation Inspection

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? No

Controller Wet Check Finished: Yes

Technician Name: Javier Bellido Morales

Is Property fully Inspected: No

Supervisor Name: Elias Avila

Irrigation Inspection

Job Details

Date: 02/05/2026
Controller Make and Model: Hunter XC Hybrid
Property Name from Inspection: Cory Lakes CDD
Controller Location: Playground Front #10812
Controller Name: Timer #9
POC: Potable
Weather Sensor Operational: WORKING
Account Manager: STEVE SMALL
Are repairs included in Contractual Agreement: Yes

Program Details

Program	Start Time	Run Days
A	11:00 PM	Monday Wednesday Friday

Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
1- Rotor- West park	35	No				No	No
2- Rotor- Front slide playground	35	No				No	No
3- Rotor- Front #10816	35	No				No	No
4- Rotor- Front #10820	35	No				No	No

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? No

Controller Wet Check Finished: Yes
Technician Name: Javier Bellido Morales
Is Property fully Inspected: Yes
Supervisor Name: Elias Avila

Irrigation Inspection

Job Details

Date:
02/05/2026

Controller Make and Model:
Rainbird Esp-ME3

Property Name from Inspection:
Cory Lakes CDD

Controller Location:
Barbado Isle Monument

Controller Name:
Timer #10

POC:
Potable

Weather Sensor Operational:
WORKING

Account Manager:
STEVE SMALL

Are repairs included in Contractual Agreement:
Yes

Program Details

Program	Start Time	Run Days
A	11:00 PM	Tuesday Thursday Saturday

Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
1- Spray- Barbados Isle Monument	30	No				No	No
2- Rotor- Next to #10824 road	45	No				No	No
3- Rotor- Cory Lake Dr west Barbados entrance road side	45	No				No	No
4- Rotor- Next to #10824 sidewalk	45	No				No	No
5- Rotor- Cory Lake Dr east Barbados entrance road side	45	No				No	No
6- Rotor- Next to #10830 sidewalk	45	No				No	No

Irrigation Inspection

Zone Information							
Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
7- Rotor- Next to #10830 road side	30	No				No	No

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? No

Controller Wet Check Finished: Yes

Technician Name: Javier Bellido Morales

Is Property fully Inspected: No

Supervisor Name: Elias Avila

Irrigation Inspection

Job Details

Date:
02/05/2026

Controller Make and Model:
Hunter XC Hybrid

Property Name from Inspection:
Cory Lakes CDD

Controller Location:
Front #10753

Controller Name:
Timer #11

POC:
Potable

Weather Sensor Operational:
WORKING

Account Manager:
STEVE SMALL

Are repairs included in Contractual Agreement:
Yes

Program Details

Program	Start Time	Run Days
A	12:00 AM	Tuesday Thursday Saturday

Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
1- Rotor/Spray-Front #10759	45	No				No	No
2- Spray- Front # 10757	30	No				No	No
3- Spray- Front #10755 to #10757	30	No				No	No
4- Spray- Front #10751	30	No				No	No
5- Rotor- Front # 10749	45	No				No	No
6- Rotor- Front Controller #13	45	No				No	No

Irrigation Inspection

Zone Information							
Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
7- Rotor/Spray- Front #10743	45	No				No	No
Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
8- Rotor- Front # 10749 behind plants	45	No				No	No

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? No

Controller Wet Check Finished: Yes

Technician Name: Javier Bellido Morales

Is Property fully Inspected: No

Supervisor Name: Elias Avila

Irrigation Inspection

Job Details

Date:
02/05/2026

Controller Make and Model:
Hunter XC Hybrid

Property Name from Inspection:
Cory Lakes CDD

Controller Location:
Front Barbados entrance

Controller Name:
Timer #12

POC:
Potable

Weather Sensor Operational:
WORKING

Account Manager:
STEVE SMALL

Are repairs included in Contractual Agreement:
Yes

Program Details

Program	Start Time	Run Days
A	08:00 PM	Monday Wednesday Friday

Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
1- Rotor- Next to #10812	45	No				No	No

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
2- Rotor- Front # 10830	45	No				No	No

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
3- Rotor- Front #10830 start in light post 30201/48399	45	No				No	No

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
4- Rotor- Front Barbados entrance	45	No				No	No

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
5- Rotor- Front controller #12	45	No				No	No

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
6- Rotor- Front controller #14	45	No				No	No

Irrigation Inspection

Zone Information							
Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
7- Rotor- Front #10759 south east	45	No				No	No
Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
8- Rotor- near to house, Crossing house	45	No				No	No

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? No

Controller Wet Check Finished: Yes

Technician Name: Javier Bellido Morales

Is Property fully Inspected: No

Supervisor Name: Elias Avila

Irrigation Inspection

Job Details

Date: 02/05/2026
Controller Make and Model: Hunter XC Hybrid
Property Name from Inspection: Cory Lakes CDD
Controller Location: Next to #10749
Controller Name: Timer #13
POC: Potable
Weather Sensor Operational: WORKING
Account Manager: STEVE SMALL
Are repairs included in Contractual Agreement: Yes

Program Details

Program	Start Time	Run Days
A	02:00 AM	Monday Wednesday Friday

Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
1- Rotor- next to #10743	50	No				No	No

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
2- Rotor- next to #10749 Front controller	50	No				No	No

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? No

Controller Wet Check Finished: Yes
Technician Name: Javier Bellido Morales
Is Property fully Inspected: No
Supervisor Name: Elías Avila

Irrigation Inspection

Job Details

Date: 02/05/2026	Controller Make and Model: Hunter XC Hybrid
Property Name from Inspection: Cory Lakes CDD	Controller Location: Next to #10824
Controller Name: Timer #14	POC: Potable
Weather Sensor Operational: WORKING	Account Manager: STEVE SMALL
Are repairs included in Contractual Agreement: Yes	

Program Details

Program	Start Time	Run Days
A	04:00 AM	Wednesday Friday Sunday

Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
1- Spray - right side controller	25	No				No	No
Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
2- Spray- left side controller	25	No				No	No

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? No

Controller Wet Check Finished: Yes

Technician Name: Javier Bellido Morales

Is Property fully Inspected: No

Supervisor Name: Elias Avila

Irrigation Inspection

Job Details

Date: 02/05/2026
Controller Make and Model: Hunter XC Hybrid
Property Name from Inspection: Cory Lakes CDD
Controller Location: Next to #10588
Controller Name: Timer #16
POC: Potable
Weather Sensor Operational: WORKING
Account Manager: STEVE SMALL
Are repairs included in Contractual Agreement: Yes

Program Details

Program	Start Time	Run Days
A	03:00 AM	Monday Wednesday Friday

Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
1- Rotor- Front controller	30	No				No	No
2- Spray- Front controller sidewalk out side	30	No				No	No
3- Spray- Front controller sidewalk in side	30	No				No	No

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? No

Controller Wet Check Finished: Yes
Technician Name: Javier Bellido Morales
Is Property fully Inspected: No
Supervisor Name: Elias Avila

Irrigation Inspection

Job Details

Date:
02/05/2026

Controller Make and Model:
Hunter XC Hybrid

Property Name from Inspection:
Cory Lakes CDD

Controller Location:
Next to #10503

Controller Name:
Timer #17

POC:
Potable

Weather Sensor Operational:
WORKING

Account Manager:
STEVE SMALL

Are repairs included in Contractual Agreement:
Yes

Program Details

Program	Start Time	Run Days
A	10:30 PM	Monday Wednesday Friday Sunday

Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
1- Spray- Front controller and Bermuda entrance sidewalk	30	No				No	No
2- Spray- Front controller sidewalk outside	30	No				No	No
3- Rotor- Next to #10569	60	No				No	No
4- Spray- next to #10503 sidewalk in side	30	No				No	No
5- Spray- Next to #10569 out sidewalk	30	No				No	No

Irrigation Inspection

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? No

Controller Wet Check Finished: Yes

Technician Name: Javier Bellido Morales

Is Property fully Inspected: No

Supervisor Name: Elias Avila

Irrigation Inspection

Job Details

Date:
02/05/2026

Controller Make and Model:
Hunter XC Hybrid

Property Name from Inspection:
Cory Lakes CDD

Controller Location:
Caprice Entrance

Controller Name:
Timer #18

POC:
Potable

Weather Sensor Operational:
WORKING

Account Manager:
STEVE SMALL

Are repairs included in Contractual Agreement:
Yes

Program Details

Program	Start Time	Run Days
A	02:00 AM	Monday Wednesday Friday

Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
1- Bubbler- Capri Entrance side	1	No				No	No

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
2- Spray- Capri entrance side	30	No				No	No

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
3- Bubbler- Capri entrance, exit side	1	No				No	No

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
4- Spray/MP- Capri entrance, exit side in sidewalk	45	No				No	No

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
5- Spray- Capri entrance, exit side out sidewalk	20	No				No	No

Irrigation Inspection

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? No

Controller Wet Check Finished: Yes

Technician Name: Javier Bellido Morales

Is Property fully Inspected: No

Supervisor Name: Elias Avila

Irrigation Inspection

Job Details

Date:
02/05/2026

Controller Make and Model:
Hunter XC Hybrid

Property Name from Inspection:
Cory Lakes CDD

Controller Location:
Anguilla Isle Ave Next to #15202

Controller Name:
Timer #23

POC:
Potable

Weather Sensor Operational:
WORKING

Account Manager:
STEVE SMALL

Are repairs included in Contractual Agreement:
Yes

Program Details

Program	Start Time	Run Days
A	08:00 PM	Monday Wednesday Friday

Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
1- Spray- Next to #15202 Sidewalk	20	No				No	No
2- Rotor- Next to #15202 in sidewalk	35	No				No	No
3- Rotor- Front mail boxes	35	No				No	No
4- Spray/Rotor- mail boxes left side	35	No				No	No
5- Bubbler- front controller	10	No				No	No
6- Drip- mail boxes side	45	No				No	No

Irrigation Inspection

Zone Information							
Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
7- Rotor- Front controller	45	No				No	No
Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
8- Spray/Rotor- Cory Lake Dr and Cory Lake Blvd North east	30	No				No	No
Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
9- Rotor- Cory Lake Dr and Cory Lake Blvd North	50	No				No	No

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? No

Controller Wet Check Finished: Yes

Technician Name: Javier Bellido Morales

Is Property fully Inspected: No

Supervisor Name: Elias Avila

Irrigation Inspection

Job Details

Date: 02/05/2026	Controller Make and Model: Hunter XC Hybrid
Property Name from Inspection: Cory Lakes CDD	Controller Location: Volleyball court
Controller Name: Timer #25	POC: Well pump
Weather Sensor Operational: WORKING	Account Manager: STEVE SMALL
Are repairs included in Contractual Agreement: Yes	

Program Details

Program	Start Time	Run Days
A	05:00 AM	Monday Friday

Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
1- Spray- North west volleyball court	20	No				No	No
Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
2- Spray- south east volleyball court	20	No				No	No

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? No

Controller Wet Check Finished: Yes

Technician Name: Javier Bellido Morales

Is Property fully Inspected: No

Supervisor Name: Elias Avila

Irrigation Inspection

Job Details

Date:
02/04/2026

Controller Make and Model:
Rainbird Esp-me

Property Name from Inspection:
Cory Lakes CDD

Controller Location:
Inside the building pool storage room

Controller Name:
Timer 2-A

POC:
Well pump

Weather Sensor Operational:
WORKING

Account Manager:
STEVE SMALL

Are repairs included in Contractual Agreement:
Yes

Program Details

Program	Start Time	Run Days
A	02:00 AM	Monday Wednesday Friday

Zone Information

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
1- Spray- north west pool near big lake	30	No				No	No

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
2- Spray- north east building in sidewalk	30	No				No	No

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
3- Spray- east building out sidewalk	30	No				No	No

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
4- Rotor- south east pool and building	45	No				No	No

Zone #, Type and Location	Run Times	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessment
5- Rotor- south west pool and building	45	No				No	No

Irrigation Inspection

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? No

Controller Wet Check Finished: Yes

Technician Name: Javier Bellido Morales

Is Property fully Inspected: No

Supervisor Name: Elias Avila

EXHIBIT 3

AGENDA

Juniper

Proposal

Proposal No.: 377035

Proposed Date: 02/11/26

PROPERTY:	FOR:
Cory Lakes CDD Philip Cusumano 10441 Cory Lake Drive Tampa, FL 33647	Enhancement - At the entrance and exit of the clubhouse remove and install new material

At the entrance and exit of clubhouse remove the old existing Ligustrum and stump grind, at the other entrance stump grind remaining stump from damage of hurricane. Install new Date palms in these areas with smaller plant material around palms, this change will match with what is there along sidewalk. Any irrigation mods will be a time and material cost not associated with this proposal.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Clubhouse Entrance & Exit Side Install					
Site Prep					\$440.00
Bed Prep - Plant, Sod, Debris Removal	4.00	HR	\$60.00	\$240.00	
Debris by the truck	1.00	1	\$200.00	\$200.00	
Landscape Material					\$4,980.00
Enhancement Labor	14.00	HR	\$60.00	\$840.00	
Triple Pigmy Date Palm 30Gal	4.00	30g	\$420.00	\$1,680.00	
Dwarf Ixora, 03 gallon - 03G	50.00	03g	\$20.00	\$1,000.00	
Pink Hibiscus, 03 gallon - 03G	4.00	03g	\$20.00	\$80.00	
Emerald Green Goddess, Liriope, 01 gallon - 01G	80.00	01g	\$11.00	\$880.00	
Removal and stump Grind	1.00	1	\$500.00	\$500.00	
				Total:	\$5,420.00

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

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

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

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

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

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

EXHIBIT 4

AGENDA

Juniper

Proposal

Proposal No.: 385025

Proposed Date: 02/10/26

PROPERTY:	FOR:
Cory Lakes CDD Philip Cusumano 10441 Cory Lake Drive Tampa, FL 33647	February 2026 Irrigation Repair-Antilles Isle Lane Park-Relocate Pipe

Antilles Isle Lane Park- Relocate pipe around new fence.



ITEM	QTY	UOM	TOTAL
Irrigation Renovation			
Lateral Components			\$225.87
Irrigation Tech Labor	3.00	HR	
Sch 40 PVC 90 Degree Elbow 3/4 in. Socket	4.00	EA	
Sch 40 PVC Coupling 3/4 in. Socket	1.00	EA	

NDS Pro-Span PVC Expansion Repair Coupling 3/4 in. Socket x Spigot SLIP FIX	1.00	EA
PVC Pipe 3/4 in. x 20 ft. Schedule 40 Bell End (Sold per ft.)	4.00	FT

Total: \$225.87

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

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

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

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

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

Signature (Owner/Property Manager) _____
Date

Printed Name (Owner/Property Manager)

Signature - Representative _____
Date

EXHIBIT 5

AGENDA

Juniper

Proposal

Proposal No.: 389837

Proposed Date: 03/11/26

PROPERTY:	FOR:
Cory Lakes CDD Philip Cusumano 10441 Cory Lake Drive Tampa, FL 33647	Cory Lakes Cdd Mulch Guard for tennis court quote

The following quote is for the installation of a pro slide black aluminum landscape mulch guard barrier to keep the mulch from spilling into the court area. Any irrigation modifications will be a time and material cost not associated to this proposal.



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Cory Lakes Cdd Mulch Guard Quote for Tennis Court					
Site Prep					\$720.00
Bed Prep - Plant, Sod, Debris Removal	12.00	HR	\$60.00	\$720.00	
Landscape Material					\$3,495.20
Enhancement Labor	15.00	HR	\$60.00	\$900.00	
Black Aluminum Edging 1/8in. x 4in. x 16ft	16.00	EA	\$162.20	\$2,595.20	
				Total:	\$4,215.20

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

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

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

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

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

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

EXHIBIT 6

AGENDA

Juniper

Proposal

Proposal No.: 389791

Proposed Date: 03/11/26

PROPERTY:	FOR:
Cory Lakes CDD Philip Cusumano 10441 Cory Lake Drive Tampa, FL 33647	Cory Lakes Cdd Deep root barrier Quote for tennis court areas

The following quote is for the install of a root barrier protector around the tennis court with the palms close to the concrete and for the palm deboot to allow easier access for the crew members digging operations. The work will consist of digging 30inches deep 10inches wide and putting in 24x24-inch barriers on a distance of approximately 100ft to prevent the roots from encroaching into or underneath the tennis court concrete. All debris will be removed from site on a dump truck. Any irrigation modifications will be a time and material cost not associated to this proposal.



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Tennis Court Deep Root Barrier and Palm deebooting					
Site Prep					\$1,640.00
Bed Prep - Plant, Sod, Debris Removal	24.00	HR	\$60.00	\$1,440.00	
Debris by the truck	1.00	1	\$200.00	\$200.00	
Landscape Material					\$2,400.00
Enhancement Labor	12.00	HR	\$60.00	\$720.00	
Deep Root Barrier Guard	40.00	EA	\$42.00	\$1,680.00	
				Total:	\$4,040.00

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

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

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

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

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

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

EXHIBIT 7

AGENDA

Juniper

Proposal

Proposal No.: 389774
Proposed Date: 03/11/26

PROPERTY:	FOR:
Cory Lakes CDD Philip Cusumano 10441 Cory Lake Drive Tampa, FL 33647	Cory Lakes Spring Flower Rotation

The following quote is for the spring flower rotation. The suggested flowers install will be yellow marigolds, red begonias and white begonias. Attached you will see some examples of how the flowers look.







ITEM	QTY	UOM	TOTAL
Cory lakes Spring Flowers			
Landscape Material			\$1,750.00
Misc Sub	700.00	EA	
Total:			\$1,750.00

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

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

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

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

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

Signature (Owner/Property Manager) _____
Date

Printed Name (Owner/Property Manager)

Signature - Representative _____
Date

EXHIBIT 8

AGENDA



Cory Lakes CDD Aquatics

Inspection Date:

3/11/2026 11:57 AM

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 growth observed. Routine monitoring and treatment as needed will continue.

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

SITE: 2

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Some new growth is emerging from the shallow section. Technicians will continue to monitor and treat if it becomes an issue. It may be beneficial to allow this to continue growing and become a natural littoral shelf. No algae observed.

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

Inspection Report

SITE: 3

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

One new section of dwarf babytears has appeared. Technicians have figured out an herbicide mix that can quickly clear this and will employ it next visit. No algae observed.

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

SITE: 8.1

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No algae or nuisance growth observed. Routine monitoring and treatment as needed will continue.

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

Inspection Report

SITE: 8.2

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No algae or nuisance growth observed. Routine monitoring and treatment as needed will continue.

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

SITE: 8.4

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No algae or nuisance growth observed. Routine monitoring and treatment as needed will continue.

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

Inspection Report

SITE: 8.5

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No algae or nuisance growth observed. Routine monitoring and treatment as needed will continue.

It appears someone is either making a visit to the conservation island in the middle, or a boat came loose.

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

SITE: 8.7

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No algae or nuisance growth observed. Routine monitoring and treatment as needed will continue.

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

Inspection Report

SITE: 8.8

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No algae or nuisance growth observed. Routine monitoring and treatment as needed will continue.

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

SITE: 9

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

More new growth of dwarf baytears. Water clarity has likely allowed for rapid growth. This pond has a history of flare-ups like these so technicians have learned what it responds well to. This mix will be applied next visit. No algae observed.

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

MANAGEMENT SUMMARY



Cooler days are behind us now that Spring has unofficially started in Florida. Daylight hours are already increasing and rain is slowly becoming more frequent. We're ramping up for growing season with more catered herbicide and algaecide mixes. Preventative treatments throughout the winter have been highly effective and will give technicians a good head start on grasses for the next month or so. Algae will likely be more of a focus for now as daytime temps hover in the mid-80's and rain only comes once per week.

Amazing pond conditions today. Algae is nonexistent and very little submerged vegetation that has recently appeared. Technicians will be able to clear this quickly before growing season fully kicks in. Hydrilla appears to have completely cleared from the lake, leaving it free of any nuisance growth. A technician is on-site today to treat the lake for any miniscule emergent growth on the exposed shorelines.

Excellent – The pond is in optimal condition with no visible issues; no improvement needed at this time.

Great – The pond is in strong overall health, with only minor, isolated concerns that do not currently impact function or appearance.

Good – The pond is generally healthy but displays multiple minor issues that may require continued monitoring or treatment.

Poor – The pond is impacted by significant algae, weeds, or submerged vegetation overgrowth, or contains excessive debris/trash.

Mixed Condition – The pond displays both healthy and problematic areas, with inconsistencies across the site.

Improving – Recent treatments or clean-up efforts are showing measurable success; signs of overgrowth or debris are visibly reduced.

RECOMMENDATIONS

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

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

Continue to apply treatment to overgrown littoral areas.

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

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

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



Cory Lakes CDD

10441 Cory Lake Drive, Tampa, Florida 33647

Gate Code:

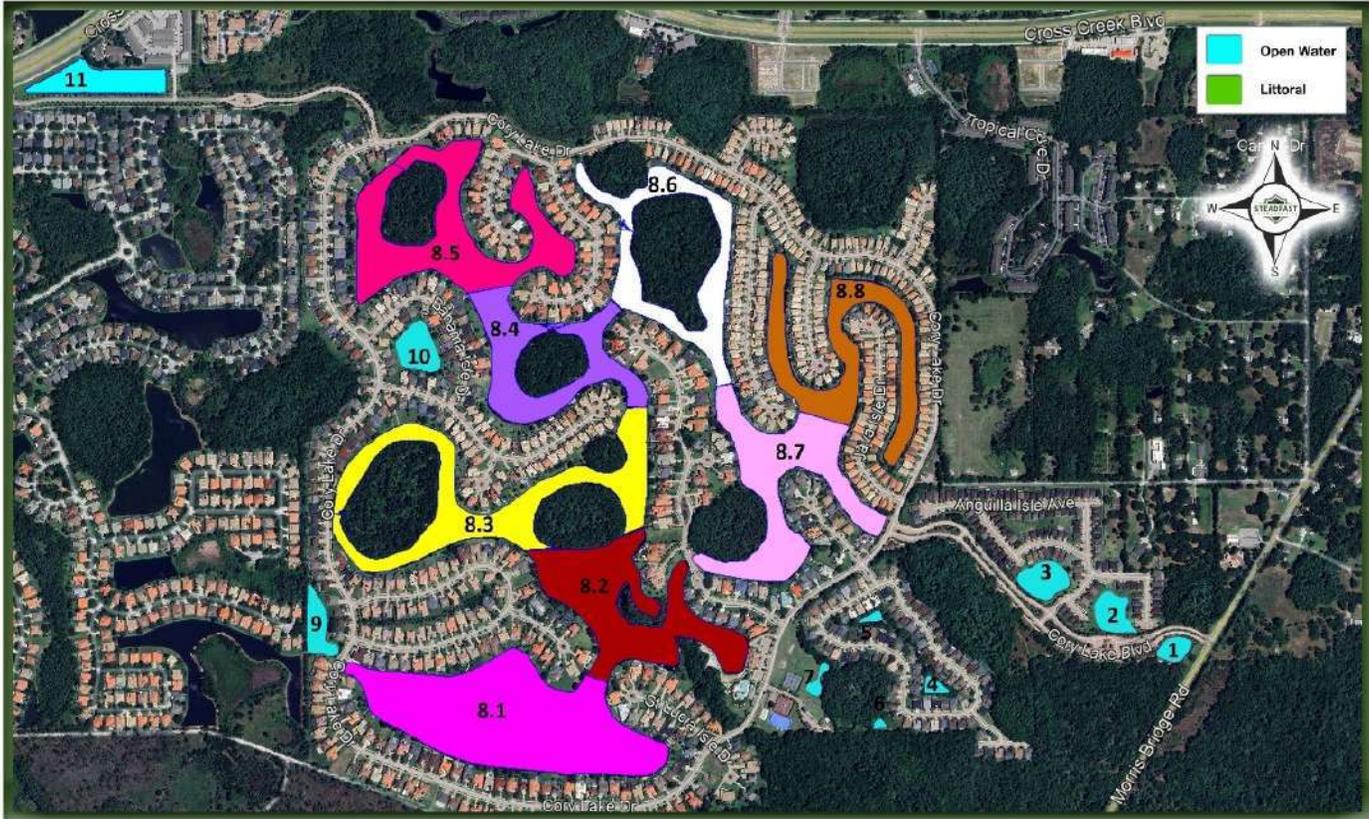


EXHIBIT 9

AGENDA

**Cory Lakes
Community Development District**

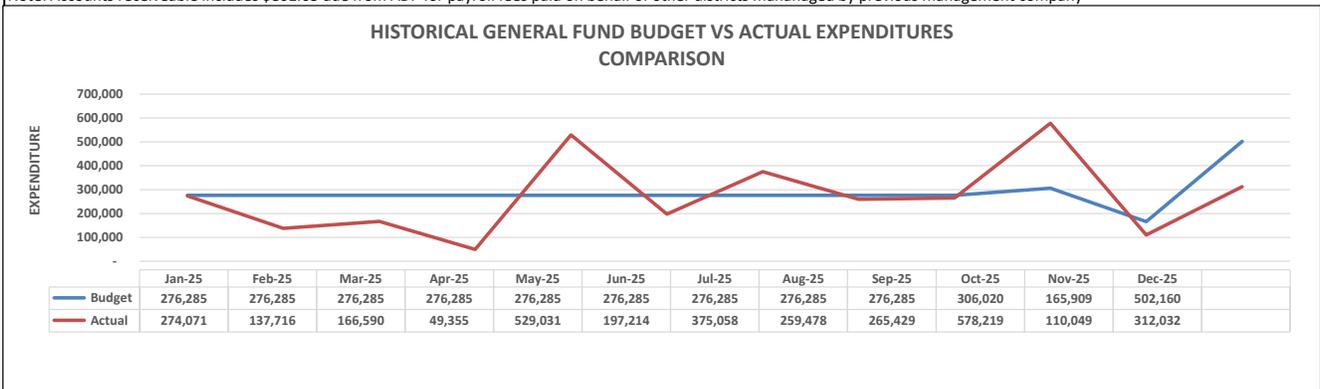
**Financial Statements
(Unaudited)**

December 31, 2025

CORY LAKES CDD
Financial Report Summary - General Fund - DRAFT PROJECTIONS
12/31/2025

	BS Line	GENERAL FUND	DEBT SERVICE
		12/31/2025	2013 12/31/2025
1 For The Period Ending :			
2 CASH BALANCE (MM AND OP ACCOUNTS)	3, 4, 8	\$ 2,008,308	\$ 190,559
3 CASH RESERVED FOR WEIR PROJECT (includes earned interest)	6	56,517	-
4 CASH RESERVED FOR OPERATING RESERVE (includes earned interest)	7	480,116	-
5 RESTRICTED CASH FOR DEBT SERVICE	9	90,877	-
6 PLUS: ACCOUNTS RECEIVABLE - ON ROLL	20	323,661	-
7 DUE FROM OTHER FUNDS	16,17,18,19	-	-
8 PLUS: ACCOUNTS RECEIVABLE - OTHER	22	300	-
9 PLUS: PREPAID AND DEPOSITS	23, 24	144,721	-
10 LESS: ACCOUNTS PAYABLE & ACCRUED EXPENSES	28, 29, 31,34, 35	(44,120)	-
11 LESS: DEFERRED REVENUES	32	(323,661)	-
12 LESS: DUE TO DEBT SERVICE	33	(90,877)	-
13 NET CASH BALANCE		\$ 2,645,842	\$ 190,559
14 Budgeted Fund Balance Analysis:(Based on 100% of the Budget to be Expended)			
15 NON SPENDABLE FOR PREPAIDS AND DEPOSITS		\$ 144,721	
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+\$18,340 contingency - \$202,860 spent)		\$ 56,517	
19 REMAINING BUDGET NEEDED FOR FY 2026 FISCAL YEAR		\$ 2,146,681	
20 Total Cash Required		\$ 2,828,035	
21 DIFFERENCE BETWEEN NET CASH BALANCE AND CASH REQUIRED		\$ (182,193)	
22 DEFERRED ASSESSMENTS RECEIVABLE TO BE COLLECTED		\$ 323,661	
23 Net Cash Surplus (Deficit) Projected at EOY		\$ 141,468	
24 ACTUAL GENERAL FUND REVENUE AND EXPENDITURES:(AFTER BUDGET COST SAVING MEASURES)			
	12/31/2025	12/31/2025	FAVORABLE
	ACTUAL	BUDGET	(UNFAVORABLE)
	YEAR-TO-DATE	YEAR-TO-DATE	VARIANCE
25 REVENUE (YTD) COLLECTED	\$ 2,785,839	\$ 1,416,989	\$ 1,368,850
26 EXPENDITURES (YTD)	(1,000,300)	(974,089)	(26,211)
27 NET OPERATING CHANGE	\$ 1,785,539	\$ 442,901	\$ 1,342,639
28 AVERAGE MONTHLY EXPENDITURES	\$ 333,433	\$ 324,696	\$ (8,737)
29 PROJECTED EOY BASED ON AVERAGE	\$ 4,001,199	\$ 3,203,498	\$ (797,701)
30 GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:			
	12/31/2025	12/31/2025	FAVORABLE
	ACTUAL	BUDGET	(UNFAVORABLE)
	YEAR-TO-DATE	YEAR-TO-DATE	VARIANCE
31 REVENUE:			
32 ASSESSMENTS ON-ROLL (NET)	\$ 2,472,937	\$ 1,118,894	\$ 1,354,043
33 ASSESSMENTS OFF-ROLL	-	-	-
34 INTEREST	11,007	7,500	3,507
35 MISCELLANEOUS REVENUE	11,299	-	11,299
36 TRANSFER	290,595	290,595	-
37 DECREASE IN RESERVES	-	-	-
38 TOTAL REVENUE	2,785,839	1,416,989	1,368,850
39 EXPENDITURES:			
40 ADMINISTRATIVE EXPENDITURES & DEBT SERVICE	47,383	91,491	44,107
41 UTILITIES	110,980	111,320	340
42 SECURITY OPERATIONS	135,161	126,598	(8,563)
43 CONTRACTED PERSONNEL AND AMENITY & FIELD OPERATIONS	90,905	75,875	(15,030)
44 LANDSCAPE MAINTENANCE	110,971	136,375	25,404
45 FACILITIES MAINTENANCE	493,454	418,287	(75,168)
46 FACILITIES MAINTENANCE (POOL)	11,445	14,144	2,699
47 CONTINGENCY	-	-	-
48 TOTAL EXPENDITURES	\$ 1,000,300	\$ 974,089	\$ (26,211)

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
DECEMBER 31, 2025**

	GENERAL FUND	DEBT SERVICE 2013	TOTAL GOVERNMENTAL FUNDS
1	ASSETS		
2	Operating account		
3	\$ 252,732	\$ -	\$ 252,732
4	-	-	-
5	-	-	-
6	37,288	-	37,288
7	56,517	-	56,517
8	480,116	-	480,116
9	1,755,577	-	1,755,577
10	90,877	-	90,877
11	Investments		
12	-	80,659	80,659
13	-	49,903	49,903
14	-	-	-
15	-	-	-
16	-	-	-
17	-	-	-
18	-	-	-
19	-	90,877	90,877
20	-	-	-
21	-	-	-
22	323,661	11,787	335,447
23	300	-	300
24	121,566	-	121,566
25	23,154	-	23,154
26	<u>3,141,788</u>	<u>\$ 233,226</u>	<u>\$ 3,375,014</u>
27	LIABILITIES AND FUND BALANCE		
28	Liabilities:		
29	\$ 5,320	\$ -	\$ 5,320
30	38,800	-	38,800
31	99	-	99
32	-	-	-
33	323,661	11,787	335,447
34	90,877	-	90,877
35	-	-	-
36	-	-	-
37	-	-	-
38	<u>458,756</u>	<u>11,787</u>	<u>470,543</u>
39	FUND BALANCES		
40	144,721	-	144,721
41	90,877	221,439	312,316
42	480,116	-	480,116
43	56,517	-	56,517
44	-	-	-
45	1,910,801	-	1,910,801
46	<u>2,683,032</u>	<u>221,439</u>	<u>2,904,471</u>
47	<u>\$ 3,141,788</u>	<u>\$ 233,226</u>	<u>\$ 3,375,014</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 DECEMBER 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	\$ 1,117,619	\$ 2,470,682	\$ 1,353,063	\$ (323,366)	88.43%
3 Assessment levy: Cachet	2,550	1,275	2,255	980	(295)	88.43%
4 Interest Revenue-Investments	30,000	7,500	11,007	3,507	(18,993)	36.69%
5 Miscellaneous Revenue						
6 Rental Income	-	-	8,838	8,838	8,838	0.00%
7 Bar Code Access	-	-	2,461	2,461	2,461	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	322,800	266,283	266,283	-	(56,517)	82.49%
13 Total Revenues	3,203,498	1,416,989	2,785,839	1,368,850	(417,659)	86.96%
14 EXPENDITURES						
15 Administrative						
16 Supervisors fees	14,000	3,500	3,000	500	11,000	21.43%
17 Payroll service fee	-	-	230	(230)	(230)	0.00%
18 Payroll taxes	1,071	268	135	133	936	12.57%
19 District management	70,000	17,500	18,265	(765)	51,735	26.09%
20 Auditing services	4,900	1,225	-	1,225	4,900	0.00%
21 Legal - general counsel	20,000	5,000	1,168	3,832	18,832	5.84%
22 District Engineer	15,000	3,750	-	3,750	15,000	0.00%
23 Insurance- General Liability & Public Officials	80,000	20,000	19,309	691	60,691	24.14%
24 Legal Advertising	1,500	375	-	375	1,500	0.00%
25 Bank fees	1,500	375	66	309	1,434	4.38%
26 Credit card discount	200	50	-	50	200	0.00%
27 Dues & Licenses	175	175	175	-	-	100.00%
28 Postage	2,500	625	-	625	2,500	0.00%
29 Website	1,000	250	-	250	1,000	0.00%
30 ADA website Compliance	210	53	-	53	210	0.00%
31 Contingencies	2,000	500	1,533	(1,033)	467	76.64%
32 Total Administrative	214,056	53,645	43,880	9,766	170,176	20.50%
33 Debt Service						
34 Arbitrage rebate calculation	2,500	625	-	625	2,500	0.00%
35 Trustee fees	3,558	890	943	(53)	2,615	26.50%
36 Capital reinvestment note 2022 repayment	145,323	36,331	2,561	33,770	142,762	1.76%
37 Total Debt Service	151,381	37,845	3,504	34,342	147,877	2.31%
38 Utilities						
39 Communication	38,000	9,500	7,728	1,772	30,272	20.34%
40 Streetlights	255,000	63,750	62,171	1,579	192,829	24.38%
41 Electricity	95,280	23,820	19,811	4,009	75,469	20.79%
42 Water, Sewer Utility Services	40,000	10,000	17,947	(7,947)	22,053	44.87%
43 Solid waste removal	12,000	3,000	2,558	442	9,442	21.32%
44 Sewer lift station	5,000	1,250	765	485	4,235	15.30%
45 Total Utilities	445,280	111,320	110,980	340	334,300	24.92%
46 Security Operations						
47 Security staffing contract services	415,000	103,750	120,320	(16,570)	294,680	28.99%
48 Contractual virtual guard	66,912	16,728	14,841	1,887	52,071	22.18%
49 Off duty policing	24,480	6,120	-	6,120	24,480	0.00%
50 Total Security Operations	506,392	126,598	135,161	(8,563)	371,231	26.69%
51 Contracted Personnel						
52 Contracted Personnel	200,000	50,000	52,357	(2,357)	147,643	26.18%
53 Total Contracted Personnel	200,000	50,000	52,357	(2,357)	147,643	26.18%

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
GENERAL FUND
FOR THE PERIOD BEGINNING OCTOBER 1, 2025 THROUGH DECEMBER 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
54 Amenity & Field Operations						
55 Seasonal decorations	55,000	13,750	27,315	(13,565)	27,685	49.66%
56 Beach club office equipment	4,500	1,125	411	714	4,089	9.13%
57 Beach club office supplies	4,500	1,125	-	1,125	4,500	0.00%
58 Beach club gym supplies	19,000	4,750	4,433	317	67	98.51%
59 Guard office equipment	1,000	250	-	250	4,500	0.00%
60 Guard office supplies	1,500	375	-	375	19,000	0.00%
61 Community events supplies	18,000	4,500	6,389	(1,889)	(4,889)	425.92%
62 Total Amenity & Field Operations	103,500	25,875	38,548	(12,673)	54,952	37.24%
63 Landscape Maintenance						
64 Landscape maintenance	350,000	87,500	83,971	3,529	266,029	23.99%
65 Mulch	50,000	12,500	-	12,500	50,000	0.00%
66 Beach sand	6,000	1,500	-	1,500	6,000	0.00%
67 Annuals & seasonal plant installation	7,500	1,875	1,750	125	5,750	23.33%
68 Plant replacement	25,000	6,250	1,097	5,153	23,903	4.39%
69 Sod replacement	5,000	1,250	-	1,250	5,000	0.00%
70 Well maintenance-irrigation	3,000	750	-	750	3,000	0.00%
71 Irrigation - maintenance	15,000	3,750	8,623	(4,873)	6,377	57.48%
72 Tree removal, replacement, & maintenance	24,000	6,000	1,130	4,870	22,870	4.71%
73 Lake & Pond maintenance	60,000	15,000	14,400	600	45,600	24.00%
74 Total Landscape Maintenance	545,500	136,375	110,971	25,404	434,529	20.34%
75 Facilities Maintenance						
76 Outside facilities maintenance	50,000	12,500	7,803	4,697	42,197	15.61%
77 Weir project	322,800	266,283	266,283	-	56,517	82.49%
78 Car & Cart repairs and maintenance	9,000	2,250	-	2,250	9,000	0.00%
79 Rentals & leases	10,824	2,706	2,117	589	8,707	19.56%
80 Cleaning	35,000	8,750	8,050	700	26,950	23.00%
81 Pest control	2,340	585	585	-	1,755	25.00%
82 Security gate maintenance & repair	10,000	2,500	5,681	(3,181)	4,319	56.81%
83 Security gate maintenance & repair - Cachet	2,550	638	1,600	(962)	950	62.74%
84 Monuments and signs	6,000	1,500	-	1,500	6,000	0.00%
85 Fountains	8,000	2,000	18,217	(16,217)	(10,217)	227.71%
86 Strom water drainage	30,000	7,500	-	7,500	30,000	0.00%
87 Recreational equipment maintenance & repair	15,000	3,750	1,749	2,001	13,251	11.66%
88 Building equipment maintenance & repair	10,000	2,500	1,396	1,104	8,604	13.96%
89 Pressure washing	7,500	1,875	11,331	(9,456)	(3,831)	151.08%
90 Facilities maintenance contingency	258,300	64,575	63,719	856	194,581	24.67%
91 Contingency for end of year	53,500	13,375	49,142	(35,767)	4,358	91.85%
92 Paver, streets & sidewalk repairs and cleaning	100,000	25,000	55,782	(30,782)	44,218	55.78%
93 Total Facilities Maintenance	930,814	418,287	493,454	(75,168)	437,360	53.01%
94 Facilities maintenance (pool)						
95 Pool maintenance	39,000	9,750	9,750	-	29,250	25.00%
96 Pool repairs	12,000	3,000	-	3,000	12,000	0.00%
97 Pool heater utilities	5,000	1,250	1,362	(112)	3,638	27.24%
98 Pool permit	575	144	333	(189)	242	57.90%
99 Total Facilities maintenance (pool)	56,575	14,144	11,445	2,699	45,130	20.23%
100 Other financing sources and uses						
101 Increase in fund balance - Operating Reserve	50,000	-	-	-	50,000	0.00%
102 Total other financing sources and uses	50,000	-	-	-	50,000	0.00%
103 Total Expenditures	3,203,498	974,089	1,000,300	(26,211)	265,306	31.23%
104 Excess/(deficiency) of revenues over/(under) expenditures	-	442,901	1,785,539	1,342,639	(152,353)	0.00%
105 Fund balance - beginning (unaudited)			1,188,088			
106 Less FB carryforward - Weir project			(266,283)			
107 Less FB carryforward from FY2024			(24,312)			
108 Plus increase in operating reserves						
109 Fund balance - ending			\$ 2,683,032			

*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 DECEMBER 31, 2025**

	FY 2025 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
1 REVENUES				
2 Assessment levy	\$ 101,842	\$ 40,737	\$ 90,056	\$ 49,319
3 Interest	-	-	1,591	1,591
4 Bond close out transfer in	-	-	-	-
5 Total revenues	<u>101,842</u>	<u>40,737</u>	<u>91,647</u>	<u>50,910</u>
6 EXPENDITURES				
7 Debt Service				
8 Assessment Collection Fee 2%	-	-	-	-
9 Principal prepayment	-	-	-	-
10 Principal:				
November 2025	30,000	30,000	30,000	-
11 Interest:				
12 November 2025	30,744	30,744	31,588	(844)
13 May 2026	30,744	30,744	-	30,744
14 Total debt service expenditures	<u>91,488</u>	<u>91,488</u>	<u>61,588</u>	<u>29,900</u>
15 Excess/(deficiency) of revenues	<u>10,355</u>	<u>(50,751)</u>	<u>30,059</u>	<u>80,810</u>
16 Fund balance - beginning (unaudited)			191,380	
17 Fund balance - ending			<u>\$ 221,439</u>	

Cory Lakes
Operating Account - Bank Reconciliation
December 31, 2025

		<u>Operating Acct (BU)</u>
<i>Balance Per Bank Statements</i>	\$	210,775.94
Plus: Deposits In Transit		54,923.00
Less: Outstanding Checks		(12,967.38)
Less: Restricted cash in operating account		
 <i>Adjusted Bank Balance</i>	 \$	 <u><u>252,731.56</u></u>
<i>Beginning Balance Per Books</i>	\$	63,962.58
Cash Deposits & Credits		520,177.10
Cash Disbursements & Transfers		(331,408.12)
 <i>Balance Per Books</i>	 \$	 <u><u>252,731.56</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
10/6/2025	300046	Tampa Electric	Invoice: 9993- 09/25 (Reference: 12027 CORY LAKE BLVD-August 08, 2025 - September 08, 2025.)	24.23		97,258.95
10/6/2025	300047	Tampa Electric	Invoice: 9928- 09/25 (Reference: 11589 CORY LAKE BL-August 08, 2025 - September 08, 2025.)	33.03		97,225.92
10/7/2025			Deposit		3,338.30	100,564.22
10/7/2025	100763	JCS Investigations	Invoice: 116 (Reference: CDD Facilities and Administration-03 Oct 2025.)	7,479.60		93,084.62
10/7/2025	100764	Gate Tech Inc.	Invoice: 168474 (Reference: DKS Cellular Monthly Charge Monthly charge for Doorocking cellular syste	256.49		92,828.13
10/7/2025	100765	Don Harrison Enterprises	Invoice: 3172 (Reference: All labour and material to install,new wall mount.)	5,325.40		87,502.73
10/7/2025	100766	Kai	Invoice: 21210 (Reference: Maintenance supplies for CORY LAKES CDD,Pool Lane Buoy Replacement Part	735.78		86,766.95
10/7/2025	100767	Don Harrison Enterprises	Invoice: 3170 (Reference: Billing completion for adding GFCl protection for fountain pumps and lig	11,642.14		75,124.81
10/7/2025	100768	Envera Systems	Invoice: 760494 (Reference: Additional Residents,Envera Kiosk System,Guard.)	3,390.00		71,734.81
10/7/2025	100769	Sunshine Cleaning Crew LLC	Invoice: 1017 (Reference: September 2025 Cleaning Services.)	2,750.00		68,984.81
10/7/2025	100770	Strategic Air Conditioning	Invoice: 8200 (Reference: Removed existing mini split system installed new 2.5 ton heat pump split	10,850.00		58,134.81
10/7/2025	100771	WM Corp Services, Inc	Invoice: 0189692-2206-8 (Reference: Waste Management Services-Sep.)	818.99		57,315.82
10/7/2025	100772	Navitas Credit Corp	Invoice: 100425-4119 (Reference: Contract payment-Oct 2025.)	705.74		56,610.08
10/7/2025	100773	Landscape Maintenance Professionals	Invoice: 360460 (Reference: Bed Prep - Plant, Sod, Debris Removal.) Invoice: 360459 (Reference:	34,907.40		21,702.68
10/7/2025	100774	Steadfast Alliance, LLC	Invoice: SA-16009 (Reference: Routine Aquatic Maintenance (Pond Spraying) for the month dated on t	4,800.00		16,902.68
10/7/2025	631		BOS 9/18/25 meeting	67.32		16,835.36
10/9/2025	100775	Kai Connected, LLC	Invoice: 4798 (Reference: Professional Management Services Monthly Management Services-Oct 2025.	5,833.33		11,002.03
10/9/2025	100776	Verizon	Invoice: 6124210448 (Reference: Monthly service 08/23- 09/22.)	208.08		10,793.95
10/9/2025	100777	Star Environmental, Inc	Invoice: 80827 (Reference: Monthly lift station 1 Oct 31,2025.) Invoice: 80857 (Reference: Mont	170.00		10,623.95
10/10/2025	100778	CIO Technology Solutions, inc	Invoice: 36118-MSP (Reference: Agreement Recurring: Cory Lake,Managed Service: Workstation Support	557.27		10,066.68
10/10/2025			Funds Transfer		75,000.00	85,066.68
10/13/2025	625R	Florida Dept of Revenue	Reverse of GJE 625 -- CY 2025 Q3 Sales tax	389.02		84,677.66
10/15/2025	100779	Elite Pavers Of Tampa Bay	Invoice: 12078 (Reference: Pavers - Repair work Cory Lake Drive.)	53,381.75		31,295.91
10/15/2025	100780	A#1 SEAMLESS GUTTER SOLUTIONS,LI	Invoice: 992511000 (Reference: GUTTER SERVICE.)	981.00		30,314.91
10/15/2025	100781	Kai	Invoice: 21228 (Reference: Ramp Supplies for CORY LAKES CDD project -Oct 2025.) Invoice: 21233	908.24		29,406.67
10/15/2025	100782	HD Supply Facilities Maintenance, LTC	Invoice: 9241818975 (Reference: 18v 90 Mph 250 CFM Crdlss Leaf Blwr/Swpr-VN.)	612.30		28,794.37
10/15/2025	100783	Hecker Construction Company, Inc.	Invoice: 7743 (Reference: Cory Lake Drainage Structure Replacement.)	9,660.00		19,134.37
10/15/2025	100784	RyCo Enterprises, Inc	Invoice: 39065 (Reference: Fixing area that holds water Including removing sand Including taking o	5,400.00		13,734.37
10/15/2025	100785	Servicore Window Cleaning	Invoice: 20173157 (Reference: Window Cleaning-Quarterly Cleaning of Exterior Windows-Oct 2025.)	825.00		12,909.37
10/15/2025	100786	Fitness Services of Florida, Inc.	Invoice: 30066 (Reference: Monthly Preventative Maintenance service of all cardio and strength equ	350.00		12,559.37
10/15/2025	100787	Gate Tech Inc.	Invoice: 168658 (Reference: ELP-Q018,ELP,Evening/weekend service,Additional Time,12V DC motor Lift	1,414.84		11,144.53
10/15/2025	100788	Fast Track Roofing LLC	Invoice: 1374 (Reference: Drywall in Restrooms-Repair.)	2,300.00		8,844.53
10/15/2025	101525ACH	Frontier Communications	Reference: Frontier-Communication.	212.71		8,631.82
10/20/2025	100789	Kai	Invoice: 21243 (Reference: Ramp CDD Advanced Agenda Packet - October.)	355.33		8,276.49
10/21/2025			Deposit		778.72	9,055.21
10/21/2025	100790	Welch Tennis Courts, Inc.	Invoice: 82724 (Reference: 4? Professional Pro Beach Power Net Shipping & Handling.)	275.99		8,779.22
10/21/2025			Funds Transfer		216.56	8,995.78
10/22/2025	100791	Enos Painting Inc	Invoice: 101525- (Reference: Stucco repair for the trim band on the tower ,Fascia repair on the gu	1,300.00		7,695.78
10/22/2025	100792	JCS Investigations	Invoice: 117 (Reference: CDD Facilities and Administration-17 Oct 2025.)	7,479.60		216.18

Cory Lakes CDD
Check Register - Operating Account
FY2026

Date	Number	Payee	Memo	Payment	Deposit	Balance
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 for par	825.00		-608.82
10/22/2025	100794	Nova Data LLC	Invoice: 1221 (Reference: Labor Troubleshoot Bio Entry Computer. Toned and tested all cables in ar	125.00		-733.82
10/22/2025	100795	Kai	Invoice: 21252 (Reference: Ramp Fuel expense for CORY LAKES CDD project..) Invoice: 21255 (Refe	442.21		-1,176.03
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 Stain R	725.77		-1,901.80
10/22/2025	102225ACH	Tampa Electric	Reference: Summary Bill account.	26,682.37		-28,584.17
10/22/2025	607	Constant Contacts	autopay approved by prior amenity manager	59.00		-28,643.17
10/23/2025	WIRE	Finemark National Bank & Trust	Reference: Interest To 11/01/25. https://clientname(FILLIN).payableslockbox.com/DocView/InvoiceVi	2,560.93		-31,204.10
10/24/2025	100797	Straley Robin Vericker	Invoice: 27374 (Reference: For Professional Services Rendered Through September 30, 2025.)	1,921.50		-33,125.60
10/24/2025	100798	Finemark National Bank & Trust	VOID: Invoice: 101625-0001 (Reference: Interest To 11/01/25.)			-33,125.60
10/24/2025	100799	Gate Tech Inc.	Invoice: 168761 (Reference: Service call (Area 3).) Invoice: 168762 (Reference: Service call (A	1,124.89		-34,250.49
10/24/2025	100800	Kai	Invoice: 21267 (Reference: Ramp Supplies for CORY LAKES CDD project.) Invoice: 21276 (Reference	2,152.07		-36,402.56
10/24/2025	300049	City of Tampa Utilities	Invoice: 100825-0805 (Reference: Water Services-Oct 2025-10800 W CORY LAKE BLVD.)	1,521.72		-37,924.28
10/24/2025	300050	City of Tampa Utilities	Invoice: 100825-9596 (Reference: Water Services-Oct 202-10812 CORY LAKE DR ASSOC.)	928.14		-38,852.42
10/24/2025	300051	City of Tampa Utilities	Invoice: 100825-9595 (Reference: Water Services-Oct 2025-10759 CORY LAKE DR ASSOC.)	280.49		-39,132.91
10/24/2025	300052	City of Tampa Utilities	Invoice: 100825-0806 (Reference: Water Services-Oct 2025-15200 ANGUILLA ISLE AVE UNIT IRR.)	235.74		-39,368.65
10/24/2025	300053	City of Tampa Utilities	Invoice: 100825-9598 (Reference: Water Services-Oct 2025-10581 CORY LAKE DR-.)	227.13		-39,595.78
10/24/2025	300054	City of Tampa Utilities	Invoice: 100825-0807 (Reference: Water Services-Oct 2025-15231 ANGUILLA ISLE AVE UNIT IRR.)	215.33		-39,811.11
10/24/2025	300055	City of Tampa Utilities	Invoice: 100825-0810 (Reference: Water Services-Oct 202-11026 TAHITI ISLE LN IRR.)	170.07		-39,981.18
10/24/2025	300056	City of Tampa Utilities	Invoice: 100825-9589 (Reference: Water Services-Oct 202-10907 CORY LAKE DR ASSOC.)	163.18		-40,144.36
10/24/2025	300057	City of Tampa Utilities	Invoice: 100825-9593 (Reference: Water Services-Oct 2025-10749 CORY LAKE DR ASSOC.)	135.92		-40,280.28
10/24/2025	300058	City of Tampa Utilities	Invoice: 100825-0808 (Reference: Water Services-Oct 2025-15218 ANTILLES ISLE LN UNIT IRR.)	117.59		-40,397.87
10/24/2025	300059	City of Tampa Utilities	Invoice: 100825-0809 (Reference: Water Services-Oct 2025-11021 TAHITI ISLE LN IRR.)	96.35		-40,494.22
10/24/2025	300060	City of Tampa Utilities	Invoice: 100825-9594 (Reference: Water Services-Oct 2025-10814 CORY LAKE DR ASSOC.)	74.30		-40,568.52
10/24/2025	300061	City of Tampa Utilities	Invoice: 100825-9590 (Reference: Water Services-Oct 2025-10747 CORY LAKE DR ASSOC.)	40.08		-40,608.60
10/24/2025	300062	City of Tampa Utilities	Invoice: 100825-9599 (Reference: Water Services-Oct 2025-10594 CORY LAKE DR.)	19.68		-40,628.28
10/24/2025	300063	City of Tampa Utilities	Invoice: 100825-9597 (Reference: Water Services-Oct 2025-12001 CORY LAKE BLVD.)	13.73		-40,642.01
10/24/2025	300065	City of Tampa Utilities	Invoice: 100825-9591 (Reference: Water Services-Oct 2025-10921 CORY LAKE DR ASSOC.)	156.24		-40,798.25
10/27/2025			Funds Transfer		100,000.00	59,201.75
10/28/2025	102825ACH1	Frontier Communications	Reference: Frontier-Communication.	145.98		59,055.77
10/28/2025	102825ACH2	Frontier Communications	Reference: Frontier-Communication.	205.98		58,849.79
10/28/2025	102825ACH3	Frontier Communications	Reference: Frontier-Communication.	285.98		58,563.81
10/28/2025	100801	Hecker Construction Company, Inc.	Invoice: 7742 (Reference: The demolition and removal of existing weir structures and the installat	161,000.00		-102,436.19
10/28/2025	102825ACH	Frontier Communications	Reference: Frontier-Communication.	205.98		-102,642.17
10/28/2025	606	ADP	BOS 10/16/25 meeting	738.80		-103,380.97
10/28/2025	606	ADP	BOS 10/16/25 meeting	153.00		-103,533.97
10/28/2025	606	ADP	BOS 10/16/25 meeting	67.32		-103,601.29
10/28/2025	606	Cynthia McIntrye	BOS 10/16/25 meeting - Cynthia McIntrye Ck # 1139	184.70		-103,785.99
10/28/2025			Funds Transfer		161,000.00	57,214.01
10/30/2025	100802	Kai	Invoice: 21283 (Reference: Fuel expense for CORY LAKES CDD project..) Invoice: 21285 (Reference	736.21		56,477.80
10/30/2025	100803	Welch Tennis Courts, Inc.	Invoice: 82844 (Reference: Deluxe PickleNet Replacement Net (Flat Center Support) Shipping & Handl	127.17		56,350.63
10/30/2025	100804	Landscape Maintenance Professionals	Invoice: 363059 (Reference: #367954 - Flush Cut Palm Affected by Disease.)	350.00		56,000.63
10/30/2025	100805	HD Supply Facilities Maintenance, LTC	Invoice: 9242264273 (Reference: Sanitizing Wipes 2300 Sht Rolls 2/Cs-US.) Invoice: 9242300893 (958.19		55,042.44
10/30/2025	100806	Hughes Exterminators Inc	Invoice: 64221372 (Reference: Commercial Pest Service-Oct 2025.) Invoice: 64221371 (Reference:	195.00		54,847.44
10/30/2025	100807	WM Corp Services, Inc	Invoice: 0197779-2206-3 (Reference: Waste Management Services-Oct.)	818.99		54,028.45
10/30/2025	100808	Fitness Services of Florida, Inc.	Invoice: 30444 (Reference: Monthly Preventative Maintenance service of all cardio and strength equ	350.00		53,678.45
10/30/2025	100809	Playworx Playsets LLC	Invoice: 5348-F (Reference: KB equipment RO321254003-Dumpster Rental and Disposal Charges-equipm	11,623.56		42,054.89

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Date	Number	Payee	Memo	Payment	Deposit	Balance
10/30/2025	100810	Bandu LLC	Invoice: INV0631 (Reference: All four heaters are installed and the remaining balance after projec	12,895.00		29,159.89
10/30/2025	100811	Enos Painting Inc	Invoice: 091525- (Reference: Exterior painting:Monument signs,Club house, Guard house, entrance to	6,250.00		22,909.89
10/31/2025	100812	Timber Intentions	Invoice: 164(B) (Reference: BEACH CLUB SEMI CIRCLE DECKS ,BEAC CLUB BOARDWALK.)	23,040.00		-130.11
10/31/2025	100813	Kai	Invoice: 21314 (Reference: Ramp-Fuel expense for CORY LAKES CDD project.,Playground hardware/parts	1,189.43		-1,319.54
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 Foam R	850.88		-2,170.42
10/31/2025	300048	Charter Communications	Invoice: 128076001101425 (Reference: 10441 CORY LAKE DR-0/14/2025 through 11/13/2025.)	930.60		-3,101.02
10/31/2025		Transfer			5,880.55	2,779.53
10/31/2025				479,377.31	346,214.13	2,779.53
11/3/2025	100815	Kai	Invoice: 21327 (Reference: Ramp Supplies for CORY LAKES CDD project.)	13.50		2,766.03
11/4/2025			Deposit		2,599.05	5,365.08
11/4/2025	100816	Landscape Maintenance Professionals	Invoice: 364174 (Reference: #368771 - Enhancement - Seasonal Color Annuals.)	1,750.00		3,615.08
11/4/2025	100817	JCS Investigations	Invoice: 16 (Reference: Security at cross creek, morris bridge gate and pool guard-Nov 2025.)	43,760.00		-40,144.92
11/4/2025	100818	Gate Tech Inc.	Invoice: 168838 (Reference: Labor for the installation of gates, fence, operators and accessories.	2,010.36		-42,155.28
11/5/2025	300066	Tampa Electric	Invoice: 9993- 10/25 (Reference: 12027 CORY LAKE BLVD-September 09, 2025 - October 07, 2025.)	203.97		-42,359.25
11/5/2025	300067	Tampa Electric	Invoice: 9928- 10/25 (Reference: 11589 CORY LAKE BL-September 09, 2025 - October 07, 2025.)	413.02		-42,772.27
11/5/2025			Funds Transfer		125,000.00	82,227.73
11/6/2025	100819	U.S. BANK	Invoice: 7940039 (Reference: Trustee Fees-Oct 2025.)	3,771.25		78,456.48
11/6/2025	100820	Steadfast Alliance, LLC	Invoice: SA-16924 (Reference: Routine Aquatic Maintenance (Pond Spraying) for the month dated on t	4,800.00		73,656.48
11/6/2025	100821	Crew Entertainment Productions Inc.	Invoice: 5924 (Reference: DJ Services-Oct 2025.)	450.00		73,206.48
11/6/2025	100822	Envera Systems	Invoice: 761618 (Reference: Additional Residents,Envera Kiosk System,Guard-Nov 2025.)	3,390.00		69,816.48
11/6/2025	100823	Verizon	Invoice: 6126697360 (Reference: Monthly service 09/23- 10/22.)	208.48		69,608.00
11/6/2025	100824	Kai Connected, LLC	Invoice: 4852 (Reference: General Administration Services-10/16 and 10/28 Meeting overage 2 hours	448.79		69,159.21
11/6/2025	100825	Gate Tech Inc.	Invoice: 168946 (Reference: DKS Cellular Monthly ChargeMonthly charge for Doorking cellular system	57.44		69,101.77
11/7/2025	100826	Business Observer	Invoice: 24-02728H (Reference: Legal Advertising-Notice of Meeting-Cory Lakes Community Developmen	65.63		69,036.14
11/7/2025	100827	Moore Bounce and Party Rentals	Invoice: 50212859 (Reference: Decorations-11/15/2025-1.00-4.00PM.)	2,862.19		66,173.95
11/10/2025	614	State of Florida Department of Health	check # 100760 returned from SR		325.00	66,498.95
11/12/2025	100828	Kai Connected, LLC	Invoice: 4838/CR4808 (Reference: Professional Management Services Monthly Management Services -Nc	5,734.62		60,764.33
11/12/2025	100829	Kai	Invoice: 21370 (Reference: Office Supplies Board requested letters sent to 4 resident.) Invoice	943.51		59,820.82
11/12/2025	100830	Navitas Credit Corp	Invoice: 110425-4119 (Reference: Contract payment-Nov 2025.)	705.74		59,115.08
11/12/2025	100831	Kai	Invoice: 21446 (Reference: Ramp Fuel expense for CORY LAKES CDD project.,EVENT Supplies for CORY L	141.74		58,973.34
11/12/2025	100832	Envera Systems	Invoice: 759358 (Reference: Additional Residents,Envera Kiosk System,Guard Module,Service & Mainte	8,061.00		50,912.34
11/12/2025	100833	Sunshine Cleaning Crew LLC	Invoice: 1018 (Reference: October 2025 Cleaning Services.)	2,750.00		48,162.34
11/12/2025	100834	CIO Technology Solutions, inc	Invoice: 36270-MSP (Reference: Agreement Recurring: Cory Lake-Oct 2025.)	557.27		47,605.07
11/12/2025	100835	Gate Tech Inc.	Invoice: 169032 (Reference: Service call (Area 3),Additional Time,GAA-LEDFOLD46-94.)	1,275.61		46,329.46
11/13/2025	111325ACH	Frontier Communications	Reference: Frontier-Communication.	225.60		46,103.86
11/19/2025	100836	Strategic Air Conditioning	Invoice: 8222 (Reference: Maintennce on all seven system charged filters as well.) Invoice: 823	913.00		45,190.86
11/19/2025	100837	Star Environmental, Inc	Invoice: 80039 (Reference: MONTHLY LIFT STATION SERVICE August 1-August 31, 2025.) Invoice: 800	255.00		44,935.86
11/19/2025	100838	Access Central Inc	Invoice: 83953 (Reference: 11-5-25 DELIVER 300 BARCODES FC8 STARTING AT 18301 AT BEACH CLUB OFF	2,167.10		42,768.76
11/19/2025	100839	Kai Connected, LLC	Invoice: 21462 (Reference: Ramp Fuel expense for CORY LAKES CDD project..)	60.00		42,708.76
11/19/2025	100840	JCS Investigations	Invoice: 118 (Reference: CDD Facilities and Administration-31st Oct 2025.) Invoice: 119 (Refere	14,959.20		27,749.56
11/19/2025	100841	HD Supply Facilities Maintenance, LTC	Invoice: 9242953752 (Reference: Sanitaire PRO Bagless Upright Vacuum-CN.)	215.09		27,534.47
11/19/2025	100842	Hughes Exterminators Inc	Invoice: 64721532 (Reference: Commercial Pest Service-Nov 2025.) Invoice: 64721531 (Reference:	195.00		27,339.47
11/20/2025	100843	Kai	Invoice: 21452 (Reference: Ramp Junk removal service for CORY LAKES CDD project,Ramp Fitness / Gym	765.34		26,574.13
11/20/2025	100844	Florida Dept of Economic Opportunity	Invoice: 92010 (Reference: Annual District Filing Fee-Oct 2025.)	175.00		26,399.13
11/20/2025	100845	Juniper Landscaping of Florida, LLC	Invoice: 365802 (Reference: #306788 - Cory Lake Isles CDD- Landscape Maintenance Agreement -2024 L	28,940.28		-2,541.15
11/20/2025	100846	Kai	Invoice: 21489 (Reference: Ramp Replacement Sign - Being Reimbursed.)	45.34		-2,586.49

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11/20/2025	300070	Tampa Electric	VOID: Voided in SR Invoice: 311000020199 (Reference: 2300 GLADES RD, STE 410W-Nov 2025.)			-2,586.49
11/20/2025	300071	Tampa Electric	Invoice: 110325-0199 (Reference: 2300 GLADES RD, STE 410W-Nov 2025.)	26,356.70		-28,943.19
11/20/2025			Funds Transfer		100,000.00	71,056.81
11/21/2025	100847	Enos Painting Inc	Invoice: 111825- (Reference: Soffit andFascia repair and paint on guard house by Cross Creek Blvd.	800.00		70,256.81
11/21/2025	100848	Suncoast Rust Control, Inc.	Invoice: 08719 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee for pre	2,654.00		67,602.81
11/21/2025	100849	Gate Tech Inc.	Invoice: 169145 (Reference: Liftmaster Mega C Series Motor Brush-Replacement "C" series motor brus	298.83		67,303.98
11/21/2025	100850	Juniper Landscaping of Florida, LLC	Invoice: 367822 (Reference: #362791 - Cut Down Dead Pine Tree.)	530.00		66,773.98
11/21/2025	100851	HD Supply Facilities Maintenance, LTC	Invoice: 9243116769 (Reference: PIR 42 Gal. 2.5 Lw Blk 33" X 48" 50/Pkg-US,MI Gojo Soap Foam Refil	1,080.15		65,693.83
11/25/2025	100852	Straley Robin Vericker	Invoice: 27499 (Reference: For Professional Services Rendered Through October 31, 2025.)	950.00		64,743.83
11/25/2025	100853	Kai	Invoice: 21492 (Reference: Ramp Agenda Packet Materials for CORY LAKES CDD,Fuel expense for CORY L	399.55		64,344.28
11/25/2025	300073	City of Tampa Utilities	Invoice: 110725-9588 (Reference: Water Services-Nov 2025-10441 CORY LAKE DR.)	1,431.41		62,912.87
11/25/2025	300074	City of Tampa Utilities	Invoice: 110725-9596 (Reference: Water Services-Nov 202-10812 CORY LAKE DR ASSOC.)	1,197.55		61,715.32
11/25/2025	300075	City of Tampa Utilities	Invoice: 110725-9591 (Reference: Water Services-Nov 2025-10921 CORY LAKE DR ASSOC.)	732.48		60,982.84
11/25/2025	300076	City of Tampa Utilities	Invoice: 110725-9589 (Reference: Water Services-Nov 202-10907 CORY LAKE DR ASSOC.)	609.98		60,372.86
11/25/2025	300077	City of Tampa Utilities	Invoice: 110725-9595 (Reference: Water Services-Nov 2025-10759 CORY LAKE DR ASSOC.)	344.58		60,028.28
11/25/2025	300078	City of Tampa Utilities	Invoice: 110725-9598 (Reference: Water Services-Nov 2025-10581 CORY LAKE DR-.)	327.61		59,700.67
11/25/2025	300079	City of Tampa Utilities	Invoice: 110725-0806 (Reference: Water Services-Nov 2025-15200 ANGUILLA ISLE AVE UNIT IRR.)	262.06		59,438.61
11/25/2025	300080	City of Tampa Utilities	Invoice: 110725-9593 (Reference: Water Services-Nov 2025-10749 CORY LAKE DR ASSOC.)	252.70		59,185.91
11/25/2025	300081	City of Tampa Utilities	Invoice: 110725-0807 (Reference: Water Services-Nov 2025-15231 ANGUILLA ISLE AVE UNIT IRR.)	231.44		58,954.47
11/25/2025	300082	City of Tampa Utilities	Invoice: 110725-0808 (Reference: Water Services-Nov 2025-15218 ANTILLES ISLE LN UNIT IRR.)	149.78		58,804.69
11/25/2025	300083	City of Tampa Utilities	Invoice: 110725-0809 (Reference: Water Services-Nov 2025-11021 TAHITI ISLE LN IRR.)	126.81		58,677.88
11/25/2025	300084	City of Tampa Utilities	Invoice: 110725-0810 (Reference: Water Services-Nov 202-11026 TAHITI ISLE LN IRR.)	111.50		58,566.38
11/25/2025	300085	City of Tampa Utilities	Invoice: 110725-9594 (Reference: Water Services-Nov 2025-10814 CORY LAKE DR ASSOC.)	108.99		58,457.39
11/25/2025	300086	City of Tampa Utilities	Invoice: 110725-9590 (Reference: Water Services-Nov 2025-10747 CORY LAKE DR ASSOC.)	86.22		58,371.17
11/25/2025	300087	City of Tampa Utilities	Invoice: 110725-9599 (Reference: Water Services-Nov 2025-10594 CORY LAKE DR.)	46.54		58,324.63
11/25/2025	300088	City of Tampa Utilities	Invoice: 110725-9597 (Reference: Water Services-Nov 2025-12001 CORY LAKE BLVD.)	17.91		58,306.72
11/25/2025	300089	City of Tampa Utilities	Invoice: 110725-9592 (Reference: Water Services-Nov 2025-10836 CORY LAKE DR ASSOC.)	7.48		58,299.24
11/28/2025	112825ACH1	Frontier Communications	Reference: Frontier-Communication.	205.98		58,093.26
11/28/2025	112825ACH2	Frontier Communications	Reference: Frontier-Communication.	145.98		57,947.28
11/28/2025	112825ACH3	Frontier Communications	Reference: Frontier-Communication.	205.98		57,741.30
11/28/2025	100854	Boring Inc	Invoice: 886318 (Reference: Konica/bh C450i.)	3.36		57,737.94
11/28/2025	100855	Florida Patio Furniture, Inc	Invoice: 79722B (Reference: PICKED UP 5 UMBRELLAS FOR REPAIR (ONE IS NOT REPAIRABLE AND 3 HAVE	799.00		56,938.94
11/28/2025	100856	Star Environmental, Inc	Invoice: 81284 (Reference: MONTHLY LIFT STATION SERVICE Nov 1-Nov30, 2025.) Invoice: 81579 (Ref	340.00		56,598.94
11/28/2025	100857	Bandu LLC	Invoice: INV0677 (Reference: December pool service, invoice is due upon receipt..)	3,250.00		53,348.94
11/28/2025	112825ACH	Frontier Communications	Reference: Frontier-Communication.	285.98		53,062.96
11/30/2025			Deposit		613.22	53,676.18
11/30/2025	606	Cynthia McIntyre	Cynthia McIntyre Ck # 1140 BOS 11/20/25 meeting	184.70		53,491.48
11/30/2025	606	ADP	BOS 11/20/25 meeting	738.80		52,752.68
11/30/2025	606	ADP	BOS 11/20/25 meeting	153.00		52,599.68
11/30/2025	606	ADP	BOS 11/20/25 meeting			52,599.68
11/30/2025	607	Constant Contacts		59.00		52,540.68
11/30/2025			Hecker Construction inv # 7816 (partial transfer) (transferred in Dec)		59,660.00	112,200.68
11/30/2025				178,776.12	288,197.27	112,200.68
12/1/2025	100858	Kai	Invoice: 21517 (Reference: Ramp event supplies-Nov 2025.)	13.47		112,187.21
12/1/2025	100859	JCS Investigations	Invoice: 120 (Reference: CDD Facilities and Administration- 28th Nov 2025.)	7,479.60		104,707.61
12/1/2025	100860	Gate Tech Inc.	Invoice: 169189 (Reference: Service call (Area 3)-Nov 2025.)	185.00		104,522.61

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12/1/2025	100861	Juniper Landscaping of Florida, LLC	Invoice: 368882 (Reference: Lateral Components - 11/19/2025-Irrigation Tech Labor-Rain Bird Nozzle	865.19		103,657.42
12/2/2025	100862	JCS Investigations	Invoice: 17 (Reference: Security at cross creek, morris bridge gate and pool guard-Nov 2025.)	37,760.00		65,897.42
12/2/2025	100863	WM Corp Services, Inc	Invoice: 0205677-2206-9 (Reference: Waste Management Services-Nov.)	818.99		65,078.43
12/2/2025	100864	A Party To Remember LLC	Invoice: 2641 (Reference: Real Bearded Santa Clause.)	850.00		64,228.43
12/2/2025	100865	HD Supply Facilities Maintenance, LTI	Invoice: 9243385756 (Reference: 15 Oz HP White Gloss Spray Paint-US-Nov 2025.) Invoice: 9243385	780.51		63,447.92
12/2/2025	100866	Kai	Invoice: 21547 (Reference: Ramp Fuel expense for CORY LAKES CDD project.-Nov 2025.)	65.00		63,382.92
12/2/2025	300072	City of Tampa Utilities	Invoice: 111225-0805 (Reference: Water Services-Nov 2025-10800 W CORY LAKE BLVD.)	1,673.72		61,709.20
12/2/2025	300090	Charter Communications	Invoice: 128076001111425 (Reference: 10441 CORY LAKE DR-11/14/2025 through 12/13/2025.)	930.60		60,778.60
12/3/2025			Deposit		4,100.00	64,878.60
12/3/2025		628 Fitness Services of Florida, Inc.	partial return of payment for Ck # 100793 - sent to AP 1/6/25		475.00	65,353.60
12/4/2025	100867	Steadfast Alliance, LLC	Invoice: SA-17808 (Reference: Routine Aquatic Maintenance (Pond Spraying) for the month dated on t	4,800.00		60,553.60
12/4/2025	100868	Envera Systems	Invoice: 762692 (Reference: 144 - Gate Access - Cory Lakes CDD - Entrance #1 Cross Creek Blvd, Tam	8,061.00		52,492.60
12/4/2025	100869	Sunshine Cleaning Crew LLC	Invoice: 1019 (Reference: November 2025 Cleaning Services.)	2,750.00		49,742.60
12/4/2025	100870	Juniper Landscaping of Florida, LLC	Invoice: 370293 (Reference: #372788 - Cory Lakes 2025/2026 Maintenance Contract December 2025.)	26,657.08		23,085.52
12/4/2025	100871	Kai Connected, LLC	Invoice: 4880 (Reference: Professional Management Services Monthly Management Services-Dec 2025.	5,833.33		17,252.19
12/4/2025	100872	Suncoast Rust Control, Inc.	Invoice: 08804 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee for pre	1,327.00		15,925.19
12/4/2025	100873	Gate Tech Inc.	Invoice: 169286 (Reference: DKS Cellular Monthly Charge-dEC 2025.)	72.44		15,852.75
12/4/2025	300068	Tampa Electric	Invoice: 9993- 11/25 (Reference: 12027 CORY LAKE BLVD-October 08, 2025 - November 07, 2025.)	649.78		15,202.97
12/4/2025	300069	Tampa Electric	Invoice: 9928- 11/25 (Reference: 11589 CORY LAKE BL-October 08, 2025 - November 07, 2025.)	904.45		14,298.52
12/4/2025	608		charge back - returned check	450.00		13,848.52
12/4/2025			Funds Transfer		200,000.00	213,848.52
12/8/2025	100874	Hughes Exterminators Inc	Invoice: 65089609 (Reference: Pest Control Service.) Invoice: 65089610 (Reference: Commercial P	195.00		213,653.52
12/8/2025	100875	Navitas Credit Corp	Invoice: 120425-4119 (Reference: Contract payment-Dec 2025.)	705.74		212,947.78
12/8/2025	100876	Roadway Concepts	Invoice: 21-1612 (Reference: Removal of Trip Hazards- Labor and Material.Top Patch Synthetic Pavem	22,995.20		189,952.58
12/8/2025	100877	Juniper Landscaping of Florida, LLC	Invoice: 371051 (Reference: #372199 - November 2025 Irrigation Repair-Rotor Replacement.) Invoi	3,035.81		186,916.77
12/8/2025	100878	Hecker Construction Company, Inc.	Invoice: 7816 (Reference: The demolition and removal of existing weir structures and the installat	105,283.00		81,633.77
12/11/2025	100879	Verizon	Invoice: 6129193371 (Reference: Monthly service 10/23- 11/22.)	208.48		81,425.29
12/11/2025	100880	Juniper Landscaping of Florida, LLC	Invoice: 372449 (Reference: #372326 - November 2025-Irrigation Repair Controller #4-Gate Valve.)	1,732.00		79,693.29
12/11/2025	100881	Kai	Invoice: 21624 (Reference: RAMP-Event supplies for CORY LAKES CDD,Christmas Decorations / Event Su	537.92		79,155.37
12/11/2025	100882	CIO Technology Solutions, inc	Invoice: 36381-MSP (Reference: Agreement Recurring: Cory Lake-Nov 2025.)	557.27		78,598.10
12/11/2025	100883	Kai	Invoice: 21637 (Reference: Ramp-Maintenance supplies for CORY LAKES CDD.)	303.93		78,294.17
12/16/2025	121625ACH	Frontier Communications	Reference: Frontier-Communication.	225.60		78,068.57
12/17/2025	100884	Don Harrison Enterprises	Invoice: 3068 (Reference: Repaired Circuit feeding cross creek-Dec 2025.)	483.50		77,585.07
12/17/2025	100885	Steadfast Alliance, LLC	Invoice: SA-18349 (Reference: This line item is for adding Rip Rap around the Mitered End Sections	2,182.50		75,402.57
12/17/2025	100886	Enos Painting Inc	Invoice: 121025- (Reference: Pressure wash and paint community Clubhouse stairs and steps by the p	4,800.00		70,602.57
12/17/2025	100887	Envera Systems	Invoice: 103636 (Reference: Service & Maintenance-11/01/2025-12/31/2025.)	458.00		70,144.57
12/17/2025	100888	Kai	Invoice: 21641 (Reference: Ramp-Gym/Fitness Equipment Replacement, Maintenance supplie,Paint Supp	500.39		69,644.18
12/17/2025	100889	JCS Investigations	Invoice: 121 (Reference: CDD Facilities and Administration-12 Dec 2025.)	7,479.60		62,164.58
12/17/2025	100890	Juniper Landscaping of Florida, LLC	Invoice: 372654 (Reference: #373016 - November 2025 Irrigation Repair-Timer #2-Add Spray Heads-Irr	1,185.54		60,979.04
12/18/2025	100891	Salma Ali	Invoice: 121725-Dep (Reference: Refund of Rental Deposit.)	500.00		60,479.04
12/19/2025	100892	HD Supply Facilities Maintenance, LTI	Invoice: 9244038837 (Reference: PIR 42 Gal. 2.5 Lw Blk 33" X 48" 50/Pkg-US,Sanitizing Wipes 2300 S	1,259.50		59,219.54
12/19/2025	100893	Kai	Invoice: 21660 (Reference: Maintenance supplies for CORY LAKES CDD,Fuel expense,Beach Club Furnitu	9,773.13		49,446.41
12/22/2025	100894	Juniper Landscaping of Florida, LLC	Invoice: 373723 (Reference: #353878 - Remove Dead Tree along the Sidewalk on Morris Bridge.) In	2,157.28		47,289.13
12/22/2025	100895	Elite Pavers Of Tampa Bay	Invoice: 12150 (Reference: Paver- Material Only.,delivery-Dec 2025.)	2,400.00		44,889.13
12/22/2025	100896	Bay 2 Bay Plumbing & Drains LLC	Invoice: 3077 (Reference: backflow-Dec 2025.)	1,725.00		43,164.13
12/22/2025	100897	Kai	Invoice: 21667 (Reference: Ramp Event Catering Holiday Boat Parade ,Basketball Net Replacements.	523.97		42,640.16

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12/24/2025	300093	City of Tampa Utilities	Invoice: 120825-9598 (Reference: Water Services-Dec-2025-10581 CORY LAKE DR.)	225.89		42,414.27
12/24/2025	300094	City of Tampa Utilities	Invoice: 120825-9594 (Reference: Water Services-Dec-2025-10814 CORY LAKE DR ASSOC.)	68.15		42,346.12
12/24/2025	300095	City of Tampa Utilities	Invoice: 120825-9589 (Reference: Water Services-Dec-2025-10907 CORY LAKE DR ASSOC.)	365.70		41,980.42
12/24/2025	300096	City of Tampa Utilities	Invoice: 120825-9590 (Reference: Water Services-Dec-2025-10747 CORY LAKE DR ASSOC.)	72.71		41,907.71
12/24/2025	300097	City of Tampa Utilities	Invoice: 120825-0809 (Reference: Water Services-Dec-2025-11021 TAHITI ISLE LN IRR.)	95.57		41,812.14
12/24/2025	300098	City of Tampa Utilities	Invoice: 120825-0810 (Reference: Water Services-Dec-2025-11026 TAHITI ISLE LN IRR.)	80.23		41,731.91
12/24/2025	300099	City of Tampa Utilities	Invoice: 120825-0808 (Reference: Water Services-Dec-2025-15218 ANTILLES ISLE LN UNIT IRR.)	118.57		41,613.34
12/24/2025	300100	City of Tampa Utilities	Invoice: 120825-0805 (Reference: Water Services-Dec-2025-10800 W CORY LAKE BLVD.)	841.79		40,771.55
12/24/2025	300101	City of Tampa Utilities	Invoice: 120825-9599 (Reference: Water Services-Dec-2025-10594 CORY LAKE DR.)	42.08		40,729.47
12/24/2025	300102	City of Tampa Utilities	Invoice: 120825-9596 (Reference: Water Services-Dec-2025-10812 CORY LAKE DR ASSOC.)	821.63		39,907.84
12/24/2025	300103	City of Tampa Utilities	Invoice: 120825-9592 (Reference: Water Services-Dec-2025-10836 CORY LAKE DR ASSOC.)	8.80		39,899.04
12/24/2025	300104	City of Tampa Utilities	Invoice: 120825-9591 (Reference: Water Services-Dec-2025-10921 CORY LAKE DR ASSOC.)	498.54		39,400.50
12/24/2025	300105	City of Tampa Utilities	Invoice: 120825-9597 (Reference: Water Services-Dec-2025-12001 CORY LAKE BLVD.)	13.37		39,387.13
12/24/2025	300106	City of Tampa Utilities	Invoice: 120825-9593 (Reference: Water Services-Dec-2025-10749 CORY LAKE DR ASSOC.)	237.93		39,149.20
12/24/2025	300107	City of Tampa Utilities	Invoice: 120825-9588 (Reference: Water Services-Dec-2025-10441 CORY LAKE DR.)	1,881.39		37,267.81
12/24/2025	300108	City of Tampa Utilities	Invoice: 120825-0807 (Reference: Water Services-Dec-2025-15231 ANGUILLA ISLE AVE UNIT IRR.)	195.23		37,072.58
12/24/2025	300109	City of Tampa Utilities	Invoice: 120825-0806 (Reference: Water Services-Dec-2025-15200 ANGUILLA ISLE AVE UNIT IRR.)	126.24		36,946.34
12/24/2025	300110	City of Tampa Utilities	Invoice: 120825-9595 (Reference: 10759 CORY LAKE DR ASSOC-Water Services-Dec-2025.)	237.93		36,708.41
12/26/2025	300091	Tampa Electric	Invoice: 120525-0199 (Reference: 2300 GLADES RD, STE 410W-Dec 2025.)	28,076.59		8,631.82
12/26/2025	606	Cynthia McIntyre	BOS 12/18/25 meeting - Cynthia McIntyre Ck # 1141	184.70		8,447.12
12/26/2025	606	ADP	BOS 12/18/25 meeting	738.80		7,708.32
12/26/2025	606	ADP	BOS 12/18/25 meeting	153.00		7,555.32
12/26/2025	606	ADP	BOS 12/18/25 meeting			7,555.32
12/29/2025	122925ACH1	Frontier Communications	Reference: Frontier-Communication.	205.98		7,349.34
12/29/2025	122925ACH2	Frontier Communications	Reference: Frontier-Communication.	145.98		7,203.36
12/29/2025	122925ACH3	Frontier Communications	Reference: Frontier-Communication.	205.98		6,997.38
12/29/2025	122925ACH	Frontier Communications	Reference: Frontier-Communication.	285.98		6,711.40
12/31/2025			Deposit		1,019.10	7,730.50
12/31/2025	100898	Kai Connected, LLC	Invoice: 4897 (Reference: General Administration Services 12/20 Meeting overage, Billed 42 minutes	217.50		7,513.00
12/31/2025	100899	JCS Investigations	Invoice: 122 (Reference: CDD Facilities and Administration-12 Dec 2025.)	7,479.60		33.40
12/31/2025	100900	Kai	Invoice: 21673 (Reference: Ramp Gym/Fitness Signage -Dec 2025.)	34.20		-0.80
12/31/2025	100901	Straley Robin Vericker	Invoice: 27674 (Reference: For Professional Services Rendered Through November 30, 2025.)	218.00		-218.80
12/31/2025	100902	Gate Tech Inc.	Invoice: 169508 (Reference: Service call (Area 3),Elite Omni Board Q400.) Invoice: 169515 (Refe	982.75		-1,201.55
12/31/2025	300092	Charter Communications	Invoice: 128076001121425 (Reference: 10441 CORY LAKE DR-12/14/2025 through 01/13/2025.)	930.89		-2,132.44
12/31/2025	627	Constant Contacts	autopay approved by prior amenity manager	59.00		-2,191.44
12/31/2025			Funds Transfer		200,000.00	197,808.56
12/31/2025			Funds Transfer - to transfer remaining amount of Hecker Construction inv # 7816 (transferred in Jan)		45,263.00	243,071.56
12/31/2025			Funds Transfer Hecker Construction inv 7743 (transferred in Jan)		9,660.00	252,731.56
12/31/2025				319,986.22	460,517.10	252,731.56

EXHIBIT 10

AGENDA

**Cory Lakes
Community Development District**

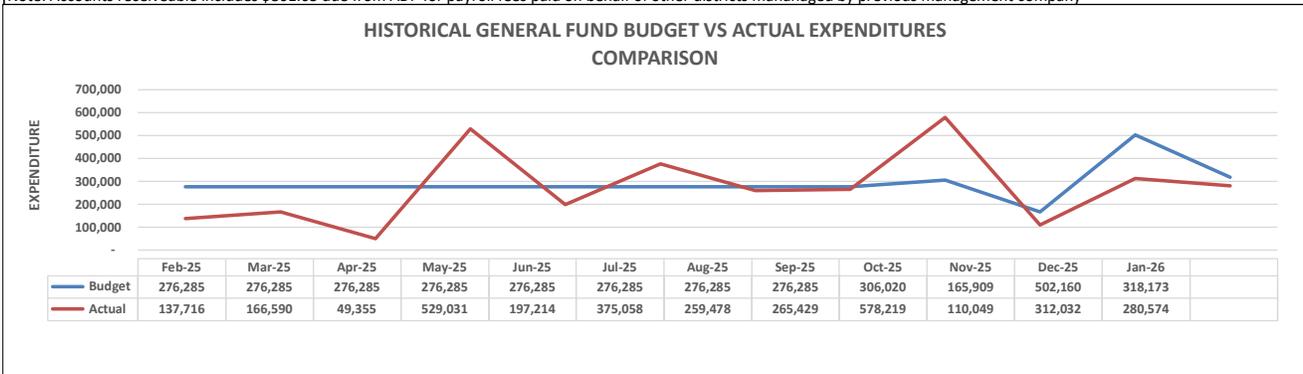
**Financial Statements
(Unaudited)**

January 31, 2026

CORY LAKES CDD
Financial Report Summary - General Fund - DRAFT PROJECTIONS
1/31/2026

	BS Line	GENERAL FUND 1/31/2026	DEBT SERVICE 2013 1/31/2026	
1 For The Period Ending :				
2 CASH BALANCE (MM AND OP ACCOUNTS)	3, 4, 8	\$ 1,934,183	\$ 190,559	
3 CASH RESERVED FOR WEIR PROJECT (includes earned interest)	6	56,517	-	
4 CASH RESERVED FOR OPERATING RESERVE (includes earned interest)	7	480,116	-	
5 RESTRICTED CASH FOR DEBT SERVICE	9	95,130	-	
6 PLUS: ACCOUNTS RECEIVABLE - ON ROLL	20	206,882	-	
7 DUE FROM OTHER FUNDS	16,17,18,19	-	-	
8 PLUS: ACCOUNTS RECEIVABLE - OTHER	22	300	-	
9 PLUS: PREPAID AND DEPOSITS	23, 24	137,999	-	
10 LESS: ACCOUNTS PAYABLE & ACCRUED EXPENSES	28, 29, 31,34, 35	(91,623)	-	
11 LESS: DEFERRED REVENUES	32	(206,882)	-	
12 LESS: DUE TO DEBT SERVICE	33	(95,130)	-	
13 NET CASH BALANCE		\$ 2,517,492	\$ 190,559	
14 Budgeted Fund Balance Analysis:(Based on 100% of the Budget to be Expended)				
15 NON SPENDABLE FOR PREPAIDS AND DEPOSITS		\$ 137,999		
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+\$18,340 contingency - \$202,860 spent)		\$ 56,517		
19 REMAINING BUDGET NEEDED FOR FY 2026 FISCAL YEAR		\$ 1,873,786		
20 Total Cash Required		\$ 2,548,418		
21 DIFFERENCE BETWEEN NET CASH BALANCE AND CASH REQUIRED		\$ (30,926)		
22 DEFERRED ASSESSMENTS RECEIVABLE TO BE COLLECTED		\$ 206,882		
23 Net Cash Surplus (Deficit) Projected at EOY		\$ 175,956		
24 ACTUAL GENERAL FUND REVENUE AND EXPENDITURES:(AFTER BUDGET COST SAVING MEASURES)				
		1/31/2026	1/31/2026	
		ACTUAL	BUDGET	
		YEAR-TO-DATE	YEAR-TO-DATE	
			FAVORABLE	
			(UNFAVORABLE)	
			VARIANCE	
25 REVENUE (YTD) COLLECTED		\$ 2,890,232	\$ 2,513,561	\$ 376,671
26 EXPENDITURES (YTD)		(1,273,195)	(1,292,262)	19,067
27 NET OPERATING CHANGE		\$ 1,617,037	\$ 1,221,299	\$ 395,738
28 AVERAGE MONTHLY EXPENDITURES		\$ 318,299	\$ 323,066	\$ 4,767
29 PROJECTED EOY BASED ON AVERAGE		\$ 3,819,585	\$ 3,203,498	\$ (616,087)
30 GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:				
		1/31/2026	1/31/2026	
		ACTUAL	BUDGET	
		YEAR-TO-DATE	YEAR-TO-DATE	
			FAVORABLE	
			(UNFAVORABLE)	
			VARIANCE	
31 REVENUE:				
32 ASSESSMENTS ON-ROLL (NET)		\$ 2,589,717	\$ 2,237,278	\$ 352,438
33 ASSESSMENTS OFF-ROLL		-	-	-
34 INTEREST		17,914	10,000	7,914
35 MISCELLANEOUS REVENUE		16,319	-	16,319
36 TRANSFER		266,283	266,283	-
37 DECREASE IN RESERVES		-	-	-
38 TOTAL REVENUE		2,890,232	2,513,561	376,671
39 EXPENDITURES:				
40 ADMINISTRATIVE EXPENDITURES & DEBT SERVICE		68,155	121,929	53,774
41 UTILITIES		149,082	148,427	(655)
42 SECURITY OPERATIONS		206,428	168,797	(37,631)
43 CONTRACTED PERSONNEL AND AMENITY & FIELD OPERATIONS		159,914	137,463	(22,451)
44 LANDSCAPE MAINTENANCE		153,398	181,833	28,436
45 FACILITIES MAINTENANCE		522,076	514,954	(7,122)
46 FACILITIES MAINTENANCE (POOL)		14,142	18,858	4,716
47 CONTINGENCY		-	-	-
48 TOTAL EXPENDITURES		\$ 1,273,195	\$ 1,292,262	\$ 19,067

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
JANUARY 31, 2026**

	<u>GENERAL FUND</u>	<u>DEBT SERVICE 2013</u>	<u>TOTAL GOVERNMENTAL FUNDS</u>
1	ASSETS		
2	Operating account		
3	\$ 56,538	\$ -	\$ 56,538
4	-	-	-
5	-	-	-
6	21,505	-	21,505
7	56,517	-	56,517
8	480,116	-	480,116
9	1,877,645	-	1,877,645
10	95,130	-	95,130
11	Investments		
12	-	81,038	81,038
13	-	49,903	49,903
14	-	-	-
15	-	-	-
16	Undeposited funds		
17	Due from other funds		
18	Due from Debt service fund - series 2013 A-1		
19	-	95,130	95,130
20	Due from Debt service fund - series 2013		
21	Retainer		
22	206,882	7,534	214,416
23	300	-	300
24	114,845	-	114,845
25	23,154	-	23,154
26	<u>2,932,632</u>	<u>\$ 233,605</u>	<u>\$ 3,166,237</u>
27	LIABILITIES AND FUND BALANCE		
28	Liabilities:		
29	\$ 91,623	\$ -	\$ 91,623
30	-	-	-
31	99	-	99
32	-	-	-
33	206,882	7,534	214,416
34	95,130	-	95,130
35	-	-	-
36	-	-	-
37	JSAPP deposit		
38	<u>393,733</u>	<u>7,534</u>	<u>401,267</u>
39	FUND BALANCES		
40	137,999	-	137,999
41	95,130	226,071	321,201
42	480,116	-	480,116
43	56,517	-	56,517
44	-	-	-
45	1,769,137	-	1,769,137
46	<u>2,538,899</u>	<u>226,071</u>	<u>2,764,970</u>
47	<u>\$ 2,932,632</u>	<u>\$ 233,605</u>	<u>\$ 3,166,237</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 JANUARY 31, 2026**

	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	\$ 2,235,238	\$ 2,587,355	\$ 352,117	\$ 352,117	92.60%
3 Assessment levy: Cachet	2,550	2,040	2,362	322	322	92.61%
4 Interest Revenue-Investments	30,000	10,000	17,914	7,914	7,914	59.71%
5 Miscellaneous Revenue			-		-	
6 Rental Income	-	-	12,649	12,649	12,649	0.00%
7 Bar Code Access	-	-	3,270	3,270	3,270	0.00%
8 Tennis Contract Revenue	-	-	400	400	400	0.00%
9 Event Sponsorship	-	-	-	-	-	0.00%
10 Miscellaneous Revenue	-	-	-	-	-	0.00%
11 Fund Balance Forward from FY25	54,100	-	-	-	-	0.00%
12 Fund Balance Forward-Weir Project	322,800	266,283	266,283	-	-	82.49%
13 Total Revenues	3,203,498	2,513,561	2,890,232	376,671	376,671	90.22%
14 EXPENDITURES						
15 Administrative						
16 Supervisors fees	14,000	4,667	3,800	867	10,200	27.14%
17 Payroll service fee	-	-	200	(200)	(200)	0.00%
18 Payroll taxes	1,071	357	291	66	780	27.14%
19 District management	70,000	23,333	24,098	(765)	45,902	34.43%
20 Auditing services	4,900	1,633	-	1,633	4,900	0.00%
21 Legal - general counsel	20,000	6,667	2,114	4,553	17,887	10.57%
22 District Engineer	15,000	5,000	5,998	(998)	9,003	39.98%
23 Insurance- General Liability & Public Officials	80,000	26,667	25,745	921	54,255	32.18%
24 Legal Advertising	1,500	500	66	434	1,434	4.38%
25 Bank fees	1,500	500	-	500	1,500	0.00%
26 Credit card discount	200	67	-	67	200	0.00%
27 Dues & Licenses	175	175	175	-	-	100.00%
28 Postage	2,500	833	10	823	2,490	0.42%
29 Website	1,000	333	151	183	849	15.08%
30 ADA website Compliance	210	70	-	70	210	0.00%
31 Contingencies	2,000	667	1,690	(1,023)	310	84.51%
32 Total Administrative	214,056	71,469	64,337	7,131	149,719	30.06%
33 Debt Service						
34 Arbitrage rebate calculation	2,500	833	-	833	2,500	0.00%
35 Trustee fees	3,558	1,186	1,257	(71)	2,301	35.33%
36 Capital reinvestment note 2022 repayment	145,323	48,441	2,561	45,880	142,762	1.76%
37 Total Debt Service	151,381	50,460	3,818	46,642	147,563	2.52%
38 Utilities						
39 Communication	38,000	12,667	10,466	2,201	27,534	27.54%
40 Streetlights	255,000	85,000	82,250	2,750	172,750	32.25%
41 Electricity	95,280	31,760	27,515	4,245	67,765	28.88%
42 Water, Sewer Utility Services	40,000	13,333	24,438	(11,105)	15,562	61.10%
43 Solid waste removal	12,000	4,000	3,478	522	8,522	28.98%
44 Sewer lift station	5,000	1,667	935	732	4,065	18.70%
45 Total Utilities	445,280	148,427	149,082	(655)	296,198	33.48%
46 Security Operations						
47 Security staffing contract services	415,000	138,333	186,640	(48,307)	228,360	44.97%
48 Contractual virtual guard	66,912	22,304	19,788	2,516	47,124	29.57%
49 Off duty policing	24,480	8,160	-	8,160	24,480	0.00%
50 Total Security Operations	506,392	168,797	206,428	(37,631)	299,964	40.76%
51 Contracted Personnel						
52 Contracted Personnel	200,000	66,667	92,187	(25,520)	107,813	46.09%
53 Total Contracted Personnel	200,000	66,667	92,187	(25,520)	107,813	46.09%

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
GENERAL FUND
FOR THE PERIOD BEGINNING OCTOBER 1, 2025 THROUGH JANUARY 31, 2026**

	FY 2026 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)	ADOPTED BUDGET VARIANCE FAV (UNFAV)	% OF BUDGET BUDGET SPENT TO DATE
54 Amenity & Field Operations						
55 Seasonal decorations	55,000	54,630	54,630	-	370	99.33%
56 Beach club office equipment	4,500	1,500	740	760	3,760	16.44%
57 Beach club office supplies	4,500	1,500	1,004	496	3,496	22.31%
58 Beach club gym supplies	19,000	6,333	4,924	1,409	(424)	109.42%
59 Guard office equipment	1,000	333	-	333	4,500	0.00%
60 Guard office supplies	1,500	500	-	500	19,000	0.00%
61 Community events supplies	18,000	6,000	6,430	(430)	(4,930)	428.66%
62 Total Amenity & Field Operations	103,500	70,797	67,727	3,069	25,773	65.44%
63 Landscape Maintenance						
64 Landscape maintenance	350,000	116,667	110,628	6,038	239,372	31.61%
65 Mulch	50,000	16,667	4,280	12,387	45,720	8.56%
66 Beach sand	6,000	2,000	-	2,000	6,000	0.00%
67 Annuals & seasonal plant installation	7,500	2,500	1,750	750	5,750	23.33%
68 Plant replacement	25,000	8,333	4,002	4,331	20,998	16.01%
69 Sod replacement	5,000	1,667	-	1,667	5,000	0.00%
70 Well maintenance-irrigation	3,000	1,000	-	1,000	3,000	0.00%
71 Irrigation - maintenance	15,000	5,000	12,407	(7,407)	2,593	82.71%
72 Tree removal, replacement, & maintenance	24,000	8,000	1,130	6,870	22,870	4.71%
73 Lake & Pond maintenance	60,000	20,000	19,200	800	40,800	32.00%
74 Total Landscape Maintenance	545,500	181,833	153,398	28,436	392,102	28.12%
75 Facilities Maintenance						
76 Outside facilities maintenance	50,000	16,667	16,574	92	33,426	33.15%
77 Weir project	322,800	266,283	266,283	-	56,517	82.49%
78 Car & Cart repairs and maintenance	9,000	3,000	415	2,585	8,585	4.61%
79 Rentals & leases	10,824	3,608	2,823	785	8,001	26.08%
80 Cleaning	35,000	11,667	12,310	(643)	22,690	35.17%
81 Pest control	2,340	780	780	-	1,560	33.33%
82 Security gate maintenance & repair	10,000	3,333	6,034	(2,701)	3,966	60.34%
83 Security gate maintenance & repair - Cachet	2,550	850	1,600	(750)	950	62.74%
84 Monuments and signs	6,000	2,000	242	1,758	5,758	4.04%
85 Fountains	8,000	8,000	18,217	(10,217)	(10,217)	227.71%
86 Storm water drainage	30,000	10,000	-	10,000	30,000	0.00%
87 Recreational equipment maintenance & repair	15,000	5,000	4,304	696	10,696	28.69%
88 Building equipment maintenance & repair	10,000	3,333	2,921	413	7,079	29.21%
89 Pressure washing	7,500	7,500	15,148	(7,648)	(7,648)	201.97%
90 Facilities maintenance contingency	258,300	86,100	63,719	22,381	194,581	24.67%
91 Contingency for end of year	53,500	53,500	54,924	(1,424)	(1,424)	102.66%
92 Paver, streets & sidewalk repairs and cleaning	100,000	33,333	55,782	(22,448)	44,218	55.78%
93 Total Facilities Maintenance	930,814	514,954	522,076	(7,122)	408,738	56.09%
94 Facilities maintenance (pool)						
95 Pool maintenance	39,000	13,000	9,750	3,250	29,250	25.00%
96 Pool repairs	12,000	4,000	-	4,000	12,000	0.00%
97 Pool heater utilities	5,000	1,667	4,059	(2,393)	941	81.18%
98 Pool permit	575	192	333	(141)	242	57.90%
99 Total Facilities maintenance (pool)	56,575	18,858	14,142	4,716	42,433	25.00%
100 Other financing sources and uses						
101 Increase in fund balance - Operating Reserve	50,000	-	-	-	50,000	0.00%
102 Total other financing sources and uses	50,000	-	-	-	50,000	0.00%
103 Total Expenditures	3,203,498	1,292,262	1,273,195	19,067	242,152	39.74%
104 Excess/(deficiency) of revenues over/(under) expenditures	-	1,221,299	1,617,037	395,738	618,823	0.00%
105 Fund balance - beginning (unaudited)			1,188,145			
106 Less FB carryforward - Weir project			(266,283)			
107 Less FB carryforward from FY2024						
108 Plus increase in operating reserves						
109 Fund balance - ending			\$ 2,538,899			

*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 JANUARY 31, 2026**

	FY 2025 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
1 REVENUES				
2 Assessment levy	\$ 101,842	\$ 81,474	\$ 94,308	\$ 12,835
3 Interest	-	-	1,969	1,969
4 Bond close out transfer in	-	-	-	-
5 Total revenues	<u>101,842</u>	<u>81,474</u>	<u>96,278</u>	<u>14,804</u>
6 EXPENDITURES				
7 Debt Service				
8 Assessment Collection Fee 2%	-	-	-	-
9 Principal prepayment	-	-	-	-
10 Principal:				
November 2025	30,000	30,000	30,000	-
11 Interest:				
November 2025	30,744	30,744	31,588	(844)
May 2026	30,744	30,744	-	30,744
14 Total debt service expenditures	<u>91,488</u>	<u>91,488</u>	<u>61,588</u>	<u>29,900</u>
15 Excess/(deficiency) of revenues	<u>10,355</u>	<u>(10,014)</u>	<u>34,690</u>	<u>44,704</u>
16 Fund balance - beginning (unaudited)			<u>191,380</u>	
17 Fund balance - ending			<u>\$ 226,070</u>	

Cory Lakes
Operating Account - Bank Reconciliation
January 31, 2026

		<u>Operating Acct (BU)</u>
<i>Balance Per Bank Statements</i>	\$	82,766.94
Plus: Deposits In Transit		45,623.00
Less: Outstanding Checks		(71,851.81)
Less: Restricted cash in operating account		
 <i>Adjusted Bank Balance</i>	 \$	 <u><u>56,538.13</u></u>
<i>Beginning Balance Per Books</i>	\$	211,600.94
Cash Deposits & Credits		107,460.00
Cash Disbursements & Transfers		(262,522.81)
 <i>Balance Per Books</i>	 \$	 <u><u>56,538.13</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
10/6/2025	300046	Tampa Electric	VOID: Invoice: 9993- 09/25 (Reference: 12027 CORY LAKE BLVD-August 08, 2025 - September 08, 2025.			97,283.18
10/6/2025	300047	Tampa Electric	VOID: Invoice: 9928- 09/25 (Reference: 11589 CORY LAKE BL-August 08, 2025 - September 08, 2025.)			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 syste	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 Replacement Part	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 lig	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 split	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, Inc.	Invoice: 360460 (Reference: Bed Prep - Plant, Sod, Debris Removal.) Invoice: 360459 (Reference:	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 dated on t	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 2025.	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: Mont	170.00		10,681.21
10/10/2025	100778	CIO Technology Solutions, inc	Invoice: 36118-MSP (Reference: Agreement Recurring: Cory Lake,Managed Service: Workstation Support	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,LLC	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: 21233	908.24		29,463.93
10/15/2025	100782	HD Supply Facilities Maintenance, LTD	Invoice: 9241818975 (Reference: 18v 90 Mph 250 CFM CrdLss 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 o	5,400.00		13,791.63
10/15/2025	100785	Servicore Window Cleaning	Invoice: 20173157 (Reference: Window Cleaning-Quarterly Cleaning of Exterior Windows-Oct 2025.)	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 equ	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 motor Lift	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 gu	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.	Reference: Monthly Preventative Maintenance service of all cardio and strength equipment for Octob	350.00		(76.56)
10/22/2025	100793	Fitness Services of Florida, Inc.	VOID: Invoice: 30390 (Reference: Monthly Preventative Maintenance service of all cardio and streng			(76.56)
10/22/2025	100794	Nova Data LLC	Invoice: 1221 (Reference: Labor Troubleshoot Bio Entry Computer. Toned and tested all cables in ar	125.00		(201.56)

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10/22/2025	100795	Kai	Invoice: 21252 (Reference: Ramp Fuel expense for CORY LAKES CDD project..) Invoice: 21255 (Refe	442.21		(643.77)
10/22/2025	100796	HD Supply Facilities Maintenance, LTD	Invoice: 9242011345 (Reference: Enmotion 800' Roll Towel 6/Cs-US,Super Iron Out 1 Gal Rust Stain R	725.77		(1,369.54)
10/22/2025	102225ACH	Tampa Electric	Reference: Summary Bill account.	26,682.37		(28,051.91)
10/22/2025	607	Constant Contacts	autopay approved by prior amenity manager	59.00		(28,110.91)
10/23/2025	WIRE	Finemark National Bank & Trust	Reference: Interest To 11/01/25. https://clientname(FILLIN).payableslockbox.com/DocView/InvoiceVi	2,560.93		(30,671.84)
10/24/2025	100797	Straley Robin Vericker	Invoice: 27374 (Reference: For Professional Services Rendered Through September 30, 2025.)	1,921.50		(32,593.34)
10/24/2025	100798	Finemark National Bank & Trust	VOID: Invoice: 101625-0001 (Reference: Interest To 11/01/25.)			(32,593.34)
10/24/2025	100799	Gate Tech Inc.	Invoice: 168761 (Reference: Service call (Area 3).) Invoice: 168762 (Reference: Service call (A	1,124.89		(33,718.23)
10/24/2025	100800	Kai	Invoice: 21267 (Reference: Ramp Supplies for CORY LAKES CDD project.) Invoice: 21276 (Reference	2,152.07		(35,870.30)
10/24/2025	300049	City of Tampa Utilities	Invoice: 100825-0805 (Reference: Water Services-Oct 2025-10800 W CORY LAKE BLVD.)	1,521.72		(37,392.02)
10/24/2025	300050	City of Tampa Utilities	Invoice: 100825-9596 (Reference: Water Services-Oct 202-10812 CORY LAKE DR ASSOC.)	928.14		(38,320.16)
10/24/2025	300051	City of Tampa Utilities	Invoice: 100825-9595 (Reference: Water Services-Oct 2025-10759 CORY LAKE DR ASSOC.)	280.49		(38,600.65)
10/24/2025	300052	City of Tampa Utilities	Invoice: 100825-0806 (Reference: Water Services-Oct 2025-15200 ANGUILLA ISLE AVE UNIT IRR.)	235.74		(38,836.39)
10/24/2025	300053	City of Tampa Utilities	Invoice: 100825-9598 (Reference: Water Services-Oct 2025-10581 CORY LAKE DR-.)	227.13		(39,063.52)
10/24/2025	300054	City of Tampa Utilities	Invoice: 100825-0807 (Reference: Water Services-Oct 2025-15231 ANGUILLA ISLE AVE UNIT IRR.)	215.33		(39,278.85)
10/24/2025	300055	City of Tampa Utilities	Invoice: 100825-0810 (Reference: Water Services-Oct 202-11026 TAHITI ISLE LN IRR.)	170.07		(39,448.92)
10/24/2025	300056	City of Tampa Utilities	Invoice: 100825-9589 (Reference: Water Services-Oct 202-10907 CORY LAKE DR ASSOC.)	163.18		(39,612.10)
10/24/2025	300057	City of Tampa Utilities	Invoice: 100825-0805 (Reference: Water Services-Oct 2025-10749 CORY LAKE DR ASSOC.)	135.92		(39,748.02)
10/24/2025	300058	City of Tampa Utilities	Invoice: 100825-0808 (Reference: Water Services-Oct 2025-15218 ANTILLES ISLE LN UNIT IRR.)	117.59		(39,865.61)
10/24/2025	300059	City of Tampa Utilities	Invoice: 100825-0809 (Reference: Water Services-Oct 2025-11021 TAHITI ISLE LN IRR.)	96.35		(39,961.96)
10/24/2025	300060	City of Tampa Utilities	Invoice: 100825-9594 (Reference: Water Services-Oct 2025-10814 CORY LAKE DR ASSOC.)	74.30		(40,036.26)
10/24/2025	300061	City of Tampa Utilities	Invoice: 100825-9590 (Reference: Water Services-Oct 2025-10747 CORY LAKE DR ASSOC.)	40.08		(40,076.34)
10/24/2025	300062	City of Tampa Utilities	Invoice: 100825-9599 (Reference: Water Services-Oct 2025-10594 CORY LAKE DR.)	19.68		(40,096.02)
10/24/2025	300063	City of Tampa Utilities	Invoice: 100825-9597 (Reference: Water Services-Oct 2025-12001 CORY LAKE BLVD.)	13.73		(40,109.75)
10/24/2025	300065	City of Tampa Utilities	Invoice: 100825-9591 (Reference: Water Services-Oct 2025-10921 CORY LAKE DR ASSOC.)	156.24		(40,265.99)
10/27/2025			Funds Transfer		100,000.00	59,734.01
10/28/2025	102825ACH1	Frontier Communications	Reference: Frontier-Communication.	145.98		59,588.03
10/28/2025	102825ACH2	Frontier Communications	Reference: Frontier-Communication.	205.98		59,382.05
10/28/2025	102825ACH3	Frontier Communications	Reference: Frontier-Communication.	285.98		59,096.07
10/28/2025	100801	Hecker Construction Company,Inc.	Invoice: 7742 (Reference: The demolition and removal of existing weir structures and the installat	161,000.00		(101,903.93)
10/28/2025	102825ACH	Frontier Communications	Reference: Frontier-Communication.	205.98		(102,109.91)
10/28/2025	606	ADP	BOS 10/16/25 meeting	738.80		(102,848.71)
10/28/2025	606	ADP	BOS 10/16/25 meeting	153.00		(103,001.71)
10/28/2025	606	ADP	BOS 10/16/25 meeting	67.32		(103,069.03)
10/28/2025	606	Cynthia McIntyre	BOS 10/16/25 meeting - Cynthia McIntyre Ck # 1139	184.70		(103,253.73)
10/28/2025			Funds Transfer		161,000.00	57,746.27
10/30/2025	100802	Kai	Invoice: 21283 (Reference: Fuel expense for CORY LAKES CDD project..) Invoice: 21285 (Reference	736.21		57,010.06
10/30/2025	100803	Welch Tennis Courts, Inc.	Invoice: 82844 (Reference: Deluxe PickleNet Replacement Net (Flat Center Support) Shipping & Handl	127.17		56,882.89
10/30/2025	100804	Landscape Maintenance Professionals, Inc.	Invoice: 363059 (Reference: #367954 - Flush Cut Palm Affected by Disease.)	350.00		56,532.89
10/30/2025	100805	HD Supply Facilities Maintenance, LTD	Invoice: 9242264273 (Reference: Sanitizing Wipes 2300 Sht Rolls 2/Cs-US.) Invoice: 9242300893 (958.19		55,574.70
10/30/2025	100806	Hughes Exterminators Inc	Invoice: 64221372 (Reference: Commercial Pest Service-Oct 2025.) Invoice: 64221371 (Reference:	195.00		55,379.70
10/30/2025	100807	WM Corp Services, Inc	Invoice: 0197779-2206-3 (Reference: Waste Management Services-Oct.)	818.99		54,560.71
10/30/2025	100808	Fitness Services of Florida, Inc.	Invoice: 30444 (Reference: Monthly Preventative Maintenance service of all cardio and strength equ	350.00		54,210.71
10/30/2025	100809	Playworx Playsets LLC	Invoice: 5348-F (Reference: KB equipment RO321254003-Dumpster Rental and Disposal Charges-equipmen	11,623.56		42,587.15
10/30/2025	100810	Bandu LLC	Invoice: INV0631 (Reference: All four heaters are installed and the remaining balance after projec	12,895.00		29,692.15
10/30/2025	100811	Enos Painting Inc	Invoice: 091525- (Reference: Exterior painting:Monument signs,Club house, Guard house, entrance to	6,250.00		23,442.15
10/31/2025	100812	Timber Intentions	Invoice: 164(B) (Reference: BEACH CLUB SEMI CIRCLE DECKS ,BEAC CLUB BOARDWALK.)	23,040.00		402.15
10/31/2025	100813	Kai	Invoice: 21314 (Reference: Ramp-Fuel expense for CORY LAKES CDD project.,Playground hardware/parts	1,189.43		(787.28)
10/31/2025	100814	HD Supply Facilities Maintenance, LTD	Invoice: 9242471717 (Reference: PIR 42 Gal. 2.5 Lw Blk 33" X 48" 50/Pkg-US,200 MI Gojo Soap Foam R	850.88		(1,638.16)

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10/31/2025	300048	Charter Communications	Invoice: 128076001101425 (Reference: 10441 CORY LAKE DR-0/14/2025 through 11/13/2025.)	930.60		(2,568.76)
10/31/2025			Funds Transfer		5,880.55	3,311.79
10/31/2025				478,845.05	346,214.13	3,311.79
11/3/2025	100815	Kai	Invoice: 21327 (Reference: Ramp Supplies for CORY LAKES CDD project.)	13.50		3,298.29
11/4/2025			Deposit		2,599.05	5,897.34
11/4/2025	100816	Landscape Maintenance Professionals, Inc.	Invoice: 364174 (Reference: #368771 - Enhancement - Seasonal Color Annuals.)	1,750.00		4,147.34
11/4/2025	100817	JCS Investigations	Invoice: 16 (Reference: Security at cross creek, morris bridge gate and pool guard-Nov 2025.)	43,760.00		(39,612.66)
11/4/2025	100818	Gate Tech Inc.	Invoice: 168838 (Reference: Labor for the installation of gates, fence, operators and accessories.	2,010.36		(41,623.02)
11/5/2025	300066	Tampa Electric	Invoice: 9993- 10/25 (Reference: 12027 CORY LAKE BLVD-September 09, 2025 - October 07, 2025.)	203.97		(41,826.99)
11/5/2025	300067	Tampa Electric	Invoice: 9928- 10/25 (Reference: 11589 CORY LAKE BL-September 09, 2025 - October 07, 2025.)	413.02		(42,240.01)
11/5/2025			Funds Transfer		125,000.00	82,759.99
11/6/2025	100819	U.S. BANK	Invoice: 7940039 (Reference: Trustee Fees-Oct 2025.)	3,771.25		78,988.74
11/6/2025	100820	Steadfast Alliance, LLC	Invoice: SA-16924 (Reference: Routine Aquatic Maintenance (Pond Spraying) for the month dated on t	4,800.00		74,188.74
11/6/2025	100821	Crew Entertainment Productions Inc.	Invoice: 5924 (Reference: DJ Services-Oct 2025.)	450.00		73,738.74
11/6/2025	100822	Envera Systems	Invoice: 761618 (Reference: Additional Residents,Envera Kiosk System,Guard-Nov 2025.)	3,390.00		70,348.74
11/6/2025	100823	Verizon	Invoice: 6126697360 (Reference: Monthly service 09/23- 10/22.)	208.48		70,140.26
11/6/2025	100824	Kai Connected, LLC	Invoice: 4852 (Reference: General Administration Services-10/16 and 10/28 Meeting overage 2 hours	448.79		69,691.47
11/6/2025	100825	Gate Tech Inc.	Invoice: 168946 (Reference: DKS Cellular Monthly ChargeMonthly charge for Doorocking cellular system	57.44		69,634.03
11/7/2025	100826	Business Observer	Invoice: 24-02728H (Reference: Legal Advertising-Notice of Meeting-Cory Lakes Community Developmen	65.63		69,568.40
11/7/2025	100827	Moore Bounce and Party Rentals	Invoice: 50212859 (Reference: Decorations-11/15/2025-1.00-4.00PM.)	2,862.19		66,706.21
11/10/2025	614	State of Florida Department of Health	check # 100760 returned from SR		325.00	67,031.21
11/12/2025	100828	Kai Connected, LLC	Invoice: 4838/CR4808 (Reference: Professional Management Services Monthly Management Services -Nov	5,734.62		61,296.59
11/12/2025	100829	Kai	Invoice: 21370 (Reference: Office Supplies Board requested letters sent to 4 resident.) Invoice	943.51		60,353.08
11/12/2025	100830	Navitas Credit Corp	Invoice: 110425-4119 (Reference: Contract payment-Nov 2025.)	705.74		59,647.34
11/12/2025	100831	Kai	Invoice: 21446 (Reference: Ramp Fuel expense for CORY LAKES CDD project.,EVENT Supplies for CORY L	141.74		59,505.60
11/12/2025	100832	Envera Systems	Invoice: 759358 (Reference: Additional Residents,Envera Kiosk System,Guard Module,Service & Mainte	8,061.00		51,444.60
11/12/2025	100833	Sunshine Cleaning Crew LLC	Invoice: 1018 (Reference: October 2025 Cleaning Services.)	2,750.00		48,694.60
11/12/2025	100834	CIO Technology Solutions, inc	Invoice: 36270-MSP (Reference: Agreement Recurring: Cory Lake-Oct 2025.)	557.27		48,137.33
11/12/2025	100835	Gate Tech Inc.	Invoice: 169032 (Reference: Service call (Area 3),Additional Time,GAA-LEDFOld46-94.)	1,275.61		46,861.72
11/13/2025	111325ACH	Frontier Communications	Reference: Frontier-Communication.	225.60		46,636.12
11/19/2025	100836	Strategic Air Conditioning	Invoice: 8222 (Reference: Maintennce on all seven system charged filters as well.) Invoice: 823	913.00		45,723.12
11/19/2025	100837	Star Environmental, Inc	Invoice: 80039 (Reference: MONTHLY LIFT STATION SERVICE August 1-August 31, 2025.) Invoice: 800	255.00		45,468.12
11/19/2025	100838	Access Central Inc	Invoice: 83953 (Reference: 11-5-25 DELIVER 300 BARCODES FC8 STARTING AT 18301 AT BEACH CLUB OFFICE	2,167.10		43,301.02
11/19/2025	100839	Kai Connected, LLC	Invoice: 21462 (Reference: Ramp Fuel expense for CORY LAKES CDD project..)	60.00		43,241.02
11/19/2025	100840	JCS Investigations	Invoice: 118 (Reference: CDD Facilities and Administration-31st Oct 2025.) Invoice: 119 (Refere	14,959.20		28,281.82
11/19/2025	100841	HD Supply Facilities Maintenance, LTD	Invoice: 9242953752 (Reference: Sanitaire PRO Bagless Upright Vacuum-CN.)	215.09		28,066.73
11/19/2025	100842	Hughes Exterminators Inc	Invoice: 64721532 (Reference: Commercial Pest Service-Nov 2025.) Invoice: 64721531 (Reference:	195.00		27,871.73
11/20/2025	100843	Kai	Invoice: 21452 (Reference: Ramp Junk removal service for CORY LAKES CDD project,Ramp Fitness / Gym	765.34		27,106.39
11/20/2025	100844	Florida Dept of Economic Opportunity	Invoice: 92010 (Reference: Annual District Filing Fee-Oct 2025.)	175.00		26,931.39
11/20/2025	100845	Juniper Landscaping of Florida, LLC	Invoice: 365802 (Reference: #306788 - Cory Lake Isles CDD- Landscapce Maintenance Agreement -2024 L	28,940.28		(2,008.89)
11/20/2025	100846	Kai	Invoice: 21489 (Reference: Ramp Replacement Sign - Being Reimbursed.)	45.34		(2,054.23)
11/20/2025	300070	Tampa Electric	VOID: Voided in SR Invoice: 311000020199 (Reference: 2300 GLADES RD, STE 410W-Nov 2025.)			(2,054.23)
11/20/2025	300071	Tampa Electric	Invoice: 110325-0199 (Reference: 2300 GLADES RD, STE 410W-Nov 2025.)	26,356.70		(28,410.93)
11/20/2025			Funds Transfer		100,000.00	71,589.07
11/21/2025	100847	Enos Painting Inc	Invoice: 111825- (Reference: Soffit andFascia repair and paint on guard house by Cross Creek Blvd.	800.00		70,789.07
11/21/2025	100848	Suncoast Rust Control, Inc.	Invoice: 08719 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee for pre	2,654.00		68,135.07
11/21/2025	100849	Gate Tech Inc.	Invoice: 169145 (Reference: Liftmaster Mega C Series Motor Brush-Replacement "C" series motor brus	298.83		67,836.24
11/21/2025	100850	Juniper Landscaping of Florida, LLC	Invoice: 367822 (Reference: #362791 - Cut Down Dead Pine Tree.)	530.00		67,306.24
11/21/2025	100851	HD Supply Facilities Maintenance, LTD	Invoice: 9243116769 (Reference: PIR 42 Gal. 2.5 Lw Blk 33" X 48" 50/Pkg-US,MI Gojo Soap Foam Refil	1,080.15		66,226.09

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11/25/2025	100852	Straley Robin Vericker	Invoice: 27499 (Reference: For Professional Services Rendered Through October 31, 2025.)	950.00		65,276.09
11/25/2025	100853	Kai	Invoice: 21492 (Reference: Ramp Agenda Packet Materials for CORY LAKES CDD,Fuel expense for CORY L	399.55		64,876.54
11/25/2025	300073	City of Tampa Utilities	Invoice: 110725-9588 (Reference: Water Services-Nov 2025-10441 CORY LAKE DR.)	1,431.41		63,445.13
11/25/2025	300074	City of Tampa Utilities	Invoice: 110725-9596 (Reference: Water Services-Nov 202-10812 CORY LAKE DR ASSOC.)	1,197.55		62,247.58
11/25/2025	300075	City of Tampa Utilities	Invoice: 110725-9591 (Reference: Water Services-Nov 2025-10921 CORY LAKE DR ASSOC.)	732.48		61,515.10
11/25/2025	300076	City of Tampa Utilities	Invoice: 110725-9589 (Reference: Water Services-Nov 202-10907 CORY LAKE DR ASSOC.)	609.98		60,905.12
11/25/2025	300077	City of Tampa Utilities	Invoice: 110725-9595 (Reference: Water Services-Nov 2025-10759 CORY LAKE DR ASSOC.)	344.58		60,560.54
11/25/2025	300078	City of Tampa Utilities	Invoice: 110725-9598 (Reference: Water Services-Nov 2025-10581 CORY LAKE DR-.)	327.61		60,232.93
11/25/2025	300079	City of Tampa Utilities	Invoice: 110725-0806 (Reference: Water Services-Nov 2025-15200 ANGUILLA ISLE AVE UNIT IRR.)	262.06		59,970.87
11/25/2025	300080	City of Tampa Utilities	Invoice: 110725-9593 (Reference: Water Services-Nov 2025-10749 CORY LAKE DR ASSOC.)	252.70		59,718.17
11/25/2025	300081	City of Tampa Utilities	Invoice: 110725-0807 (Reference: Water Services-Nov 2025-15231 ANGUILLA ISLE AVE UNIT IRR.)	231.44		59,486.73
11/25/2025	300082	City of Tampa Utilities	Invoice: 110725-0808 (Reference: Water Services-Nov 2025-15218 ANTILLES ISLE LN UNIT IRR.)	149.78		59,336.95
11/25/2025	300083	City of Tampa Utilities	Invoice: 110725-0809 (Reference: Water Services-Nov 2025-11021 TAHITI ISLE LN IRR.)	126.81		59,210.14
11/25/2025	300084	City of Tampa Utilities	Invoice: 110725-0810 (Reference: Water Services-Nov 202-11026 TAHITI ISLE LN IRR.)	111.50		59,098.64
11/25/2025	300085	City of Tampa Utilities	Invoice: 110725-9594 (Reference: Water Services-Nov 2025-10814 CORY LAKE DR ASSOC.)	108.99		58,989.65
11/25/2025	300086	City of Tampa Utilities	Invoice: 110725-9590 (Reference: Water Services-Nov 2025-10747 CORY LAKE DR ASSOC.)	86.22		58,903.43
11/25/2025	300087	City of Tampa Utilities	Invoice: 110725-9599 (Reference: Water Services-Nov 2025-10594 CORY LAKE DR.)	46.54		58,856.89
11/25/2025	300088	City of Tampa Utilities	Invoice: 110725-9597 (Reference: Water Services-Nov 2025-12001 CORY LAKE BLVD.)	17.91		58,838.98
11/25/2025	300089	City of Tampa Utilities	Invoice: 110725-9592 (Reference: Water Services-Nov 2025-10836 CORY LAKE DR ASSOC.)	7.48		58,831.50
11/28/2025	112825ACH1	Frontier Communications	Reference: Frontier-Communication.	205.98		58,625.52
11/28/2025	112825ACH2	Frontier Communications	Reference: Frontier-Communication.	145.98		58,479.54
11/28/2025	112825ACH3	Frontier Communications	Reference: Frontier-Communication.	205.98		58,273.56
11/28/2025	100854	Boring Inc	Invoice: 886318 (Reference: Konica/bh C450i.)	3.36		58,270.20
11/28/2025	100855	Florida Patio Furniture, Inc	Invoice: 79722B (Reference: PICKED UP 5 UMBRELLAS FOR REPAIR (ONE IS NOT REPAIRABLE AND 3 HAVE NOT	799.00		57,471.20
11/28/2025	100856	Star Environmental, Inc	Invoice: 81284 (Reference: MONTHLY LIFT STATION SERVICE Nov 1-Nov30, 2025.) Invoice: 81579 (Ref	340.00		57,131.20
11/28/2025	100857	Bandu LLC	Invoice: INV0677 (Reference: December pool service, invoice is due upon receipt..)	3,250.00		53,881.20
11/28/2025	112825ACH	Frontier Communications	Reference: Frontier-Communication.	285.98		53,595.22
11/30/2025			Deposit		613.22	54,208.44
11/30/2025	606	Cynthia McIntyre	Cynthia McIntyre Ck # 1140 BOS 11/20/25 meeting	184.70		54,023.74
11/30/2025	606	ADP	BOS 11/20/25 meeting	738.80		53,284.94
11/30/2025	606	ADP	BOS 11/20/25 meeting	153.00		53,131.94
11/30/2025	606	ADP	BOS 11/20/25 meeting			53,131.94
11/30/2025	607	Constant Contacts		59.00		53,072.94
11/30/2025			Funds Transfer to adjust WEIR assigned fund balance		59,660.00	112,732.94
11/30/2025				178,776.12	288,197.27	112,732.94
12/1/2025	100858	Kai	Invoice: 21517 (Reference: Ramp event supplies-Nov 2025.)	13.47		112,719.47
12/1/2025	100859	JCS Investigations	Invoice: 120 (Reference: CDD Facilities and Administration- 28th Nov 2025.)	7,479.60		105,239.87
12/1/2025	100860	Gate Tech Inc.	Invoice: 169189 (Reference: Service call (Area 3)-Nov 2025.)	185.00		105,054.87
12/1/2025	100861	Juniper Landscaping of Florida, LLC	Invoice: 368882 (Reference: Lateral Components - 11/19/2025-Irrigation Tech Labor-Rain Bird Nozzle	865.19		104,189.68
12/2/2025	100862	JCS Investigations	Invoice: 17 (Reference: Security at cross creek, morris bridge gate and pool guard-Nov 2025.)	37,760.00		66,429.68
12/2/2025	100863	WM Corp Services, Inc	Invoice: 0205677-2206-9 (Reference: Waste Management Services-Nov.)	818.99		65,610.69
12/2/2025	100864	A Party To Remember LLC	Invoice: 2641 (Reference: Real Bearded Santa Clause.)	850.00		64,760.69
12/2/2025	100865	HD Supply Facilities Maintenance, LTD	Invoice: 9243385756 (Reference: 15 Oz HP White Gloss Spray Paint-US-Nov 2025.) Invoice: 9243385	780.51		63,980.18
12/2/2025	100866	Kai	Invoice: 21547 (Reference: Security at cross creek, morris bridge gate and pool guard-Nov 2025.)	65.00		63,915.18
12/2/2025	300072	City of Tampa Utilities	Invoice: 111225-0805 (Reference: Water Services-Nov 2025-10800 W CORY LAKE BLVD.)	1,673.72		62,241.46
12/2/2025	300090	Charter Communications	Invoice: 12807600111425 (Reference: 10441 CORY LAKE DR-11/14/2025 through 12/13/2025.)	930.60		61,310.86
12/3/2025			Deposit		4,100.00	65,410.86
12/3/2025	628	Fitness Services of Florida, Inc.	partial return of payment for Ck # 100793 - sent to AP 1/6/25		475.00	65,885.86
12/4/2025	100867	Steadfast Alliance, LLC	Invoice: SA-17808 (Reference: Routine Aquatic Maintenance (Pond Spraying) for the month dated on t	4,800.00		61,085.86

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Date	Number	Payee	Memo	Payment	Deposit	Balance
12/4/2025	100868	Envera Systems	Invoice: 762692 (Reference: 144 - Gate Access - Cory Lakes CDD - Entrance #1 Cross Creek Blvd, Tam	8,061.00		53,024.86
12/4/2025	100869	Sunshine Cleaning Crew LLC	Invoice: 1019 (Reference: November 2025 Cleaning Services.)	2,750.00		50,274.86
12/4/2025	100870	Juniper Landscaping of Florida, LLC	Invoice: 370293 (Reference: #372788 - Cory Lakes 2025/2026 Maintenance Contract December 2025.)	26,657.08		23,617.78
12/4/2025	100871	Kai Connected, LLC	Invoice: 4880 (Reference: Professional Management Services Monthly Management Services-Dec 2025.	5,833.33		17,784.45
12/4/2025	100872	Suncoast Rust Control, Inc.	Invoice: 08804 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee for pre	1,327.00		16,457.45
12/4/2025	100873	Gate Tech Inc.	Invoice: 169286 (Reference: DKS Cellular Monthly Charge-dEC 2025.)	72.44		16,385.01
12/4/2025	300068	Tampa Electric	Invoice: 9993- 11/25 (Reference: 12027 CORY LAKE BLVD-October 08, 2025 - November 07, 2025.)	649.78		15,735.23
12/4/2025	300069	Tampa Electric	Invoice: 9928- 11/25 (Reference: 11589 CORY LAKE BL-October 08, 2025 - November 07, 2025.)	904.45		14,830.78
12/4/2025	608		charge back - returned check sent to beach club manager and DM 1/8/25	450.00		14,380.78
12/4/2025			Funds Transfer		200,000.00	214,380.78
12/8/2025	100874	Hughes Exterminators Inc	Invoice: 65089609 (Reference: Pest Control Service.) Invoice: 65089610 (Reference: Commercial P	195.00		214,185.78
12/8/2025	100875	Navitas Credit Corp	Invoice: 120425-4119 (Reference: Contract payment-Dec 2025.)	705.74		213,480.04
12/8/2025	100876	Roadway Concepts	Invoice: 21-1612 (Reference: Removal of Trip Hazards- Labor and Material.Top Patch Synthetic Pavem	22,995.20		190,484.84
12/8/2025	100877	Juniper Landscaping of Florida, LLC	Invoice: 371051 (Reference: #372199 - November 2025 Irrigation Repair-Rotor Replacement.) Invoi	3,035.81		187,449.03
12/8/2025	100878	Hecker Construction Company,Inc.	Invoice: 7816 (Reference: The demolition and removal of existing weir structures and the installat	105,283.00		82,166.03
12/11/2025	100879	Verizon	Invoice: 6129193371 (Reference: Monthly service 10/23- 11/22.)	208.48		81,957.55
12/11/2025	100880	Juniper Landscaping of Florida, LLC	Invoice: 372449 (Reference: #372326 - November 2025-Irrigation Repair Controller #4-Gate Valve.)	1,732.00		80,225.55
12/11/2025	100881	Kai	Invoice: 21624 (Reference: RAMP-Event supplies for CORY LAKES CDD,Christmas Decorations / Event Su	537.92		79,687.63
12/11/2025	100882	CIO Technology Solutions, inc	Invoice: 36381-MSP (Reference: Agreement Recurring: Cory Lake-Nov 2025.)	557.27		79,130.36
12/11/2025	100883	Kai	Invoice: 21637 (Reference: Ramp-Maintenance supplies for CORY LAKES CDD.)	303.93		78,826.43
12/16/2025	121625ACH	Frontier Communications	Reference: Frontier-Communication.	225.60		78,600.83
12/17/2025	100884	Don Harrison Enterprises	Invoice: 3068 (Reference: Repaired Circuit feeding cross creek-Dec 2025.)	483.50		78,117.33
12/17/2025	100885	Steadfast Alliance, LLC	Invoice: SA-18349 (Reference: This line item is for adding Rip Rap around the Mitered End Sections	2,182.50		75,934.83
12/17/2025	100886	Enos Painting Inc	Invoice: 121025- (Reference: Pressure wash and paint community Clubhouse stairs and steps by the p	4,800.00		71,134.83
12/17/2025	100887	Envera Systems	Invoice: 103636 (Reference: Service & Maintenance-11/01/2025-12/31/2025.)	458.00		70,676.83
12/17/2025	100888	Kai	Invoice: 21641 (Reference: Ramp-Gym/Fitness Equipment Replacement,Maintenance supplie,Paint Suppli	500.39		70,176.44
12/17/2025	100889	JCS Investigations	Invoice: 121 (Reference: CDD Facilities and Administration-12 Dec 2025.)	7,479.60		62,696.84
12/17/2025	100890	Juniper Landscaping of Florida, LLC	Invoice: 372654 (Reference: #373016 - November 2025 Irrigation Repair-Timer #2-Add Spray Heads-Irr	1,185.54		61,511.30
12/18/2025	100891	Salma Ali	Invoice: 121725-Dep (Reference: Refund of Rental Deposit.)	500.00		61,011.30
12/19/2025	100892	HD Supply Facilities Maintenance, LTD	Invoice: 9244038837 (Reference: PIR 42 Gal. 2.5 Lw Blk 33" X 48" 50/Pkg-US,Sanitizing Wipes 2300 S	1,259.50		59,751.80
12/19/2025	100893	Kai	Invoice: 21660 (Reference: Maintenance supplies for CORY LAKES CDD,Fuel expense,Beach Club Furnitu	9,773.13		49,978.67
12/22/2025	100894	Juniper Landscaping of Florida, LLC	Invoice: 373723 (Reference: #353878 - Remove Dead Tree along the Sidewalk on Morris Bridge.) In	2,157.28		47,821.39
12/22/2025	100895	Elite Pavers Of Tampa Bay	Invoice: 12150 (Reference: Paver- Material Only,,delivery-Dec 2025.)	2,400.00		45,421.39
12/22/2025	100896	Bay 2 Bay Plumbing & Drains LLC	Invoice: 3077 (Reference: backflow-Dec 2025.)	1,725.00		43,696.39
12/22/2025	100897	Kai	Invoice: 21667 (Reference: Ramp Event Catering Holiday Boat Parade ,Basketball Net Replacements.	523.97		43,172.42
12/24/2025	300093	City of Tampa Utilities	Invoice: 120825-9598 (Reference: Water Services-Dec-2025-10581 CORY LAKE DR.)	225.89		42,946.53
12/24/2025	300094	City of Tampa Utilities	Invoice: 120825-9594 (Reference: Water Services-Dec-2025-10814 CORY LAKE DR ASSOC.)	68.15		42,878.38
12/24/2025	300095	City of Tampa Utilities	Invoice: 120825-9589 (Reference: Water Services-Dec-2025-10907 CORY LAKE DR ASSOC.)	365.70		42,512.68
12/24/2025	300096	City of Tampa Utilities	Invoice: 120825-9590 (Reference: Water Services-Dec-2025-10747 CORY LAKE DR ASSOC.)	72.71		42,439.97
12/24/2025	300097	City of Tampa Utilities	Invoice: 120825-0809 (Reference: Water Services-Dec-2025-11021 TAHITI ISLE LN IRR.)	95.57		42,344.40
12/24/2025	300098	City of Tampa Utilities	Invoice: 120825-0810 (Reference: Water Services-Dec-2025-11026 TAHITI ISLE LN IRR.)	80.23		42,264.17
12/24/2025	300099	City of Tampa Utilities	Invoice: 120825-0808 (Reference: Water Services-Dec-2025-15218 ANTILLES ISLE LN UNIT IRR.)	118.57		42,145.60
12/24/2025	300100	City of Tampa Utilities	Invoice: 120825-0805 (Reference: Water Services-Dec-2025-10800 W CORY LAKE BLVD.)	841.79		41,303.81
12/24/2025	300101	City of Tampa Utilities	Invoice: 120825-9599 (Reference: Water Services-Dec-2025-10594 CORY LAKE DR.)	42.08		41,261.73
12/24/2025	300102	City of Tampa Utilities	Invoice: 120825-9596 (Reference: Water Services-Dec-2025-10812 CORY LAKE DR ASSOC.)	821.63		40,440.10
12/24/2025	300103	City of Tampa Utilities	Invoice: 120825-9592 (Reference: Water Services-Dec-2025-10836 CORY LAKE DR ASSOC.)	8.80		40,431.30
12/24/2025	300104	City of Tampa Utilities	Invoice: 120825-9591 (Reference: Water Services-Dec-2025-10921 CORY LAKE DR ASSOC.)	498.54		39,932.76
12/24/2025	300105	City of Tampa Utilities	Invoice: 120825-9597 (Reference: Water Services-Dec-2025-12001 CORY LAKE BLVD.)	13.37		39,919.39
12/24/2025	300106	City of Tampa Utilities	Invoice: 120825-9593 (Reference: Water Services-Dec-2025-10749 CORY LAKE DR ASSOC.)	237.93		39,681.46

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12/24/2025	300107	City of Tampa Utilities	Invoice: 120825-9588 (Reference: Water Services-Dec-2025-10441 CORY LAKE DR.)	1,881.39		37,800.07
12/24/2025	300108	City of Tampa Utilities	Invoice: 120825-0807 (Reference: Water Services-Dec-2025-15231 ANGUILLA ISLE AVE UNIT IRR.)	195.23		37,604.84
12/24/2025	300109	City of Tampa Utilities	Invoice: 120825-0806 (Reference: Water Services-Dec-2025-15200 ANGUILLA ISLE AVE UNIT IRR.)	126.24		37,478.60
12/24/2025	300110	City of Tampa Utilities	Invoice: 120825-9595 (Reference: 10759 CORY LAKE DR ASSOC-Water Services-Dec-2025.)	237.93		37,240.67
12/26/2025	300091	Tampa Electric	Invoice: 120525-0199 (Reference: 2300 GLADES RD, STE 410W-Dec 2025.)	28,076.59		9,164.08
12/26/2025	606	Cynthia McIntyre	BOS 12/18/25 meeting - Cynthia McIntyre Ck # 1141	184.70		8,979.38
12/26/2025	606	ADP	BOS 12/18/25 meeting	738.80		8,240.58
12/26/2025	606	ADP	BOS 12/18/25 meeting	153.00		8,087.58
12/26/2025	606	ADP	BOS 12/18/25 meeting			8,087.58
12/29/2025	122925ACH1	Frontier Communications	Reference: Frontier-Communication.	205.98		7,881.60
12/29/2025	122925ACH2	Frontier Communications	Reference: Frontier-Communication.	145.98		7,735.62
12/29/2025	122925ACH3	Frontier Communications	Reference: Frontier-Communication.	205.98		7,529.64
12/29/2025	122925ACH	Frontier Communications	Reference: Frontier-Communication.	285.98		7,243.66
12/31/2025			Deposit		1,019.10	8,262.76
12/31/2025	100898	Kai Connected, LLC	Invoice: 4897 (Reference: General Administration Services 12/20 Meeting overage, Billed 42 minutes	217.50		8,045.26
12/31/2025	100899	JCS Investigations	Invoice: 122 (Reference: CDD Facilities and Administration-12 Dec 2025.)	7,479.60		565.66
12/31/2025	100900	Kai	Invoice: 21673 (Reference: Ramp Gym/Fitness Signage -Dec 2025.)	34.20		531.46
12/31/2025	100901	Straley Robin Vericker	Invoice: 27674 (Reference: For Professional Services Rendered Through November 30, 2025.)	218.00		313.46
12/31/2025	100902	Gate Tech Inc.	Invoice: 169508 (Reference: Service call (Area 3),Elite Omni Board Q400.) Invoice: 169515 (Refe	982.75		(669.29)
12/31/2025	300092	Charter Communications	Invoice: 128076001121425 (Reference: 10441 CORY LAKE DR-12/14/2025 through 01/13/2025.)	930.89		(1,600.18)
12/31/2025	627	Constant Contacts	autopay approved by prior amenity manager	59.00		(1,659.18)
12/31/2025			Funds Transfer		200,000.00	198,340.82
12/31/2025			Funds Transfer - to transfer remaining amount of Hecker Construction inv # 7816		45,623.00	243,963.82
12/31/2025			Funds Transfer Hecker Construction inv 7743		9,660.00	253,623.82
12/31/2025				319,986.22	460,877.10	253,623.82
1/2/2026	100903	Kai Connected, LLC	Invoice: 4903 (Reference: Professional Management Services Monthly Management Services-Jan 2026.	5,833.33		247,790.49
1/2/2026	100904	US Bank Equipment Finance	Invoice: 571329903 (Reference: Contract payment-Prop Damage surcharge-Jan 2026.)	230.60		247,559.89
1/6/2026			Deposit		5,745.34	253,305.23
1/6/2026	100905	JCS Investigations	Invoice: 18 (Reference: Security at cross creek, morris bridge gate and pool guard-Jan 2026.)	38,800.00		214,505.23
1/6/2026	100906	Bandu LLC	Invoice: INV0706 (Reference: January 2026 pool service, invoice is due upon receipt.-Jan 2026.)	3,250.00		211,255.23
1/6/2026	100907	WM Corp Services, Inc	Invoice: 0214962-2206-4 (Reference: Waste Management Services-Jan 2026.)	919.87		210,335.36
1/6/2026	100908	Juniper Landscaping of Florida, LLC	Invoice: 374731 (Reference: #374109 - November 2025 Irrigation Repair-Controller #5 Zone #1-Add Zo	710.92		209,624.44
1/6/2026	300111	Tampa Electric	Invoice: 121525-9928 (Reference: 11589 CORY LAKE BL-November 08, 2025 - December 09, 2025.)	906.67		208,717.77
1/6/2026	300112	Tampa Electric	Invoice: 121525-9993 (Reference: 12027 CORY LAKE BLVD-November 08, 2025 - December 09, 2025.)	643.16		208,074.61
1/7/2026	100909	Gate Tech Inc.	Invoice: 169695 (Reference: DKS Cellular Monthly Charge Monthly charge for Doorking cellular syste	57.44		208,017.17
1/7/2026	100910	Sunshine Cleaning Crew LLC	Invoice: 1020 (Reference: December 2025 Cleaning Services.)	2,750.00		205,267.17
1/7/2026	100911	Envera Systems	Invoice: 763876 (Reference: 1144 - Gate Access - Cory Lakes CDD - Entrance #1 Cross Creek Blvd, Ta	3,390.00		201,877.17
1/7/2026	100912	Johnson Engineering, Inc	Invoice: 7956 (Reference: Professional Engineering Services-Professional Services from November 15	4,977.50		196,899.67
1/7/2026	100913	HD Supply Facilities Maintenance, LTD	Invoice: 9244464298 (Reference: Fresh Scent Dsnfcting Wipe 525/Car-US-Jan 2026.)	66.63		196,833.04
1/7/2026	100914	Verizon	Invoice: 6131712822 (Reference: Monthly service 11/23- 12/22.)	208.48		196,624.56
1/7/2026	100915	Juniper Landscaping of Florida, LLC	Invoice: 375596 (Reference: #372788 - Cory Lakes 2025/2026 Maintenance Contract January 2026.)	26,657.08		169,967.48
1/8/2026	100916	Kai	Invoice: 21763 (Reference: Ramp usps-Jan 2026.) Invoice: 21764 (Reference: Maintenance supplies	561.18		169,406.30
1/9/2026	100917	Suncoast Rust Control, Inc.	Invoice: 08936 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee for pre	1,327.00		168,079.30
1/9/2026	100918	Gate Tech Inc.	Invoice: 169729 (Reference: Service call (Area 2),Additional Time,Mega arm limit cam.)	296.13		167,783.17
1/9/2026	100919	Kai	Invoice: 21781 (Reference: Maintenance supplie,Microwave Replacement for Beach Club,Water Dispense	1,083.86		166,699.31
1/9/2026	100920	Navitas Credit Corp	Invoice: 010426-4119 (Reference: Contract payment-Jan 2026.)	705.74		165,993.57
1/9/2026	100921	HD Supply Facilities Maintenance, LTD	Invoice: 9244483249 (Reference: Adv Hand Sanitizer Gel Clean 12 Oz.12/Cs-US,All Purpose Clean Lemo	694.96		165,298.61
1/12/2026	100922	Strategic Air Conditioning	Invoice: 8266 (Reference: Install new filter.)	350.00		164,948.61
1/12/2026	100923	Steadfast Alliance, LLC	Invoice: SA-19031 (Reference: Routine Aquatic Maintenance (Pond Spraying) for the month dated on t	4,800.00		160,148.61

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Date	Number	Payee	Memo	Payment	Deposit	Balance
1/13/2026	011326ACH	Frontier Communications	Reference: Frontier-Communication.	225.60		159,923.01
1/13/2026	100924	Strange Zone, Inc	Invoice: 2025-0225 (Reference: Website maintenance + Hosting (Yearly Contract)-Jan 2026.)	899.99		159,023.02
1/13/2026	100925	Fitness Services of Florida, Inc.	Invoice: 30674 (Reference: Approved 10/28/25. Received a request from FSF SO 91284 for parts and r	1,125.00		157,898.02
1/13/2026	100926	Kai	Invoice: 21786 (Reference: Ramp Property signage for CORY LAKES CDD-Jan 2026.)	242.14		157,655.88
1/13/2026	100927	CIO Technology Solutions, inc	Invoice: 36495-MSP (Reference: Agreement Recurring: Cory Lake-Managed Network,Wireless Access Poin	557.27		157,098.61
1/13/2026	100928	Illuminations Holiday Lighting	Invoice: 321225-1 (Reference: 2nd Final payment.)	27,315.00		129,783.61
1/13/2026	100929	JCS Investigations	VOID: Invoice: 123 (Reference: CDD Facilities and Administration-09 Jan 2025.)			129,783.61
1/14/2026	100930	Kai	Invoice: 21802 (Reference: Ramp Water Dispenser Filters - Maintenance Supplies-Jan 2026.)	99.99		129,683.62
1/16/2026	100931	Juniper Landscaping of Florida, LLC	Invoice: 377553 (Reference: #374111 - November 2025-Irrigation Repair Controller #11, Zone #1 & #2	2,124.12		127,559.50
1/16/2026	100932	Hughes Exterminators Inc	Invoice: 65478247 (Reference: Pest Control Service-Jan 2026.) Invoice: 65478248 (Reference: Com	195.00		127,364.50
1/20/2026	100933	Straley Robin Vericker	Invoice: 27751 (Reference: For Professional Services Rendered Through December 31, 2025.)	945.50		126,419.00
1/20/2026	100934	Kai	Invoice: 21815 (Reference: Ramp amazon,Maintenance supplies-Jan 2026.) Invoice: 21816 (Referenc	843.12		125,575.88
1/20/2026	100935	JCS Investigations	Invoice: 123 (Reference: CDD Facilities and Administration-09 Jan 2025.)	7,479.60		118,096.28
1/21/2026	625R	Florida Dept of Revenue	Reverse of GJE 625 -- CY 2025 Q4 Sales tax	689.38		117,406.90
1/26/2026	100936	Kai	Invoice: 21836 (Reference: Ramp-Mobile auto repair for CORY LAKES CDD project.,amazon-Jan 2026.)	254.34		117,152.56
1/26/2026	300131	Tampa Electric	Invoice: 010726-0199 (Reference: 2300 GLADES RD, STE 410W-Jan 2026.)	28,930.04		88,222.52
1/27/2026	012726ACH1	Frontier Communications	Reference: Frontier-Communication.	205.98		88,016.54
1/27/2026	012726ACH2	Frontier Communications	Reference: Frontier-Communication.	145.98		87,870.56
1/27/2026	012726ACH3	Frontier Communications	Reference: Frontier-Communication.	205.98		87,664.58
1/27/2026	012726ACH	Frontier Communications	Reference: Frontier-Communication.	285.98		87,378.60
1/27/2026	100937	Steadfast Alliance, LLC	Invoice: SA-19178 (Reference: This proposal is for the purchase and installation of (8) 36W RGB LE	5,655.00		81,723.60
1/27/2026	100938	JCS Investigations	Invoice: 19 (Reference: Security at cross creek, morris bridge gate and pool guard-Jan 2026.)	17,160.00		64,563.60
1/27/2026	100939	Fitness Services of Florida, Inc.	Invoice: 30709 (Reference: Monthly Preventative Maintenance service of all cardio and strength equ	350.00		64,213.60
1/27/2026	300113	City of Tampa Utilities	Invoice: 010926-9588 (Reference: 10441 CORY LAKE DR- Water Services-Jan-2026.)	2,428.42		61,785.18
1/27/2026	300114	City of Tampa Utilities	Invoice: 010926-9596 (Reference: 10812 CORY LAKE DR ASSOC- Water Services-Jan-2026.)	702.85		61,082.33
1/27/2026	300115	City of Tampa Utilities	Invoice: 010926-0805 (Reference: 10800 W CORY LAKE BLVD- Water Services-Jan-2026.)	624.29		60,458.04
1/27/2026	300116	City of Tampa Utilities	Invoice: 010926-9591 (Reference: 10921 CORY LAKE DR ASSOC- Water Services-Jan-2026.)	430.51		60,027.53
1/27/2026	300117	City of Tampa Utilities	Invoice: 010926-9593 (Reference: 10749 CORY LAKE DR ASSOC- Water Services-Jan-2026.)	337.51		59,690.02
1/27/2026	300118	City of Tampa Utilities	Invoice: 010926-9598 (Reference: 10581 CORY LAKE DR- Water Services-Jan-2026.)	321.23		59,368.79
1/27/2026	300119	City of Tampa Utilities	Invoice: 010926-9589 (Reference: 10907 CORY LAKE DR ASSOC- Water Services-Jan-2026.)	296.69		59,072.10
1/27/2026	300120	City of Tampa Utilities	Invoice: 010926-0807 (Reference: 15231 ANGUILLA ISLE AVE UNIT IRR- Water Services-Jan-2026.)	280.36		58,791.74
1/27/2026	300121	City of Tampa Utilities	Invoice: 010926-0806 (Reference: 15200 ANGUILLA ISLE AVE UNIT IRR- Water Services-Jan-2026.)	259.92		58,531.82
1/27/2026	300122	City of Tampa Utilities	Invoice: 010926-9595 (Reference: 10759 CORY LAKE DR ASSOC- Water Services-Jan-2026.)	207.17		58,324.65
1/27/2026	300123	City of Tampa Utilities	Invoice: 010926-0810 (Reference: 11026 TAHITI ISLE LN IRR- Water Services-Jan-2026.)	119.38		58,205.27
1/27/2026	300124	City of Tampa Utilities	Invoice: 010926-0808 (Reference: 15218 ANTILLES ISLE LN UNIT IRR- Water Services-Jan-2026.)	104.05		58,101.22
1/27/2026	300125	City of Tampa Utilities	Invoice: 010926-9594 (Reference: 10814 CORY LAKE DR ASSOC- Water Services-Jan-2026.)	95.54		58,005.68
1/27/2026	300126	City of Tampa Utilities	Invoice: 010926-9592 (Reference: 10836 CORY LAKE DR ASSOC- Water Services-Jan-2026.)	90.97		57,914.71
1/27/2026	300127	City of Tampa Utilities	Invoice: 010926-9590 (Reference: 10747 CORY LAKE DR ASSOC- Water Services-Jan-2026.)	77.28		57,837.43
1/27/2026	300128	City of Tampa Utilities	Invoice: 010926-9599 (Reference: 10594 CORY LAKE DR- Water Services-Jan-2026.)	50.56		57,786.87
1/27/2026	300129	City of Tampa Utilities	Invoice: 010926-0809 (Reference: 11021 TAHITI ISLE LN IRR- Water Services-Jan-2026.)	41.43		57,745.44
1/27/2026	300130	City of Tampa Utilities	Invoice: 010926-9597 (Reference: 12001 CORY LAKE BLVD- Water Services-Jan-2026.)	22.50		57,722.94
1/28/2026	100940	Kai	Invoice: 21842 (Reference: Ramp-Maintenance Supplies,New Battery - White Truck,Oil Change for Whit	619.54		57,103.40
1/28/2026	100941	HD Supply Facilities Maintenance, LTD	Invoice: 9245098141 (Reference: Fido Baggies Pet Waste Liners 50/Pkg-CN,Bag 10/Cs-CN,PIR 42 Gal. 2	1,224.17		55,879.23
1/28/2026	606	Cynthia McIntrye	BOS 1/15/25 meeting - Cynthia McIntyre Ck # 1142	184.70		55,694.53
1/28/2026	606	ADP	BOS 1/15/25 meeting	554.10		55,140.43
1/28/2026	606	ADP	BOS 1/15/25 meeting	122.40		55,018.03
1/28/2026	606	ADP	BOS 1/15/25 meeting	65.15		54,952.88
1/29/2026	100942	US Bank Equipment Finance	Invoice: 573456795 (Reference: Contract Payment 01/11/2026-02/11/2026.)	255.11		54,697.77
1/29/2026	100943	Bay 2 Bay Plumbing & Drains LLC	Invoice: 3165 (Reference: Excavation-We will have to excavate area around both backflows in order	3,285.00		51,412.77

Cory Lakes CDD
Check Register - Operating Account
FY2026

Date	Number	Payee	Memo	Payment	Deposit	Balance
1/29/2026	100944	YKV Living LLC	Invoice: 0001 (Reference: CDD Facilities and Administration-Facilities Manager,Office Manager,Main	10,783.42		40,629.35
1/29/2026	100945	Kai	Invoice: 21858 (Reference: Ramp-Batteries - Office Supplies ,Replacement Water Cooler for Guards B	476.23		40,153.12
1/30/2026	300133	Charter Communications	Invoice: 128076001011426 (Reference: 10441 CORY LAKE DR-01/14/2026 through 02/13/2026.)	930.65		39,222.47
1/31/2026			Deposit		808.66	40,031.13
1/31/2026	614	Constant Contacts	autopay approved by prior amenity manager	59.00		39,972.13
1/31/2026	100955	Fitness Services of Florida, Inc.	Invoice: 30395 (Reference: Approved 07/31/25 by Dane. Received a request from FSF SO 91277 for par	475.00		39,497.13
1/31/2026			transfer (in transit) - to replenish operating reserves	28,582.00		10,915.13
1/31/2026			Deposit in Transit - Hecker Construction Inv #7816		45,623.00	56,538.13
1/31/2026				220,205.69	6,554.00	56,538.13

Cory Lakes Community Development District
Budget Variance Report
1/31/2026

	ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)	Notes
Payroll service fee	-	-	200	(200)	No budget for payroll service fees
District management	70,000	23,333	24,098	(765)	meeting time overages
Contingencies	2,000	667	1,690	(1,023)	Board of Supervisor meeting agenda preparation cost
Water, Sewer Utility Services	40,000	13,333	24,438	(11,105)	Water has been trending between \$6-\$7k per month starting in May 2025
Community events supplies	18,000	6,000	6,430	(430)	Bounce House \$2,862 11/15/25 rental and Christmas party
Irrigation - maintenance	15,000	5,000	12,407	(7,407)	Multiple repairs to controllers/timer during November; Jan main line repair \$1660

EXHIBIT 11

AGENDA

**Cory Lakes
Community Development District**

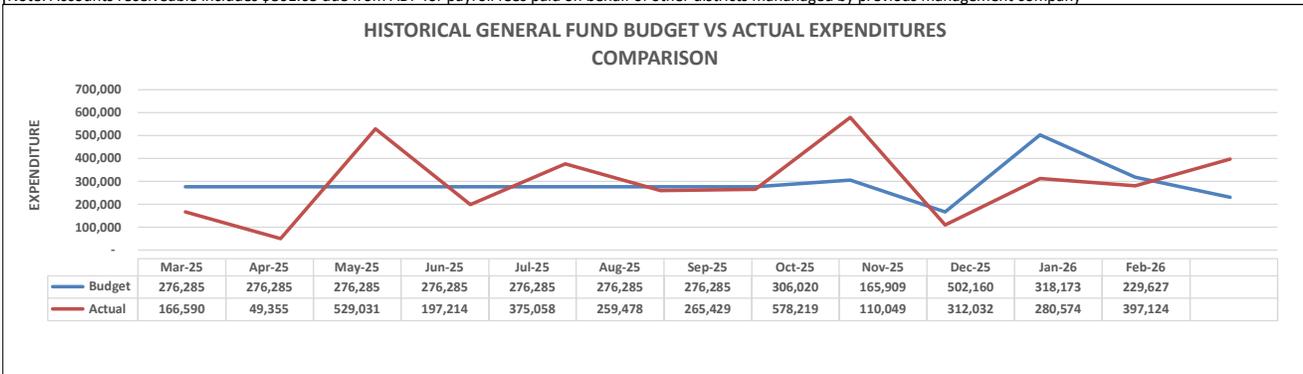
**Financial Statements
(Unaudited)**

February 28, 2026

CORY LAKES CDD
Financial Report Summary - General Fund - DRAFT PROJECTIONS
2/28/2026

	BS Line	GENERAL FUND	DEBT SERVICE	
		2/28/2026	2013 2/28/2026	
1 For The Period Ending :				
2 CASH BALANCE (MM AND OP ACCOUNTS)	3, 4, 8	\$ 1,550,341	\$ 190,559	
3 CASH RESERVED FOR WEIR PROJECT (includes earned interest)	6	56,517	-	
4 CASH RESERVED FOR OPERATING RESERVE (includes earned interest)	7	480,116	-	
5 RESTRICTED CASH FOR DEBT SERVICE	9	96,787	-	
6 PLUS: ACCOUNTS RECEIVABLE - ON ROLL	20	161,359	-	
7 DUE FROM OTHER FUNDS	16,17,18,19	-	-	
8 PLUS: ACCOUNTS RECEIVABLE - OTHER	22	300	-	
9 PLUS: PREPAID AND DEPOSITS	23, 24	90,024	-	
10 LESS: ACCOUNTS PAYABLE & ACCRUED EXPENSES	28, 29, 31,34, 35	(10,955)	-	
11 LESS: DEFERRED REVENUES	32	(161,359)	-	
12 LESS: DUE TO DEBT SERVICE	33	(96,787)	-	
13 NET CASH BALANCE		\$ 2,166,343	\$ 190,559	
14 Budgeted Fund Balance Analysis:(Based on 100% of the Budget to be Expended)				
15 NON SPENDABLE FOR PREPAIDS AND DEPOSITS		\$ 90,024		
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+\$18,340 contingency - \$202,860 spent)		\$ 56,517		
19 REMAINING BUDGET NEEDED FOR FY 2026 FISCAL YEAR		\$ 1,468,983		
20 Total Cash Required		\$ 2,095,640		
21 DIFFERENCE BETWEEN NET CASH BALANCE AND CASH REQUIRED		\$ 70,703		
22 DEFERRED ASSESSMENTS RECEIVABLE TO BE COLLECTED		\$ 161,359		
23 Net Cash Surplus (Deficit) Projected at EOY		\$ 232,061		
24 ACTUAL GENERAL FUND REVENUE AND EXPENDITURES:(AFTER BUDGET COST SAVING MEASURES)				
		2/28/2026	2/28/2026	
		ACTUAL	BUDGET	
		YEAR-TO-DATE	YEAR-TO-DATE	
			FAVORABLE	
			(UNFAVORABLE)	
			VARIANCE	
25 REVENUE (YTD) COLLECTED		\$ 3,028,104	\$ 2,849,821	\$ 178,283
26 EXPENDITURES (YTD)		(1,677,998)	(1,521,889)	(156,108)
27 NET OPERATING CHANGE		\$ 1,350,106	\$ 1,327,932	\$ 22,175
28 AVERAGE MONTHLY EXPENDITURES		\$ 335,600	\$ 304,378	\$ (31,222)
29 PROJECTED EOY BASED ON AVERAGE		\$ 4,027,194	\$ 3,203,498	\$ (823,696)
30 GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:				
		2/28/2026	2/28/2026	
		ACTUAL	BUDGET	
		YEAR-TO-DATE	YEAR-TO-DATE	
				FAVORABLE
				(UNFAVORABLE)
				VARIANCE
31 REVENUE:				
32 ASSESSMENTS ON-ROLL (NET)		\$ 2,635,239	\$ 2,516,938	\$ 118,301
33 ASSESSMENTS OFF-ROLL		-	-	-
34 INTEREST		23,677	12,500	11,177
35 MISCELLANEOUS REVENUE		16,843	-	16,843
36 TRANSFER		352,345	320,383	31,962
37 DECREASE IN RESERVES		-	-	-
38 TOTAL REVENUE		3,028,104	2,849,821	178,283
39 EXPENDITURES:				
40 ADMINISTRATIVE EXPENDITURES & DEBT SERVICE		225,825	153,534	(72,291)
41 UTILITIES		186,698	185,533	(1,165)
42 SECURITY OPERATIONS		211,375	210,997	(378)
43 CONTRACTED PERSONNEL AND AMENITY & FIELD OPERATIONS		218,080	158,172	(59,909)
44 LANDSCAPE MAINTENANCE		200,186	227,292	27,105
45 FACILITIES MAINTENANCE		600,901	559,872	(41,029)
46 FACILITIES MAINTENANCE (POOL)		34,931	26,490	(8,442)
47 CONTINGENCY		-	-	-
48 TOTAL EXPENDITURES		\$ 1,677,998	\$ 1,521,889	\$ (156,108)

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
FEBRUARY 28, 2026**

	<u>GENERAL FUND</u>	<u>DEBT SERVICE 2013</u>	<u>TOTAL GOVERNMENTAL FUNDS</u>
1	ASSETS		
2	Operating account		
3	\$ 97,818	\$ -	\$ 97,818
4	-	-	-
5	-	-	-
6	22,913	-	22,913
7	56,517	-	56,517
8	480,116	-	480,116
9	1,452,524	-	1,452,524
10	96,787	-	96,787
11	Investments		
12	-	81,407	81,407
13	-	49,903	49,903
14	-	-	-
15	-	-	-
16	Undeposited funds		
17	Due from other funds		
18	Due from Debt service fund - series 2013 A-1		
19	-	96,787	96,787
20	Due from Debt service fund - series 2013		
21	Retainer		
22	161,359	5,876	167,235
23	300	-	300
24	66,869	-	66,869
25	23,154	-	23,154
26	<u>2,458,357</u>	<u>\$ 233,973</u>	<u>\$ 2,692,330</u>
27	LIABILITIES AND FUND BALANCE		
28	Liabilities:		
29	\$ 5,354	\$ -	\$ 5,354
30	5,601	-	5,601
31	99	-	99
32	-	-	-
33	161,359	5,876	167,235
34	96,787	-	96,787
35	-	-	-
36	-	-	-
37	-	-	-
38	<u>269,200</u>	<u>5,876</u>	<u>275,076</u>
39	FUND BALANCES		
40	90,024	-	90,024
41	96,787	228,097	324,885
42	480,116	-	480,116
43	56,517	-	56,517
44	-	-	-
45	1,465,713	-	1,465,713
46	<u>2,189,157</u>	<u>228,097</u>	<u>2,417,254</u>
47	<u>\$ 2,458,357</u>	<u>\$ 233,973</u>	<u>\$ 2,692,330</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 FEBRUARY 28, 2026**

	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	\$ 2,514,643	\$ 2,632,836	\$ 118,193	\$ 118,193	94.23%
3 Assessment levy: Cachet	2,550	2,295	2,403	108	108	94.24%
4 Interest Revenue-Investments	30,000	12,500	23,677	11,177	11,177	78.92%
5 Miscellaneous Revenue			-		-	
6 Rental Income	-	-	12,649	12,649	12,649	0.00%
7 Bar Code Access	-	-	3,794	3,794	3,794	0.00%
8 Tennis Contract Revenue	-	-	400	400	400	0.00%
9 Event Sponsorship	-	-	-	-	-	0.00%
10 Miscellaneous Revenue	-	-	-	-	-	0.00%
11 Fund Balance Forward from FY25	54,100	54,100	86,062	31,962	31,962	159.08%
12 Fund Balance Forward-Weir Project	322,800	266,283	266,283	-	-	82.49%
13 Total Revenues	3,203,498	2,849,821	3,028,104	178,283	178,283	94.52%
14 EXPENDITURES						
15 Administrative						
16 Supervisors fees	14,000	5,833	4,800	1,033	9,200	34.29%
17 Payroll service fee	-	-	317	(317)	(317)	0.00%
18 Payroll taxes	1,071	446	367	79	704	34.29%
19 District management	70,000	29,167	30,364	(1,197)	39,636	43.38%
20 Auditing services	4,900	2,042	-	2,042	4,900	0.00%
21 Legal - general counsel	20,000	8,333	2,114	6,220	17,887	10.57%
22 District Engineer	15,000	6,250	9,483	(3,233)	5,518	63.22%
23 Insurance- General Liability & Public Officials	80,000	33,333	32,182	1,152	47,818	40.23%
24 Legal Advertising	1,500	625	66	559	1,434	4.38%
25 Bank fees	1,500	625	-	625	1,500	0.00%
26 Credit card discount	200	83	-	83	200	0.00%
27 Dues & Licenses	175	175	175	-	-	100.00%
28 Postage	2,500	1,042	10	1,031	2,490	0.42%
29 Website	1,000	417	225	192	775	22.50%
30 ADA website Compliance	210	88	-	88	210	0.00%
31 Contingencies	2,000	2,000	2,556	(556)	(556)	127.78%
32 Total Administrative	214,056	90,459	82,658	7,801	131,398	38.62%
33 Debt Service						
34 Arbitrage rebate calculation	2,500	1,042	-	1,042	2,500	0.00%
35 Trustee fees	3,558	1,483	1,571	(89)	1,987	44.16%
36 Capital reinvestment note 2022 repayment	145,323	60,551	141,596	(81,045)	3,727	97.44%
37 Total Debt Service	151,381	63,075	143,167	(80,092)	8,214	94.57%
38 Utilities						
39 Communication	38,000	15,833	12,830	3,003	25,170	33.76%
40 Streetlights	255,000	106,250	102,988	3,262	152,012	40.39%
41 Electricity	95,280	39,700	37,479	2,221	57,801	39.34%
42 Water, Sewer Utility Services	40,000	16,667	28,069	(11,402)	11,931	70.17%
43 Solid waste removal	12,000	5,000	4,398	602	7,602	36.65%
44 Sewer lift station	5,000	2,083	935	1,148	4,065	18.70%
45 Total Utilities	445,280	185,533	186,698	(1,165)	258,582	41.93%
46 Security Operations						
47 Security staffing contract services	415,000	172,917	186,640	(13,723)	228,360	44.97%
48 Contractual virtual guard	66,912	27,880	24,735	3,145	42,177	36.97%
49 Off duty policing	24,480	10,200	-	10,200	24,480	0.00%
50 Total Security Operations	506,392	210,997	211,375	(378)	295,017	41.74%
51 Contracted Personnel						
52 Contracted Personnel	200,000	83,333	148,120	(64,787)	51,880	74.06%
53 Total Contracted Personnel	200,000	83,333	148,120	(64,787)	51,880	74.06%

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
GENERAL FUND
FOR THE PERIOD BEGINNING OCTOBER 1, 2025 THROUGH FEBRUARY 28, 2026**

	FY 2026 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)	ADOPTED BUDGET VARIANCE FAV (UNFAV)	% OF BUDGET BUDGET SPENT TO DATE
54 Amenity & Field Operations						
55 Seasonal decorations	55,000	54,630	54,630	-	370	99.33%
56 Beach club office equipment	4,500	1,875	1,039	836	3,461	23.09%
57 Beach club office supplies	4,500	1,875	716	1,159	3,784	15.92%
58 Beach club gym supplies	19,000	7,917	6,502	1,414	(2,002)	144.49%
59 Guard office equipment	1,000	417	-	417	4,500	0.00%
60 Guard office supplies	1,500	625	-	625	19,000	0.00%
61 Community events supplies	18,000	7,500	7,073	427	(5,573)	471.53%
62 Total Amenity & Field Operations	103,500	74,838	69,961	4,878	23,539	67.59%
63 Landscape Maintenance						
64 Landscape maintenance	350,000	145,833	139,285	6,548	210,715	39.80%
65 Mulch	50,000	20,833	4,280	16,553	45,720	8.56%
66 Beach sand	6,000	2,500	-	2,500	6,000	0.00%
67 Annuals & seasonal plant installation	7,500	3,125	1,750	1,375	5,750	23.33%
68 Plant replacement	25,000	10,417	16,800	(6,384)	8,200	67.20%
69 Sod replacement	5,000	2,083	-	2,083	5,000	0.00%
70 Well maintenance-irrigation	3,000	1,250	-	1,250	3,000	0.00%
71 Irrigation - maintenance	15,000	6,250	12,407	(6,157)	2,593	82.71%
72 Tree removal, replacement, & maintenance	24,000	10,000	1,663	8,337	22,337	6.93%
73 Lake & Pond maintenance	60,000	25,000	24,000	1,000	36,000	40.00%
74 Total Landscape Maintenance	545,500	227,292	200,186	27,105	345,314	36.70%
75 Facilities Maintenance						
76 Outside facilities maintenance	50,000	20,833	19,069	1,764	30,931	38.14%
77 Weir project	322,800	266,283	266,283	-	56,517	82.49%
78 Car & Cart repairs and maintenance	9,000	3,750	2,514	1,236	6,486	27.93%
79 Rentals & leases	10,824	4,510	3,529	981	7,295	32.60%
80 Cleaning	35,000	14,583	15,478	(894)	19,522	44.22%
81 Pest control	2,340	975	975	-	1,365	41.67%
82 Security gate maintenance & repair	10,000	4,167	8,139	(3,972)	1,861	81.39%
83 Security gate maintenance & repair - Cachet	2,550	1,063	1,600	(537)	950	62.74%
84 Monuments and signs	6,000	2,500	242	2,258	5,758	4.04%
85 Fountains	8,000	8,000	18,217	(10,217)	(10,217)	227.71%
86 Storm water drainage	30,000	12,500	-	12,500	30,000	0.00%
87 Recreational equipment maintenance & repair	15,000	6,250	6,200	50	8,800	41.33%
88 Building equipment maintenance & repair	10,000	4,167	2,921	1,246	7,079	29.21%
89 Pressure washing	7,500	7,500	17,975	(10,475)	(10,475)	239.67%
90 Facilities maintenance contingency	258,300	107,625	65,533	42,092	192,767	25.37%
91 Contingency for end of year	53,500	53,500	108,942	(55,442)	(55,442)	203.63%
92 Paver, streets & sidewalk repairs and cleaning	100,000	41,667	63,284	(21,618)	36,716	63.28%
93 Total Facilities Maintenance	930,814	559,872	600,901	(41,029)	329,913	64.56%
94 Facilities maintenance (pool)						
95 Pool maintenance	39,000	16,250	16,250	-	22,750	41.67%
96 Pool repairs	12,000	5,000	480	4,520	11,520	4.00%
97 Pool heater utilities	5,000	5,000	17,869	(12,869)	(12,869)	357.38%
98 Pool permit	575	240	333	(93)	242	57.90%
99 Total Facilities maintenance (pool)	56,575	26,490	34,931	(8,442)	21,644	61.74%
100 Other financing sources and uses						
101 Increase in fund balance - Operating Reserve	50,000	-	-	-	50,000	0.00%
102 Total other financing sources and uses	50,000	-	-	-	50,000	0.00%
103 Total Expenditures	3,203,498	1,521,889	1,677,998	(156,108)	203,041	52.38%
104 Excess/(deficiency) of revenues over/(under) expenditures	-	1,327,932	1,350,106	22,175	381,324	0.00%
105 Fund balance - beginning (unaudited)			1,191,395			
106 Less FB carryforward - Weir project			(266,283)			
107 Less FB carryforward from FY2025			(86,062)			
108 Plus increase in operating reserves						
109 Fund balance - ending			\$ 2,189,156			

*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 FEBRUARY 28, 2026**

	FY 2025 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
1 REVENUES				
2 Assessment levy	\$ 101,842	\$ 91,658	\$ 95,966	\$ 4,308
3 Interest	-	-	2,338	2,338
4 Bond close out transfer in	-	-	-	-
5 Total revenues	<u>101,842</u>	<u>91,658</u>	<u>98,304</u>	<u>6,647</u>
6 EXPENDITURES				
7 Debt Service				
8 Assessment Collection Fee 2%	-	-	-	-
9 Principal prepayment	-	-	-	-
10 Principal:				
November 2025	30,000	30,000	30,000	-
11 Interest:				
November 2025	30,744	30,744	31,588	(844)
May 2026	30,744	30,744	-	30,744
14 Total debt service expenditures	<u>91,488</u>	<u>91,488</u>	<u>61,588</u>	<u>29,900</u>
15 Excess/(deficiency) of revenues	<u>10,355</u>	<u>170</u>	<u>36,717</u>	<u>36,547</u>
16 Fund balance - beginning (unaudited)			<u>191,380</u>	
17 Fund balance - ending			<u>\$ 228,097</u>	

Cory Lakes
Operating Account - Bank Reconciliation
February 28, 2026

		<u>Operating Acct (BU)</u>
<i>Balance Per Bank Statements</i>	\$	167,838.67
Plus: Deposits In Transit		
Less: Outstanding Checks		(70,020.83)
Less: Restricted cash in operating account		
 <i>Adjusted Bank Balance</i>	 \$	 <u><u>97,817.84</u></u>
<i>Beginning Balance Per Books</i>	\$	82,766.94
Cash Deposits & Credits		521,146.95
Cash Disbursements & Transfers		(506,096.05)
 <i>Balance Per Books</i>	 \$	 <u><u>97,817.84</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
10/6/2025	300046	Tampa Electric	VOID: Invoice: 9993- 09/25 (Reference: 12027 CORY LAKE BLVD-August 08, 2025 - September 08, 2025.			97,283.18
10/6/2025	300047	Tampa Electric	VOID: Invoice: 9928- 09/25 (Reference: 11589 CORY LAKE BL-August 08, 2025 - September 08, 2025.)			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 syste	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 Replacement Part	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 lig	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 split	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, Inc.	Invoice: 360460 (Reference: Bed Prep - Plant, Sod, Debris Removal.) Invoice: 360459 (Reference:	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 dated on t	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 2025.	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: Mont	170.00		10,681.21
10/10/2025	100778	CIO Technology Solutions, inc	Invoice: 36118-MSP (Reference: Agreement Recurring: Cory Lake,Managed Service: Workstation Support	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,LLC	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: 21233	908.24		29,463.93
10/15/2025	100782	HD Supply Facilities Maintenance, LTD	Invoice: 9241818975 (Reference: 18v 90 Mph 250 CFM CrdLss 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 o	5,400.00		13,791.63
10/15/2025	100785	Servicore Window Cleaning	Invoice: 20173157 (Reference: Window Cleaning-Quarterly Cleaning of Exterior Windows-Oct 2025.)	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 equ	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 motor Lift	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 gu	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.	Reference: Monthly Preventative Maintenance service of all cardio and strength equipment for Octob	350.00		(76.56)
10/22/2025	100793	Fitness Services of Florida, Inc.	VOID: Invoice: 30390 (Reference: Monthly Preventative Maintenance service of all cardio and streng			(76.56)
10/22/2025	100794	Nova Data LLC	Invoice: 1221 (Reference: Labor Troubleshoot Bio Entry Computer. Toned and tested all cables in ar	125.00		(201.56)

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 (Refe	442.21		(643.77)
10/22/2025	100796	HD Supply Facilities Maintenance, LTD	Invoice: 9242011345 (Reference: Enmotion 800' Roll Towel 6/Cs-US,Super Iron Out 1 Gal Rust Stain R	725.77		(1,369.54)
10/22/2025	102225ACH	Tampa Electric	Reference: Summary Bill account.	26,682.37		(28,051.91)
10/22/2025	607	Constant Contacts	autopay approved by prior amenity manager	59.00		(28,110.91)
10/22/2025	100793	Fitness Services of Florida, Inc.	This payment was returned from SR - AP voided after cleared: Invoice: 30390 (Reference: Monthly Pr	475.00		(28,585.91)
10/23/2025	WIRE	Finemark National Bank & Trust	Reference: Interest To 11/01/25. https://clientname(FILLIN).payableslockbox.com/DocView/InvoiceVi	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 (Reference	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 installat	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	606	Cynthia McIntrye	BOS 10/16/25 meeting - Cynthia McIntyre Ck # 1139	184.70		(103,728.73)
10/28/2025			Funds Transfer		161,000.00	57,271.27
10/30/2025	100802	Kai	Invoice: 21283 (Reference: Fuel expense for CORY LAKES CDD project..) Invoice: 21285 (Reference	736.21		56,535.06
10/30/2025	100803	Welch Tennis Courts, Inc.	Invoice: 82844 (Reference: Deluxe PickleNet Replacement Net (Flat Center Support) Shipping & Handl	127.17		56,407.89
10/30/2025	100804	Landscape Maintenance Professionals, Inc.	Invoice: 363059 (Reference: #367954 - Flush Cut Palm Affected by Disease.)	350.00		56,057.89
10/30/2025	100805	HD Supply Facilities Maintenance, LTD	Invoice: 9242264273 (Reference: Sanitizing Wipes 2300 Sht Rolls 2/Cs-US.) Invoice: 9242300893 (958.19		55,099.70
10/30/2025	100806	Hughes Exterminators Inc	Invoice: 64221372 (Reference: Commercial Pest Service-Oct 2025.) Invoice: 64221371 (Reference:	195.00		54,904.70
10/30/2025	100807	WM Corp Services, Inc	Invoice: 0197779-2206-3 (Reference: Waste Management Services-Oct.)	818.99		54,085.71
10/30/2025	100808	Fitness Services of Florida, Inc.	Invoice: 30444 (Reference: Monthly Preventative Maintenance service of all cardio and strength equ	350.00		53,735.71
10/30/2025	100809	Playworx Playsets LLC	Invoice: 5348-F (Reference: KB equipment RO321254003-Dumpster Rental and Disposal Charges-equipmen	11,623.56		42,112.15
10/30/2025	100810	Bandu LLC	Invoice: INV0631 (Reference: All four heaters are installed and the remaining balance after projec	12,895.00		29,217.15
10/30/2025	100811	Enos Painting Inc	Invoice: 091525- (Reference: Exterior painting:Monument signs,Club house, Guard house, entrance to	6,250.00		22,967.15
10/31/2025	100812	Timber Intentions	Invoice: 164(B) (Reference: BEACH CLUB SEMI CIRCLE DECKS ,BEAC CLUB BOARDWALK.)	23,040.00		(72.85)
10/31/2025	100813	Kai	Invoice: 21314 (Reference: Ramp-Fuel expense for CORY LAKES CDD project.,Playground hardware/parts	1,189.43		(1,262.28)

Cory Lakes CDD
Check Register - Operating Account
FY2026

Date	Number	Payee	Memo	Payment	Deposit	Balance
10/31/2025	100814	HD Supply Facilities Maintenance, LTD	Invoice: 9242471717 (Reference: PIR 42 Gal. 2.5 Lw Blk 33" X 48" 50/Pkg-US,200 MI Gojo Soap Foam R	850.88		(2,113.16)
10/31/2025	300048	Charter Communications	Invoice: 128076001101425 (Reference: 10441 CORY LAKE DR-0/14/2025 through 11/13/2025.)	930.60		(3,043.76)
10/31/2025			Funds Transfer		5,880.55	2,836.79
10/31/2025				479,320.05	346,214.13	2,836.79
11/3/2025	100815	Kai	Invoice: 21327 (Reference: Ramp Supplies for CORY LAKES CDD project.)	13.50		2,823.29
11/4/2025			Deposit		2,599.05	5,422.34
11/4/2025	100816	Landscape Maintenance Professionals, Inc.	Invoice: 364174 (Reference: #368771 - Enhancement - Seasonal Color Annuals.)	1,750.00		3,672.34
11/4/2025	100817	JCS Investigations	Invoice: 16 (Reference: Security at cross creek, morris bridge gate and pool guard-Nov 2025.)	43,760.00		(40,087.66)
11/4/2025	100818	Gate Tech Inc.	Invoice: 168838 (Reference: Labor for the installation of gates, fence, operators and accessories.	2,010.36		(42,098.02)
11/5/2025	300066	Tampa Electric	Invoice: 9993- 10/25 (Reference: 12027 CORY LAKE BLVD-September 09, 2025 - October 07, 2025.)	203.97		(42,301.99)
11/5/2025	300067	Tampa Electric	Invoice: 9928- 10/25 (Reference: 11589 CORY LAKE BL-September 09, 2025 - October 07, 2025.)	413.02		(42,715.01)
11/5/2025			Funds Transfer		125,000.00	82,284.99
11/6/2025	100819	U.S. BANK	Invoice: 7940039 (Reference: Trustee Fees-Oct 2025.)	3,771.25		78,513.74
11/6/2025	100820	Steadfast Alliance, LLC	Invoice: SA-16924 (Reference: Routine Aquatic Maintenance (Pond Spraying) for the month dated on t	4,800.00		73,713.74
11/6/2025	100821	Crew Entertainment Productions Inc.	Invoice: 5924 (Reference: DJ Services-Oct 2025.)	450.00		73,263.74
11/6/2025	100822	Envera Systems	Invoice: 761618 (Reference: Additional Residents,Envera Kiosk System,Guard-Nov 2025.)	3,390.00		69,873.74
11/6/2025	100823	Verizon	Invoice: 6126697360 (Reference: Monthly service 09/23- 10/22.)	208.48		69,665.26
11/6/2025	100824	Kai Connected, LLC	Invoice: 4852 (Reference: General Administration Services-10/16 and 10/28 Meeting overage 2 hours	448.79		69,216.47
11/6/2025	100825	Gate Tech Inc.	Invoice: 168946 (Reference: DKS Cellular Monthly ChargeMonthly charge for Doorking cellular system	57.44		69,159.03
11/7/2025	100826	Business Observer	Invoice: 24-02728H (Reference: Legal Advertising-Notice of Meeting-Cory Lakes Community Developmen	65.63		69,093.40
11/7/2025	100827	Moore Bounce and Party Rentals	Invoice: 50212859 (Reference: Decorations-11/15/2025-1.00-4.00PM.)	2,862.19		66,231.21
11/10/2025	614	State of Florida Department of Health	check # 100760 returned from SR		325.00	66,556.21
11/12/2025	100828	Kai Connected, LLC	Invoice: 4838/CR4808 (Reference: Professional Management Services Monthly Management Services -Nov	5,734.62		60,821.59
11/12/2025	100829	Kai	Invoice: 21370 (Reference: Office Supplies Board requested letters sent to 4 resident.) Invoice	943.51		59,878.08
11/12/2025	100830	Navitas Credit Corp	Invoice: 110425-4119 (Reference: Contract payment-Nov 2025.)	705.74		59,172.34
11/12/2025	100831	Kai	Invoice: 21446 (Reference: Ramp Fuel expense for CORY LAKES CDD project.,EVENT Supplies for CORY L	141.74		59,030.60
11/12/2025	100832	Envera Systems	Invoice: 759358 (Reference: Additional Residents,Envera Kiosk System,Guard Module,Service & Mainte	8,061.00		50,969.60
11/12/2025	100833	Sunshine Cleaning Crew LLC	Invoice: 1018 (Reference: October 2025 Cleaning Services.)	2,750.00		48,219.60
11/12/2025	100834	CIO Technology Solutions, inc	Invoice: 36270-MSP (Reference: Agreement Recurring: Cory Lake-Oct 2025.)	557.27		47,662.33
11/12/2025	100835	Gate Tech Inc.	Invoice: 169032 (Reference: Service call (Area 3),Additional Time,GAA-LEDFOLD46-94.)	1,275.61		46,386.72
11/13/2025	111325ACH	Frontier Communications	Reference: Frontier-Communication.	225.60		46,161.12
11/19/2025	100836	Strategic Air Conditioning	Invoice: 8222 (Reference: Maintenance on all seven system charged filters as well.) Invoice: 823	913.00		45,248.12
11/19/2025	100837	Star Environmental, Inc	Invoice: 80039 (Reference: MONTHLY LIFT STATION SERVICE August 1-August 31, 2025.) Invoice: 800	255.00		44,993.12
11/19/2025	100838	Access Central Inc	Invoice: 83953 (Reference: 11-5-25 DELIVER 300 BARCODES FC8 STARTING AT 18301 AT BEACH CLUB OFFICE	2,167.10		42,826.02
11/19/2025	100839	Kai Connected, LLC	Invoice: 21462 (Reference: Ramp Fuel expense for CORY LAKES CDD project..)	60.00		42,766.02
11/19/2025	100840	JCS Investigations	Invoice: 118 (Reference: CDD Facilities and Administration-31st Oct 2025.) Invoice: 119 (Refere	14,959.20		27,806.82
11/19/2025	100841	HD Supply Facilities Maintenance, LTD	Invoice: 9242953752 (Reference: Sanitaire PRO Bagless Upright Vacuum-CN.)	215.09		27,591.73
11/19/2025	100842	Hughes Exterminators Inc	Invoice: 64721532 (Reference: Commercial Pest Service-Nov 2025.) Invoice: 64721531 (Reference:	195.00		27,396.73
11/20/2025	100843	Kai	Invoice: 21452 (Reference: Ramp Junk removal service for CORY LAKES CDD project,Ramp Fitness / Gym	765.34		26,631.39
11/20/2025	100844	Florida Dept of Economic Opportunity	Invoice: 92010 (Reference: Annual District Filing Fee-Oct 2025.)	175.00		26,456.39
11/20/2025	100845	Juniper Landscaping of Florida, LLC	Invoice: 365802 (Reference: #306788 - Cory Lake Isles CDD- Landscape Maintenance Agreement -2024 L	28,940.28		(2,483.89)
11/20/2025	100846	Kai	Invoice: 21489 (Reference: Ramp Replacement Sign - Being Reimbursed.)	45.34		(2,529.23)
11/20/2025	300070	Tampa Electric	VOID: Voided in SR Invoice: 311000020199 (Reference: 2300 GLADES RD, STE 410W-Nov 2025.)			(2,529.23)
11/20/2025	300071	Tampa Electric	Invoice: 110325-0199 (Reference: 2300 GLADES RD, STE 410W-Nov 2025.)	26,356.70		(28,885.93)
11/20/2025			Funds Transfer		100,000.00	71,114.07
11/21/2025	100847	Enos Painting Inc	Invoice: 111825- (Reference: Soffit andFascia repair and paint on guard house by Cross Creek Blvd.	800.00		70,314.07
11/21/2025	100848	Suncoast Rust Control, Inc.	Invoice: 08719 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee for pre	2,654.00		67,660.07
11/21/2025	100849	Gate Tech Inc.	Invoice: 169145 (Reference: Liftmaster Mega C Series Motor Brush-Replacement "C" series motor brus	298.83		67,361.24
11/21/2025	100850	Juniper Landscaping of Florida, LLC	Invoice: 367822 (Reference: #362791 - Cut Down Dead Pine Tree.)	530.00		66,831.24

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11/21/2025	100851	HD Supply Facilities Maintenance, LTD	Invoice: 9243116769 (Reference: PIR 42 Gal. 2.5 Lw Blk 33" X 48" 50/Pkg-US,MI Gojo Soap Foam Refil	1,080.15		65,751.09
11/25/2025	100852	Straley Robin Vericker	Invoice: 27499 (Reference: For Professional Services Rendered Through October 31, 2025.)	950.00		64,801.09
11/25/2025	100853	Kai	Invoice: 21492 (Reference: Ramp Agenda Packet Materials for CORY LAKES CDD,Fuel expense for CORY L	399.55		64,401.54
11/25/2025	300073	City of Tampa Utilities	Invoice: 110725-9588 (Reference: Water Services-Nov 2025-10441 CORY LAKE DR.)	1,431.41		62,970.13
11/25/2025	300074	City of Tampa Utilities	Invoice: 110725-9596 (Reference: Water Services-Nov 202-10812 CORY LAKE DR ASSOC.)	1,197.55		61,772.58
11/25/2025	300075	City of Tampa Utilities	Invoice: 110725-9591 (Reference: Water Services-Nov 2025-10921 CORY LAKE DR ASSOC.)	732.48		61,040.10
11/25/2025	300076	City of Tampa Utilities	Invoice: 110725-9589 (Reference: Water Services-Nov 202-10907 CORY LAKE DR ASSOC.)	609.98		60,430.12
11/25/2025	300077	City of Tampa Utilities	Invoice: 110725-9595 (Reference: Water Services-Nov 2025-10759 CORY LAKE DR ASSOC.)	344.58		60,085.54
11/25/2025	300078	City of Tampa Utilities	Invoice: 110725-9598 (Reference: Water Services-Nov 2025-10581 CORY LAKE DR-.)	327.61		59,757.93
11/25/2025	300079	City of Tampa Utilities	Invoice: 110725-0806 (Reference: Water Services-Nov 2025-15200 ANGUILLA ISLE AVE UNIT IRR.)	262.06		59,495.87
11/25/2025	300080	City of Tampa Utilities	Invoice: 110725-9593 (Reference: Water Services-Nov 2025-10749 CORY LAKE DR ASSOC.)	252.70		59,243.17
11/25/2025	300081	City of Tampa Utilities	Invoice: 110725-0807 (Reference: Water Services-Nov 2025-15231 ANGUILLA ISLE AVE UNIT IRR.)	231.44		59,011.73
11/25/2025	300082	City of Tampa Utilities	Invoice: 110725-0808 (Reference: Water Services-Nov 2025-15218 ANTILLES ISLE LN UNIT IRR.)	149.78		58,861.95
11/25/2025	300083	City of Tampa Utilities	Invoice: 110725-0809 (Reference: Water Services-Nov 2025-11021 TAHITI ISLE LN IRR.)	126.81		58,735.14
11/25/2025	300084	City of Tampa Utilities	Invoice: 110725-0810 (Reference: Water Services-Nov 202-11026 TAHITI ISLE LN IRR.)	111.50		58,623.64
11/25/2025	300085	City of Tampa Utilities	Invoice: 110725-9594 (Reference: Water Services-Nov 2025-10814 CORY LAKE DR ASSOC.)	108.99		58,514.65
11/25/2025	300086	City of Tampa Utilities	Invoice: 110725-9590 (Reference: Water Services-Nov 2025-10747 CORY LAKE DR ASSOC.)	86.22		58,428.43
11/25/2025	300087	City of Tampa Utilities	Invoice: 110725-9599 (Reference: Water Services-Nov 2025-10594 CORY LAKE DR.)	46.54		58,381.89
11/25/2025	300088	City of Tampa Utilities	Invoice: 110725-9597 (Reference: Water Services-Nov 2025-12001 CORY LAKE BLVD.)	17.91		58,363.98
11/25/2025	300089	City of Tampa Utilities	Invoice: 110725-9592 (Reference: Water Services-Nov 2025-10836 CORY LAKE DR ASSOC.)	7.48		58,356.50
11/28/2025	112825ACH1	Frontier Communications	Reference: Frontier-Communication.	205.98		58,150.52
11/28/2025	112825ACH2	Frontier Communications	Reference: Frontier-Communication.	145.98		58,004.54
11/28/2025	112825ACH3	Frontier Communications	Reference: Frontier-Communication.	205.98		57,798.56
11/28/2025	100854	Boring Inc	Invoice: 886318 (Reference: Konica/bh C450i.)	3.36		57,795.20
11/28/2025	100855	Florida Patio Furniture, Inc	Invoice: 79722B (Reference: PICKED UP 5 UMBRELLAS FOR REPAIR (ONE IS NOT REPAIRABLE AND 3 HAVE NOT	799.00		56,996.20
11/28/2025	100856	Star Environmental, Inc	Invoice: 81284 (Reference: MONTHLY LIFT STATION SERVICE Nov 1-Nov30, 2025.) Invoice: 81579 (Ref	340.00		56,656.20
11/28/2025	100857	Bandu LLC	Invoice: INV0677 (Reference: December pool service, invoice is due upon receipt..)	3,250.00		53,406.20
11/28/2025	112825ACH	Frontier Communications	Reference: Frontier-Communication.	285.98		53,120.22
11/30/2025			Deposit		613.22	53,733.44
11/30/2025	606	Cynthia McIntyre	Cynthia McIntyre Ck # 1140 BOS 11/20/25 meeting	184.70		53,548.74
11/30/2025	606	ADP	BOS 11/20/25 meeting	738.80		52,809.94
11/30/2025	606	ADP	BOS 11/20/25 meeting	153.00		52,656.94
11/30/2025	606	ADP	BOS 11/20/25 meeting			52,656.94
11/30/2025	607	Constant Contacts		59.00		52,597.94
11/30/2025			Funds Transfer to adjust WEIR assigned fund balance		59,660.00	112,257.94
11/30/2025				178,776.12	288,197.27	112,257.94
12/1/2025	100858	Kai	Invoice: 21517 (Reference: Ramp event supplies-Nov 2025.)	13.47		112,244.47
12/1/2025	100859	JCS Investigations	Invoice: 120 (Reference: CDD Facilities and Administration- 28th Nov 2025.)	7,479.60		104,764.87
12/1/2025	100860	Gate Tech Inc.	Invoice: 169189 (Reference: Service call (Area 3)-Nov 2025.)	185.00		104,579.87
12/1/2025	100861	Juniper Landscaping of Florida, LLC	Invoice: 368882 (Reference: Lateral Components - 11/19/2025-Irrigation Tech Labor-Rain Bird Nozzle	865.19		103,714.68
12/2/2025	100862	JCS Investigations	Invoice: 17 (Reference: Security at cross creek, morris bridge gate and pool guard-Nov 2025.)	37,760.00		65,954.68
12/2/2025	100863	WM Corp Services, Inc	Invoice: 0205677-2206-9 (Reference: Waste Management Services-Nov.)	818.99		65,135.69
12/2/2025	100864	A Party To Remember LLC	Invoice: 2641 (Reference: Real Bearded Santa Clause.)	850.00		64,285.69
12/2/2025	100865	HD Supply Facilities Maintenance, LTD	Invoice: 9243385756 (Reference: 15 Oz HP White Gloss Spray Paint-US-Nov 2025.) Invoice: 9243385	780.51		63,505.18
12/2/2025	100866	Kai	Invoice: 21547 (Reference: Ramp Fuel expense for CORY LAKES CDD project.-Nov 2025.)	65.00		63,440.18
12/2/2025	300072	City of Tampa Utilities	Invoice: 111225-0805 (Reference: Water Services-Nov 2025-10800 W CORY LAKE BLVD.)	1,673.72		61,766.46
12/2/2025	300090	Charter Communications	Invoice: 128076001111425 (Reference: 10441 CORY LAKE DR-11/14/2025 through 12/13/2025.)	930.60		60,835.86
12/3/2025			Deposit		4,100.00	64,935.86
12/3/2025	628	Fitness Services of Florida, Inc.	partial return of payment for Ck # 100793 - sent to AP 1/6/25		475.00	65,410.86

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12/4/2025	100867	Steadfast Alliance, LLC	Invoice: SA-17808 (Reference: Routine Aquatic Maintenance (Pond Spraying) for the month dated on t	4,800.00		60,610.86
12/4/2025	100868	Envera Systems	Invoice: 762692 (Reference: 144 - Gate Access - Cory Lakes CDD - Entrance #1 Cross Creek Blvd, Tam	8,061.00		52,549.86
12/4/2025	100869	Sunshine Cleaning Crew LLC	Invoice: 1019 (Reference: November 2025 Cleaning Services.)	2,750.00		49,799.86
12/4/2025	100870	Juniper Landscaping of Florida, LLC	Invoice: 370293 (Reference: #372788 - Cory Lakes 2025/2026 Maintenance Contract December 2025.)	26,657.08		23,142.78
12/4/2025	100871	Kai Connected, LLC	Invoice: 4880 (Reference: Professional Management Services Monthly Management Services-Dec 2025.	5,833.33		17,309.45
12/4/2025	100872	Suncoast Rust Control, Inc.	Invoice: 08804 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee for pre	1,327.00		15,982.45
12/4/2025	100873	Gate Tech Inc.	Invoice: 169286 (Reference: DKS Cellular Monthly Charge-dEC 2025.)	72.44		15,910.01
12/4/2025	300068	Tampa Electric	Invoice: 9993- 11/25 (Reference: 12027 CORY LAKE BLVD-October 08, 2025 - November 07, 2025.)	649.78		15,260.23
12/4/2025	300069	Tampa Electric	Invoice: 9928- 11/25 (Reference: 11589 CORY LAKE BL-October 08, 2025 - November 07, 2025.)	904.45		14,355.78
12/4/2025	608		charge back - returned check sent to beach club manager and DM 1/8/25	450.00		13,905.78
12/4/2025			Funds Transfer		200,000.00	213,905.78
12/8/2025	100874	Hughes Exterminators Inc	Invoice: 65089609 (Reference: Pest Control Service.)	195.00		213,710.78
12/8/2025	100875	Navitas Credit Corp	Invoice: 120425-4119 (Reference: Contract payment-Dec 2025.)	705.74		213,005.04
12/8/2025	100876	Roadway Concepts	Invoice: 21-1612 (Reference: Removal of Trip Hazards- Labor and Material.Top Patch Synthetic Pavem	22,995.20		190,009.84
12/8/2025	100877	Juniper Landscaping of Florida, LLC	Invoice: 371051 (Reference: #372199 - November 2025 Irrigation Repair-Rotor Replacement.) Invoi	3,035.81		186,974.03
12/8/2025	100878	Hecker Construction Company,Inc.	Invoice: 7816 (Reference: The demolition and removal of existing weir structures and the installat	105,283.00		81,691.03
12/11/2025	100879	Verizon	Invoice: 6129193371 (Reference: Monthly service 10/23- 11/22.)	208.48		81,482.55
12/11/2025	100880	Juniper Landscaping of Florida, LLC	Invoice: 372449 (Reference: #372326 - November 2025-Irrigation Repair Controller #4-Gate Valve.)	1,732.00		79,750.55
12/11/2025	100881	Kai	Invoice: 21624 (Reference: RAMP-Event supplies for CORY LAKES CDD,Christmas Decorations / Event Su	537.92		79,212.63
12/11/2025	100882	CIO Technology Solutions, inc	Invoice: 36381-MSP (Reference: Agreement Recurring: Cory Lake-Nov 2025.)	557.27		78,655.36
12/11/2025	100883	Kai	Invoice: 21637 (Reference: Ramp-Maintenance supplies for CORY LAKES CDD.)	303.93		78,351.43
12/16/2025	121625ACH	Frontier Communications	Reference: Frontier-Communication.	225.60		78,125.83
12/17/2025	100884	Don Harrison Enterprises	Invoice: 3068 (Reference: Repaired Circuit feeding cross creek-Dec 2025.)	483.50		77,642.33
12/17/2025	100885	Steadfast Alliance, LLC	Invoice: SA-18349 (Reference: This line item is for adding Rip Rap around the Mitered End Sections	2,182.50		75,459.83
12/17/2025	100886	Enos Painting Inc	Invoice: 121025- (Reference: Pressure wash and paint community Clubhouse stairs and steps by the p	4,800.00		70,659.83
12/17/2025	100887	Envera Systems	Invoice: 103636 (Reference: Service & Maintenance-11/01/2025-12/31/2025.)	458.00		70,201.83
12/17/2025	100888	Kai	Invoice: 21641 (Reference: Ramp-Gym/Fitness Equipment Replacement,Maintenance supplie,Paint Suppli	500.39		69,701.44
12/17/2025	100889	JCS Investigations	Invoice: 121 (Reference: CDD Facilities and Administration-12 Dec 2025.)	7,479.60		62,221.84
12/17/2025	100890	Juniper Landscaping of Florida, LLC	Invoice: 372654 (Reference: #373016 - November 2025 Irrigation Repair-Timer #2-Add Spray Heads-Irr	1,185.54		61,036.30
12/18/2025	100891	Salma Ali	Invoice: 121725-Dep (Reference: Refund of Rental Deposit.)	500.00		60,536.30
12/19/2025	100892	HD Supply Facilities Maintenance, LTD	Invoice: 9244038837 (Reference: PIR 42 Gal. 2.5 Lw Blk 33" X 48" 50/Pkg-US, Sanitizing Wipes 2300 S	1,259.50		59,276.80
12/19/2025	100893	Kai	Invoice: 21660 (Reference: Maintenance supplies for CORY LAKES CDD,Fuel expense,Beach Club Furnitu	9,773.13		49,503.67
12/22/2025	100894	Juniper Landscaping of Florida, LLC	Invoice: 373723 (Reference: #353878 - Remove Dead Tree along the Sidewalk on Morris Bridge.) In	2,157.28		47,346.39
12/22/2025	100895	Elite Pavers Of Tampa Bay	Invoice: 12150 (Reference: Paver- Material Only.,delivery-Dec 2025.)	2,400.00		44,946.39
12/22/2025	100896	Bay 2 Bay Plumbing & Drains LLC	Invoice: 3077 (Reference: backflow-Dec 2025.)	1,725.00		43,221.39
12/22/2025	100897	Kai	Invoice: 21667 (Reference: Ramp Event Catering Holiday Boat Parade ,Basketball Net Replacements.	523.97		42,697.42
12/24/2025	300093	City of Tampa Utilities	Invoice: 120825-9598 (Reference: Water Services-Dec-2025-10581 CORY LAKE DR.)	225.89		42,471.53
12/24/2025	300094	City of Tampa Utilities	Invoice: 120825-9594 (Reference: Water Services-Dec-2025-10814 CORY LAKE DR ASSOC.)	68.15		42,403.38
12/24/2025	300095	City of Tampa Utilities	Invoice: 120825-9589 (Reference: Water Services-Dec-2025-10907 CORY LAKE DR ASSOC.)	365.70		42,037.68
12/24/2025	300096	City of Tampa Utilities	Invoice: 120825-9590 (Reference: Water Services-Dec-2025-10747 CORY LAKE DR ASSOC.)	72.71		41,964.97
12/24/2025	300097	City of Tampa Utilities	Invoice: 120825-0809 (Reference: Water Services-Dec-2025-11021 TAHITI ISLE LN IRR.)	95.57		41,869.40
12/24/2025	300098	City of Tampa Utilities	Invoice: 120825-0810 (Reference: Water Services-Dec-2025-11026 TAHITI ISLE LN IRR.)	80.23		41,789.17
12/24/2025	300099	City of Tampa Utilities	Invoice: 120825-0808 (Reference: Water Services-Dec-2025-15218 ANTILLES ISLE LN UNIT IRR.)	118.57		41,670.60
12/24/2025	300100	City of Tampa Utilities	Invoice: 120825-9590 (Reference: Water Services-Dec-2025-10800 W CORY LAKE BLVD.)	841.79		40,828.81
12/24/2025	300101	City of Tampa Utilities	Invoice: 120825-9599 (Reference: Water Services-Dec-2025-10594 CORY LAKE DR.)	42.08		40,786.73
12/24/2025	300102	City of Tampa Utilities	Invoice: 120825-9596 (Reference: Water Services-Dec-2025-10812 CORY LAKE DR ASSOC.)	821.63		39,965.10
12/24/2025	300103	City of Tampa Utilities	Invoice: 120825-9592 (Reference: Water Services-Dec-2025-10836 CORY LAKE DR ASSOC.)	8.80		39,956.30
12/24/2025	300104	City of Tampa Utilities	Invoice: 120825-9591 (Reference: Water Services-Dec-2025-10921 CORY LAKE DR ASSOC.)	498.54		39,457.76
12/24/2025	300105	City of Tampa Utilities	Invoice: 120825-9597 (Reference: Water Services-Dec-2025-12001 CORY LAKE BLVD.)	13.37		39,444.39

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12/24/2025	300106	City of Tampa Utilities	Invoice: 120825-9593 (Reference: Water Services-Dec-2025-10749 CORY LAKE DR ASSOC.)	237.93		39,206.46
12/24/2025	300107	City of Tampa Utilities	Invoice: 120825-9588 (Reference: Water Services-Dec-2025-10441 CORY LAKE DR.)	1,881.39		37,325.07
12/24/2025	300108	City of Tampa Utilities	Invoice: 120825-0807 (Reference: Water Services-Dec-2025-15231 ANGUILLA ISLE AVE UNIT IRR.)	195.23		37,129.84
12/24/2025	300109	City of Tampa Utilities	Invoice: 120825-0806 (Reference: Water Services-Dec-2025-15200 ANGUILLA ISLE AVE UNIT IRR.)	126.24		37,003.60
12/24/2025	300110	City of Tampa Utilities	Invoice: 120825-9595 (Reference: 10759 CORY LAKE DR ASSOC-Water Services-Dec-2025.)	237.93		36,765.67
12/26/2025	300091	Tampa Electric	Invoice: 120525-0199 (Reference: 2300 GLADES RD, STE 410W-Dec 2025.)	28,076.59		8,689.08
12/26/2025	606	Cynthia McIntyre	BOS 12/18/25 meeting - Cynthia McIntyre Ck # 1141	184.70		8,504.38
12/26/2025	606	ADP	BOS 12/18/25 meeting	738.80		7,765.58
12/26/2025	606	ADP	BOS 12/18/25 meeting	153.00		7,612.58
12/26/2025	606	ADP	BOS 12/18/25 meeting			7,612.58
12/29/2025	122925ACH1	Frontier Communications	Reference: Frontier-Communication.	205.98		7,406.60
12/29/2025	122925ACH2	Frontier Communications	Reference: Frontier-Communication.	145.98		7,260.62
12/29/2025	122925ACH3	Frontier Communications	Reference: Frontier-Communication.	205.98		7,054.64
12/29/2025	122925ACH	Frontier Communications	Reference: Frontier-Communication.	285.98		6,768.66
12/31/2025			Deposit		1,019.10	7,787.76
12/31/2025	100898	Kai Connected, LLC	Invoice: 4897 (Reference: General Administration Services 12/20 Meeting overage, Billed 42 minutes	217.50		7,570.26
12/31/2025	100899	JCS Investigations	Invoice: 122 (Reference: CDD Facilities and Administration-12 Dec 2025.)	7,479.60		90.66
12/31/2025	100900	Kai	Invoice: 21673 (Reference: Ramp Gym/Fitness Signage -Dec 2025.)	34.20		56.46
12/31/2025	100901	Straley Robin Vericker	Invoice: 27674 (Reference: For Professional Services Rendered Through November 30, 2025.)	218.00		(161.54)
12/31/2025	100902	Gate Tech Inc.	Invoice: 169508 (Reference: Service call (Area 3),Elite Omni Board Q400.) Invoice: 169515 (Refe	982.75		(1,144.29)
12/31/2025	300092	Charter Communications	Invoice: 128076001121425 (Reference: 10441 CORY LAKE DR-12/14/2025 through 01/13/2025.)	930.89		(2,075.18)
12/31/2025	627	Constant Contacts	autopay approved by prior amenity manager	59.00		(2,134.18)
12/31/2025			Funds Transfer		200,000.00	197,865.82
12/31/2025			Funds Transfer - to transfer remaining amount of Hecker Construction inv # 7816		45,623.00	243,488.82
12/31/2025			Funds Transfer Hecker Construction inv 7743		9,660.00	253,148.82
12/31/2025				319,986.22	460,877.10	253,148.82
1/2/2026	100903	Kai Connected, LLC	Invoice: 4903 (Reference: Professional Management Services Monthly Management Services-Jan 2026.	5,833.33		247,315.49
1/2/2026	100904	US Bank Equipment Finance	Invoice: 571329903 (Reference: Contract payment-Prop Damage surcharge-Jan 2026.)	230.60		247,084.89
1/6/2026			Deposit		5,745.34	252,830.23
1/6/2026	100905	JCS Investigations	Invoice: 18 (Reference: Security at cross creek, morris bridge gate and pool guard-Jan 2026.)	38,800.00		214,030.23
1/6/2026	100906	Bandu LLC	Invoice: INV0706 (Reference: January 2026 pool service, invoice is due upon receipt.-Jan 2026.)	3,250.00		210,780.23
1/6/2026	100907	WM Corp Services, Inc	Invoice: 0214962-2206-4 (Reference: Waste Management Services-Jan 2026.)	919.87		209,860.36
1/6/2026	100908	Juniper Landscaping of Florida, LLC	Invoice: 374731 (Reference: #374109 - November 2025 Irrigation Repair-Controller #5 Zone #1-Add Zo	710.92		209,149.44
1/6/2026	300111	Tampa Electric	Invoice: 121525-9928 (Reference: 11589 CORY LAKE BL-November 08, 2025 - December 09, 2025.)	906.67		208,242.77
1/6/2026	300112	Tampa Electric	Invoice: 121525-9993 (Reference: 12027 CORY LAKE BLVD-November 08, 2025 - December 09, 2025.)	643.16		207,599.61
1/7/2026	100909	Gate Tech Inc.	Invoice: 169695 (Reference: DKS Cellular Monthly Charge Monthly charge for Doorking cellular syste	57.44		207,542.17
1/7/2026	100910	Sunshine Cleaning Crew LLC	Invoice: 1020 (Reference: December 2025 Cleaning Services.)	2,750.00		204,792.17
1/7/2026	100911	Envera Systems	Invoice: 763876 (Reference: 1144 - Gate Access - Cory Lakes CDD - Entrance #1 Cross Creek Blvd, Ta	3,390.00		201,402.17
1/7/2026	100912	Johnson Engineering, Inc	Invoice: 7956 (Reference: Professional Engineering Services-Professional Services from November 15	4,977.50		196,424.67
1/7/2026	100913	HD Supply Facilities Maintenance, LTD	Invoice: 9244464298 (Reference: Fresh Scent Dsnfctng Wipe 525/Car-US-Jan 2026.)	66.63		196,358.04
1/7/2026	100914	Verizon	Invoice: 6131712822 (Reference: Monthly service 11/23- 12/22.)	208.48		196,149.56
1/7/2026	100915	Juniper Landscaping of Florida, LLC	Invoice: 375596 (Reference: #372788 - Cory Lakes 2025/2026 Maintenance Contract January 2026.)	26,657.08		169,492.48
1/8/2026	100916	Kai	Invoice: 21763 (Reference: Ramp usps-Jan 2026.) Invoice: 21764 (Reference: Maintenance supplies	561.18		168,931.30
1/9/2026	100917	Suncoast Rust Control, Inc.	Invoice: 08936 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee for pre	1,327.00		167,604.30
1/9/2026	100918	Gate Tech Inc.	Invoice: 169729 (Reference: Service call (Area 2),Additional Time,Mega arm limit cam.)	296.13		167,308.17
1/9/2026	100919	Kai	Invoice: 21781 (Reference: Maintenance supplie,Microwave Replacement for Beach Club,Water Dispense	1,083.86		166,224.31
1/9/2026	100920	Navitas Credit Corp	Invoice: 010426-4119 (Reference: Contract payment-Jan 2026.)	705.74		165,518.57
1/9/2026	100921	HD Supply Facilities Maintenance, LTD	Invoice: 9244483249 (Reference: Adv Hand Sanitizer Gel Clean 12 Oz.12/Cs-US,All Purpose Clean Lemo	694.96		164,823.61
1/12/2026	100922	Strategic Air Conditioning	Invoice: 8266 (Reference: Install new filter.)	350.00		164,473.61

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Date	Number	Payee	Memo	Payment	Deposit	Balance
1/12/2026	100923	Steadfast Alliance, LLC	Invoice: SA-19031 (Reference: Routine Aquatic Maintenance (Pond Spraying) for the month dated on t	4,800.00		159,673.61
1/13/2026	011326ACH	Frontier Communications	Reference: Frontier-Communication.	225.60		159,448.01
1/13/2026	100924	Strange Zone, Inc	Invoice: 2025-0225 (Reference: Website maintenance + Hosting (Yearly Contract)-Jan 2026.)	899.99		158,548.02
1/13/2026	100925	Fitness Services of Florida, Inc.	Invoice: 30674 (Reference: Approved 10/28/25. Received a request from FSF SO 91284 for parts and r	1,125.00		157,423.02
1/13/2026	100926	Kai	Invoice: 21786 (Reference: Ramp Property signage for CORY LAKES CDD-Jan 2026.)	242.14		157,180.88
1/13/2026	100927	CIO Technology Solutions, inc	Invoice: 36495-MSP (Reference: Agreement Recurring: Cory Lake-Managed Network,Wireless Access Poin	557.27		156,623.61
1/13/2026	100928	Illuminations Holiday Lighting	Invoice: 321225-1 (Reference: 2nd Final payment.)	27,315.00		129,308.61
1/13/2026	100929	JCS Investigations	VOID: Invoice: 123 (Reference: CDD Facilities and Administration-09 Jan 2025.)			129,308.61
1/14/2026	100930	Kai	Invoice: 21802 (Reference: Ramp Water Dispenser Filters - Maintenance Supplies-Jan 2026.)	99.99		129,208.62
1/16/2026	100931	Juniper Landscaping of Florida, LLC	Invoice: 377553 (Reference: #374111 - November 2025-Irrigation Repair Controller #11, Zone #1 & #2	2,124.12		127,084.50
1/16/2026	100932	Hughes Exterminators Inc	Invoice: 65478247 (Reference: Pest Control Service-Jan 2026.) Invoice: 65478248 (Reference: Com	195.00		126,889.50
1/20/2026	100933	Straley Robin Vericker	Invoice: 27751 (Reference: For Professional Services Rendered Through December 31, 2025.)	945.50		125,944.00
1/20/2026	100934	Kai	Invoice: 21815 (Reference: Ramp amazon,Maintenance supplies-Jan 2026.) Invoice: 21816 (Referenc	843.12		125,100.88
1/20/2026	100935	JCS Investigations	Invoice: 123 (Reference: CDD Facilities and Administration-09 Jan 2025.)	7,479.60		117,621.28
1/21/2026	625R	Florida Dept of Revenue	Reverse of GJE 625 -- CY 2025 Q4 Sales tax	689.38		116,931.90
1/26/2026	100936	Kai	Invoice: 21836 (Reference: Ramp-Mobile auto repair for CORY LAKES CDD project.,amazon-Jan 2026.)	254.34		116,677.56
1/26/2026	300131	Tampa Electric	Invoice: 010726-0199 (Reference: 2300 GLADES RD, STE 410W-Jan 2026.)	28,930.04		87,747.52
1/27/2026	012726ACH1	Frontier Communications	Reference: Frontier-Communication.	205.98		87,541.54
1/27/2026	012726ACH2	Frontier Communications	Reference: Frontier-Communication.	145.98		87,395.56
1/27/2026	012726ACH3	Frontier Communications	Reference: Frontier-Communication.	205.98		87,189.58
1/27/2026	012726ACH	Frontier Communications	Reference: Frontier-Communication.	285.98		86,903.60
1/27/2026	100937	Steadfast Alliance, LLC	Invoice: SA-19178 (Reference: This proposal is for the purchase and installation of (8) 36W RGB LE	5,655.00		81,248.60
1/27/2026	100938	JCS Investigations	Invoice: 19 (Reference: Security at cross creek, morris bridge gate and pool guard-Jan 2026.)	17,160.00		64,088.60
1/27/2026	100939	Fitness Services of Florida, Inc.	Invoice: 30709 (Reference: Monthly Preventative Maintenance service of all cardio and strength equ	350.00		63,738.60
1/27/2026	300113	City of Tampa Utilities	Invoice: 010926-9588 (Reference: 10441 CORY LAKE DR- Water Services-Jan-2026.)	2,428.42		61,310.18
1/27/2026	300114	City of Tampa Utilities	Invoice: 010926-9596 (Reference: 10812 CORY LAKE DR ASSOC- Water Services-Jan-2026.)	702.85		60,607.33
1/27/2026	300115	City of Tampa Utilities	Invoice: 010926-0805 (Reference: 10800 W CORY LAKE BLVD- Water Services-Jan-2026.)	624.29		59,983.04
1/27/2026	300116	City of Tampa Utilities	Invoice: 010926-9591 (Reference: 10921 CORY LAKE DR ASSOC- Water Services-Jan-2026.)	430.51		59,552.53
1/27/2026	300117	City of Tampa Utilities	Invoice: 010926-9593 (Reference: 10749 CORY LAKE DR ASSOC- Water Services-Jan-2026.)	337.51		59,215.02
1/27/2026	300118	City of Tampa Utilities	Invoice: 010926-9598 (Reference: 10581 CORY LAKE DR- Water Services-Jan-2026.)	321.23		58,893.79
1/27/2026	300119	City of Tampa Utilities	Invoice: 010926-9589 (Reference: 10907 CORY LAKE DR ASSOC- Water Services-Jan-2026.)	296.69		58,597.10
1/27/2026	300120	City of Tampa Utilities	Invoice: 010926-0807 (Reference: 15231 ANGUILLA ISLE AVE UNIT IRR- Water Services-Jan-2026.)	280.36		58,316.74
1/27/2026	300121	City of Tampa Utilities	Invoice: 010926-0806 (Reference: 15200 ANGUILLA ISLE AVE UNIT IRR- Water Services-Jan-2026.)	259.92		58,056.82
1/27/2026	300122	City of Tampa Utilities	Invoice: 010926-9595 (Reference: 10759 CORY LAKE DR ASSOC- Water Services-Jan-2026.)	207.17		57,849.65
1/27/2026	300123	City of Tampa Utilities	Invoice: 010926-0810 (Reference: 11026 TAHITI ISLE LN IRR- Water Services-Jan-2026.)	119.38		57,730.27
1/27/2026	300124	City of Tampa Utilities	Invoice: 010926-0808 (Reference: 15218 ANTILLES ISLE LN UNIT IRR- Water Services-Jan-2026.)	104.05		57,626.22
1/27/2026	300125	City of Tampa Utilities	Invoice: 010926-9594 (Reference: 10814 CORY LAKE DR ASSOC- Water Services-Jan-2026.)	95.54		57,530.68
1/27/2026	300126	City of Tampa Utilities	Invoice: 010926-9592 (Reference: 10836 CORY LAKE DR ASSOC- Water Services-Jan-2026.)	90.97		57,439.71
1/27/2026	300127	City of Tampa Utilities	Invoice: 010926-9590 (Reference: 10747 CORY LAKE DR ASSOC- Water Services-Jan-2026.)	77.28		57,362.43
1/27/2026	300128	City of Tampa Utilities	Invoice: 010926-9599 (Reference: 10594 CORY LAKE DR- Water Services-Jan-2026.)	50.56		57,311.87
1/27/2026	300129	City of Tampa Utilities	Invoice: 010926-0809 (Reference: 11021 TAHITI ISLE LN IRR- Water Services-Jan-2026.)	41.43		57,270.44
1/27/2026	300130	City of Tampa Utilities	Invoice: 010926-9597 (Reference: 12001 CORY LAKE BLVD- Water Services-Jan-2026.)	22.50		57,247.94
1/28/2026	100940	Kai	Invoice: 21842 (Reference: Ramp-Maintenance Supplies,New Battery - White Truck,Oil Change for Whit	619.54		56,628.40
1/28/2026	100941	HD Supply Facilities Maintenance, LTD	Invoice: 9245098141 (Reference: Fido Baggies Pet Waste Liners 50/Pkg-CN,Bag 10/Cs-CN,PIR 42 Gal. 2	1,224.17		55,404.23
1/28/2026	606	Cynthia McIntyre	BOS 1/15/25 meeting - Cynthia McIntyre Ck # 1142	184.70		55,219.53
1/28/2026	606	ADP	BOS 1/15/25 meeting	554.10		54,665.43
1/28/2026	606	ADP	BOS 1/15/25 meeting	122.40		54,543.03
1/28/2026	606	ADP	BOS 1/15/25 meeting	65.15		54,477.88
1/29/2026	100942	US Bank Equipment Finance	Invoice: 573456795 (Reference: Contract Payment 01/11/2026-02/11/2026.)	255.11		54,222.77

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Date	Number	Payee	Memo	Payment	Deposit	Balance
1/29/2026	100943	Bay 2 Bay Plumbing & Drains LLC	Invoice: 3165 (Reference: Excavation-We will have to excavate area around both backflows in order	3,285.00		50,937.77
1/29/2026	100944	YKV Living LLC	Invoice: 0001 (Reference: CDD Facilities and Administration-Facilities Manager,Office Manager,Main	10,783.42		40,154.35
1/29/2026	100945	Kai	Invoice: 21858 (Reference: Ramp-Batteries - Office Supplies ,Replacement Water Cooler for Guards B	476.23		39,678.12
1/30/2026	300133	Charter Communications	Invoice: 128076001011426 (Reference: 10441 CORY LAKE DR-01/14/2026 through 02/13/2026.)	930.65		38,747.47
1/31/2026			Deposit		808.66	39,556.13
1/31/2026	614	Constant Contacts	autopay approved by prior amenity manager	59.00		39,497.13
1/31/2026	100955	Fitness Services of Florida, Inc.	Invoice: 30395 (Reference: Approved 07/31/25 by Dane. Received a request from FSF SO 91277 for par	475.00		39,022.13
1/31/2026			transfer (in transit) - to replenish operating reserves	28,582.00		10,440.13
1/31/2026			Deposit in Transit - Hecker Construction Inv #7816		45,623.00	56,063.13
1/31/2026				220,205.69	6,554.00	56,063.13
2/2/2026			Funds Transfer		150,000.00	206,063.13
2/3/2026	100946	813 Security & Protective Services	Invoice: 0001 (Reference: CDD Facilities and Administration-Morris Bridge (Hours: 10),Cross Creek	49,160.00		156,903.13
2/3/2026	100947	Kai	Invoice: 21863 (Reference: Ramp gas-Jan 2026.)	40.00		156,863.13
2/3/2026	100948	Johnson Engineering, Inc	Invoice: 8186 (Reference: Professional Engineering Services-Jan 2026.)	1,020.00		155,843.13
2/3/2026	100949	Bay 2 Bay Plumbing & Drains LLC	Invoice: 3174 (Reference: ExcavationPerform excavation under slab for pool house back-flow, in ord	1,575.00		154,268.13
2/3/2026	100950	YKV Living LLC	Invoice: 0002 (Reference: CDD Facilities and Administration-Jan 2026.)	21,566.84		132,701.29
2/3/2026	100951	Juniper Landscaping of Florida, LLC	Invoice: 378648 (Reference: #380581 - January 2026 Irrigation Repair-Controller 13-Main Line Repai	8,845.35		123,855.94
2/3/2026	100952	WM Corp Services, Inc	Invoice: 0222918-2206-6 (Reference: Waste Management Services-Feb 2026.)	919.87		122,936.07
2/3/2026	100953	Fitness Services of Florida, Inc.	Invoice: 30748 (Reference: Monthly Preventative Maintenance service of all cardio and strength equ	1,564.65		121,371.42
2/3/2026	100954	Kai Connected, LLC	Invoice: 4951 (Reference: Professional Management Services Monthly Management Services -Jan 2026.	5,833.33		115,538.09
2/5/2026	100956	Servicore Window Cleaning	Invoice: 20173217 (Reference: Window CleaningQuarterly Cleaning of Exterior Windows::-Interior Win	1,254.00		114,284.09
2/5/2026	100957	Steadfast Alliance, LLC	Invoice: SA-19648 (Reference: Routine Aquatic Maintenance (Pond Spraying) for the month dated on t	4,800.00		109,484.09
2/5/2026	100958	1 Swipe Pressure Cleaning	VOID: Invoice: INV005831 (Reference: Main Gate Roof Cleaning,Back Gate Roof,Clubhouse Roof Cleanin			109,484.09
2/5/2026	100959	Envera Systems	Invoice: 764993 (Reference: 1144 - Gate Access - Cory Lakes CDD - Entrance #1 Cross Creek Blvd, Ta	3,390.00		106,094.09
2/5/2026	100960	Sunshine Cleaning Crew LLC	Invoice: 1021 (Reference: January 2026 Cleaning Services-Jan. 2026 Cleaning Services.)	2,750.00		103,344.09
2/5/2026	100961	Juniper Landscaping of Florida, LLC	Invoice: 380978 (Reference: #368392 - Cory Lakes - 2026/2027 Landscape Maintenance Contract-Feb 20	28,657.08		74,687.01
2/6/2026	100962	Kai	Invoice: 21990 (Reference: Ramp-Volleyball Line Replacements,Maintenance Supplies-Feb 2026.) In	669.55		74,017.46
2/6/2026	300138	Tampa Electric	Invoice: 011526-9993 (Reference: 12027 CORY LAKE BLVD-December 10, 2025 - January 09, 2026.)	669.89		73,347.57
2/6/2026	300139	Tampa Electric	Invoice: 011526-9928 (Reference: 11589 CORY LAKE BL December 10, 2025 - January 09, 2026.)	942.50		72,405.07
2/9/2026	100963	Verizon	Invoice: 6134219714 (Reference: Monthly service 12/23- 01/22.)	180.73		72,224.34
2/9/2026	100964	Juniper Landscaping of Florida, LLC	Invoice: 382034 (Reference: #380589 - Remove Dead Washingtonian Palm Tree.)	533.20		71,691.14
2/9/2026	100965	Star Environmental, Inc	Invoice: 82118 (Reference: MONTHLY LIFT STATION SERVICE Jan 1-Jan 31, 2026.) Invoice: 82148 (Re	170.00		71,521.14
2/9/2026	100966	Gate Tech Inc.	Invoice: 170096 (Reference: DKS Cellular Monthly Charge Monthly charge for Doorking cellular syste	62.44		71,458.70
2/9/2026	100967	Kai	Invoice: 22015 (Reference: Ramp Fuel expense for CORY LAKES CDD project..)	36.13		71,422.57
2/9/2026	100968	Navitas Credit Corp	Invoice: 020426-4119 (Reference: Contract payment-Feb 2026.)	705.74		70,716.83
2/9/2026	100969	HD Supply Facilities Maintenance, LTD	Invoice: 9245633629 (Reference: Gb Xtreme Temp Cable Tie 8 100/Pkg-CN-Feb 2026.)	57.96		70,658.87
2/9/2026	100970	Hughes Exterminators Inc	Invoice: 65850080 (Reference: Commercial Pest Service -Feb 2026.) Invoice: 65850079 (Reference:	195.00		70,463.87
2/11/2026	100971	Suncoast Rust Control, Inc.	Invoice: 09032 (Reference: Commercial Service Commercial: Monthly water treatment (iron/rust) and	1,327.00		69,136.87
2/11/2026	100972	Gate Tech Inc.	Invoice: 170185 (Reference: 15' Lighted Replacement Arm-Service call (Area 3) Service call -Additi	1,087.70		68,049.17
2/11/2026	100973	Kai	Invoice: 22036 (Reference: 02/06/2026 Ramp shell gas.)	48.47		68,000.70
2/11/2026	100974	Juniper Landscaping of Florida, LLC	Invoice: 382186 (Reference: #377389 - Enhancement - Remove dead or declining Loropeatum from exte	9,245.00		58,755.70
2/11/2026			to replenish two month operating reserves			58,755.70
2/11/2026			Funds Transfer		125,000.00	183,755.70
2/13/2026	021326ACH	Frontier Communications	Reference: Frontier-Communication.	225.25		183,530.45
2/13/2026	100975	Kai	Invoice: 22043 (Reference: Ramp Towing/Parking Warning Stickers ,Events Supplies-Feb 2026.)	390.07		183,140.38
2/13/2026	100976	Juniper Landscaping of Florida, LLC	Invoice: 382258 (Reference: #381929 - Enhancement - Capri Isle Rope Fence around park -Site Prep -	3,553.27		179,587.11
2/13/2026	100977	Kai	Invoice: 22060 (Reference: Ramp Additional Outdoor Light for Gym,Volleyball Net Parts ,Fuel expens	651.72		178,935.39
2/13/2026	100978	CIO Technology Solutions, inc	Invoice: 36664-MSP (Reference: Agreement Recurring: Cory Lake-Managed Service: Workstation Support	557.27		178,378.12
2/13/2026	300134	Spark Energy Gas LLC	Invoice: 33663319-CFB477 (Reference: 10441 Cory Lake Dr Tampa FL 33647-2716-10/09/25 - 11/10/25.	1,578.48		176,799.64

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Date	Number	Payee	Memo	Payment	Deposit	Balance
2/13/2026	300134	Spark Energy Gas LLC	Invoice: 76348726-CFB477 (Reference: 10441 Cory Lake Dr Tampa FL 33647-2716-11/10/25 - 12/10/25.	3,992.23		172,807.41
2/13/2026	300134	Spark Energy Gas LLC	Invoice: 47785897-CFB477 (Reference: 10441 Cory Lake Dr Tampa FL 33647-2716-12/10/25 - 01/08/26.	5,303.36		167,504.05
2/18/2026	100979	Kai	Invoice: 22070 (Reference: Ramp-Vehicle Maintenance for CORY LAKES CDD,Fuel for CORY LAKES CDD.)	2,153.24		165,350.81
2/19/2026	100980	1 Swipe Pressure Cleaning	Reference: Main Gate Roof Cleaning,Back Gate Roof,Clubhouse Roof Cleaning ,Pool House Roof Cleanin	2,490.00		162,860.81
2/20/2026	100981	Kai	Invoice: 22085 (Reference: 02/17/2026 Ramp Event Entertainment for CORY LAKES CDD.)	325.00		162,535.81
2/23/2026	100982	Site Masters of Florida, LLC	Invoice: 021126-3 (Reference: Removed and replaced broken concrete pedestrian path located along t	5,720.00		156,815.81
2/23/2026	100983	Star Environmental, Inc	Invoice: 82519 (Reference: MONTHLY LIFT STATION SERVICE Feb 1-Feb28, 2026.)	85.00		156,730.81
2/23/2026	100984	Kai	Invoice: 22088 (Reference: Ramp-Maintenance supplies for CORY LAKES CDD-Advanced Meeting Packages	1,066.38		155,664.43
2/23/2026	100985	HD Supply Facilities Maintenance, LTD	Invoice: 9246082004 (Reference: Sanitizing Wipes 2300 Sht Rolls 2/Cs-US-Feb 2026.)	785.56		154,878.87
2/23/2026	100986	YKV Living LLC	Invoice: 3 (Reference: CDD Facilities and Administration-Feb 2026.)	21,566.84		133,312.03
2/24/2026	100987	Fitness Services of Florida, Inc.	Invoice: 29723 (Reference: Monthly Preventative Maintenance service of all cardio and strength equ	350.00		132,962.03
2/24/2026	100988	Kai	Invoice: 22093 (Reference: 02/19/2026 Ramp CDD Board Meeting Snacks-Feb 2026.)	65.33		132,896.70
2/24/2026	100989	Johnson Engineering, Inc	Invoice: 8455 (Reference: Professional Services from January 10, 2026 to February 13, 2026.)	3,485.00		129,411.70
2/24/2026	100990	HD Supply Facilities Maintenance, LTD	Invoice: 9246121652 (Reference: Fido Baggies Pet Waste Liners 50/Pkg-CN Fido Baggies® Pet Waste Ba	2,935.12		126,476.58
2/24/2026	100991	1 Swipe Pressure Cleaning	Invoice: INV005834 (Reference: Pressuressure Cleaning Tire Cleaning Tire Stre Streaks / Peaks / Pa	1,500.00		124,976.58
2/24/2026	100992	Marifel Juarbe	Invoice: 022126-4117 (Reference: Partial refund of security deposit to rent Amenity Center (Beach	400.00		124,576.58
2/24/2026	300140	Tampa Electric	Invoice: 020526-0199 (Reference: 2300 GLADES RD, STE 410W-Feb 2026.)	30,412.07		94,164.51
2/25/2026	100993	Bandu LLC	Invoice: INV0769 (Reference: March 2026 pool service, invoice is due upon receipt.-Feb 2026.)	3,250.00		90,914.51
2/25/2026	100994	Kai	Invoice: 22096 (Reference: 02/19/2026 Ramp publix ,Road Barriers for Cory Lakes CDD Projects-Feb 2	1,735.79		89,178.72
2/25/2026	100995	Gate Tech Inc.	Invoice: 170367 (Reference: Service call (Area 3)-Evening/weekend service-Feb 2026.) Invoice: 1	619.64		88,559.08
2/25/2026	300141	City of Tampa Utilities	Invoice: 020926-9594 (Reference: 10814 CORY LAKE DR ASSOC-Water Services-Feb-2026.)	317.90		88,241.18
2/25/2026	300142	City of Tampa Utilities	Invoice: 020926-9595 (Reference: 10759 CORY LAKE DR ASSOC-Water Services-Feb-2026.)	96.79		88,144.39
2/25/2026	300143	City of Tampa Utilities	Invoice: 020926-9592 (Reference: 10836 CORY LAKE DR ASSOC-Water Services-Feb-2026.)	45.85		88,098.54
2/25/2026	300144	City of Tampa Utilities	Invoice: 020926-9593 (Reference: 10749 CORY LAKE DR ASSOC-Water Services-Feb-2026.)	194.17		87,904.37
2/25/2026	300145	City of Tampa Utilities	Invoice: 020926-9596 (Reference: 10812 CORY LAKE DR ASSOC-Water Services-Feb-2026.)	302.43		87,601.94
2/25/2026	300146	City of Tampa Utilities	Invoice: 020926-9599 (Reference: 10594 CORY LAKE DR-Water Services-Feb-2026.)	33.34		87,568.60
2/25/2026	300147	City of Tampa Utilities	Invoice: 020926-9588 (Reference: 10441 CORY LAKE DR- Water Services-Feb-2026.)	1,470.40		86,098.20
2/25/2026	300148	City of Tampa Utilities	Invoice: 020926-9597 (Reference: 12001 CORY LAKE BLVD-Water Services-Feb-2026.)	13.43		86,084.77
2/25/2026	300149	City of Tampa Utilities	Invoice: 020926-9598 (Reference: 10581 CORY LAKE DR-Water Services-Feb-2026.)	119.89		85,964.88
2/25/2026	300150	City of Tampa Utilities	Invoice: 020926-0807 (Reference: 15231 ANGUIILLA ISLE AVE UNIT IRR-Water Services-Feb-2026.)	158.55		85,806.33
2/25/2026	300151	City of Tampa Utilities	Invoice: 020926-0808 (Reference: 15218 ANTILLES ISLE LN UNIT IRR-Water Services-Feb-2026.)	37.97		85,768.36
2/25/2026	300152	City of Tampa Utilities	Invoice: 020926-0805 (Reference: 10800 W CORY LAKE BLVD-Water Services-Feb-2026.)	380.03		85,388.33
2/25/2026	300153	City of Tampa Utilities	Invoice: 020926-0806 (Reference: 15200 ANGUIILLA ISLE AVE UNIT IRR-Water Services-Feb-2026.)	65.76		85,322.57
2/25/2026	300154	City of Tampa Utilities	Invoice: 020926-0809 (Reference: 11021 TAHITI ISLE LN IRR-Water Services-Feb-2026.)	20.75		85,301.82
2/25/2026	300155	City of Tampa Utilities	Invoice: 020926-9590 (Reference: 10747 CORY LAKE DR ASSOC-Water Services-Feb-2026.)	55.11		85,246.71
2/25/2026	300156	City of Tampa Utilities	Invoice: 020926-9591 (Reference: 10921 CORY LAKE DR ASSOC-Water Services-Feb-2026.)	96.79		85,149.92
2/25/2026	300157	City of Tampa Utilities	Invoice: 020926-0810 (Reference: 11026 TAHITI ISLE LN IRR-Water Services-Feb-2026.)	119.89		85,030.03
2/25/2026	300158	City of Tampa Utilities	Invoice: 020926-9589 (Reference: 10907 CORY LAKE DR ASSOC-Water Services-Feb-2026.)	101.42		84,928.61
2/27/2026	WIRE	Finemark National Bank & Trust	2022 note payoff / final payment	139,034.95		(54,106.34)
2/27/2026	022726ACH1	Frontier Communications	Reference: Frontier-Communication.	205.98		(54,312.32)
2/27/2026	022726ACH2	Frontier Communications	Reference: Frontier-Communication.	145.98		(54,458.30)
2/27/2026	022726ACH3	Frontier Communications	Reference: Frontier-Communication.	205.98		(54,664.28)
2/27/2026	022726ACH	Frontier Communications	Reference: Frontier-Communication.	285.98		(54,950.26)
2/27/2026	100996	Kai Connected, LLC	Invoice: 5013 (Reference: General Administration Services Meeting overage 1 hour and 29 minutes. B	432.46		(55,382.72)
2/27/2026	100997	10-S Tennis Supply and Dinkshot Picklebal	Invoice: 173227 (Reference: Delux Portable Pickle net System,Prof Pro beach power net-Feb 2026.)	1,414.29		(56,797.01)
2/27/2026	100998	813 Security & Protective Services	Invoice: 0003 (Reference: CDD Facilities and Staffing-Feb 2026.)	34,366.00		(91,163.01)
2/27/2026	400040521	City of Tampa – Extra Duty	Invoice:(bill is in SR marked paid) 001 (Reference: Prepayment of City of Tampa Police Extra Duty-	10,290.00		(101,453.01)
2/27/2026	606	Cynthia McIntyre	BOS 2/19/26 meeting - Cynthia McIntyre Ck # 1143	184.70		(101,637.71)
2/27/2026	606	ADP	BOS 2/19/26 meeting	738.80		(102,376.51)

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Date	Number	Payee	Memo	Payment	Deposit	Balance
2/27/2026	606	ADP	BOS 2/19/26 meeting	153.00		(102,529.51)
2/27/2026	606	ADP	BOS 2/19/26 meeting	117.60		(102,647.11)
2/27/2026			2022 note pay off / to pay bills		200,000.00	97,352.89
2/28/2026			Deposit		523.95	97,876.84
2/28/2026		Fitness Services of Florida, Inc.	QuickBooks generated zero amount transaction for bill payment stub			97,876.84
2/28/2026	605	Constant Contacts	autopay approved by prior amenity manager	59.00		97,817.84
3/31/2026				433,769.24	475,523.95	97,817.84

**Cory Lakes Community Development District
Budget Variance Report
2/28/2026**

	ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)	Notes
Payroll service fee	-	-	317	(317)	No budget for payroll service fees
District management	70,000	29,167	30,364	(1,197)	meeting time overages
District Engineer	15,000	6,250	9,483	(3,233)	Johnson Engineering - mostly time spent on Weir project
Contingencies	2,000	2,000	2,556	(556)	Board of Supervisor meeting agenda preparation cost
Trustee fees	3,558	1,483	1,571	(89)	Annual bill is \$3,771 for FY26
Water, Sewer Utility Services	40,000	16,667	28,069	(11,402)	Water has been trending between \$6-\$7k per month starting in May 2025 Contract changed to YVK Living LLC in Jan. Bi-weekly payroll increased from \$7,479.60 to \$10,743.82. Facilities
Security staffing contract services	415,000	172,917	186,640	(13,723)	manager increased from \$1,434.15 to \$2,175.38 - Office manager salary was added by new contract for bi- Contract changed to 813 Security Protective Services. Monthly bills are approx the same billing amount of
Contracted Personnel	200,000	83,333	148,120	(64,787)	\$40,000 per month.
Community events supplies	18,000	6,000	6,430	(430)	Bounce House \$2,862 11/15/25 rental and Christmas party
Plant replacement	25,000	10,417	16,800	(6,384)	Remove dead or declining Loropeatlum from exterior of Capri Playground \$9245
Irrigation - maintenance	15,000	6,250	12,407	(6,157)	Multiple repairs to controllers/timer during November; Jan main line repair \$1660
Cleaning	35,000	14,583	15,478	(894)	\$2,750 per month cleaning and \$400 per month avg window cleaning. moved existing gates to new location \$2010 - to be reimbured by county? / Service call Nov \$1,275 - Morris
Security gate maintenance & repair	10,000	4,167	8,139	(3,972)	bridge arm repair; 15' lighted replacement arm \$1088
Security gate maintenance & repair - Cachet	2,550	1,063	1,600	(537)	Service call cachet gate is not opening with remotes or keypad
Fountains	8,000	8,000	18,217	(10,217)	GFCI protection - Don Harrison - carryforward from FY25 fund balance
Pressure washing	7,500	7,500	17,975	(10,475)	Suncoast rust monthly contract \$1,327 p/m not budgeted, Enos painting and 1 Swipe Pressure Cleaning Beach club deck \$23,040, HVAC pool rooms \$10,850, replace wall sconces \$5,325. Fountain Lights \$5,655. Tennis
Contingency for end of year	53,500	53,500	108,942	(55,442)	court \$52,800. \$58,455 carryforward from FY25 fund balance
Paver, streets & sidewalk repairs and cleaning	100,000	41,667	63,284	(21,618)	Elite Pavers of Tampa paver repair work and \$5720 concrete and asphalt repairs

Cory Lakes
 Prepaid Expenses
 February 28, 2026

\$ 52,800.00

Σ (c) Ties to prepaid on tab "FY25 Project list Corrected" column L 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	2,199.90	2,514.17	(314.27)
Envera -billing a month ahead leave prepaid until corrected	732881	3,340.00				3,340.00	3,340.00	-
Egis Policy #100125518	29705	77,236.00	6,436.33	10/1/2025	9/30/2026	45,054.33	51,490.67	(6,436.33)
Lawson Courts	52089	52,800.00				-	52,800.00	(52,800.00)
Envera	762693	1,725.00	575.00	1/1/2026	3/31/2026	575.00	1,150.00	(575.00)
Envera	762694	1,821.00	607.00	1/1/2026	3/31/2026	607.00	1,214.00	(607.00)
Envera	762695	1,125.00	375.00	1/1/2026	3/31/2026	375.00	750.00	(375.00)
Servicore Window Cleaning	20173217	1,254.00	418.00	1/1/2026	3/31/2026	418.00	836.00	(418.00)
Strangezone Website	2025-0225	899.99	75.00	12/1/2025	11/30/2026	674.99	749.99	(75.00)
Star Environmental	82519	85.00				85.00		
Bandu March Pool services	INV0743	3,250.00				3,250.00		
City of Tampa Off duty officers	001	10,290.00				10,290.00		
TOTAL PREPAID EXP						66,869.22	114,844.83	(60,732.60)

23,154.38 add Deposits
 90,023.60 non-spendable FB - Current bal

Cory Lakes Community Development District
 FY 2025 working Project List

Line #	Project	Budgeted Amount	FY2025		FYE2025 Pending Project Costs	FY2026		FY2026 Actuals Spent	Project list Balance	Total Project Variance (Over)/Under
			Actuals (Paid and Expensed)	Project Variance (Over)/Under		Carryforward Prepaid (Non Spendable FB)	Assigned Carryforward			
1	4 Tennis, Membrane, and 1 Basketball courts	\$ 52,800.00	\$ -	\$ -	\$ 52,800.00	\$ 52,800.00	\$ -	\$ 52,800.00	\$ -	\$ -
2	Pool Furniture	24,873.00	25,173.00	(300.00)	-	-	-	-	-	(300.00)
3	Wicker Cush.	5,364.00	4,542.65	821.35	-	-	-	-	-	821.35
4	Clubhouse Floors	31,000.00	31,998.63	(998.63)	-	-	-	-	-	(998.63)
5	Volleyball Court	29,800.00	-	-	29,800.00	-	5,400.00	5,400.00	-	24,400.00
6	Lighting for Tennis Courts 3 and 4	-	-	-	-	-	-	-	-	-
7	Sidewalks Phase 1	60,000.00	51,744.00	8,256.00	-	-	-	-	-	8,256.00
8	Playground Cover for Capri Isle	-	-	-	-	-	-	-	-	-
9	2 of 4 Playgrounds Cory Lake Drive	22,892.00	23,247.12	(355.12)	-	-	-	-	-	(355.12)
10	Purchase 40 wall sconces and replace 36, including installation	-	-	-	-	-	-	-	-	-
11	Fountain GFIs	17,900.00	-	-	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	(12,158.00)	-	-	-	-	-	(12,158.00)
13	Pool Heaters	24,300.00	-	-	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	9,332.00	-	-	-	-	-	9,332.00
15	HVAC Replacement-Morris bridge and cross creek guard stations	8,000.00	17,953.00	(9,953.00)	-	-	-	-	-	(9,953.00)
16	Remove trees about tennis court	-	-	-	-	-	-	-	-	-
17	Pool trash cans	1,500.00	1,729.53	(229.53)	-	-	-	-	-	(229.53)
Total Projects Expensed		\$ 301,929.00	\$ 182,713.93	\$ (5,584.93)	\$ 124,800.00	\$ 77,750.00 (b)	\$ 24,312.14 (a)	\$ 102,062.14	\$ - (c)	\$ 17,152.93

Total of Actual Paid, Pending & Carryforward	\$ 403,991.14
Variance in Project Costs and Completed Projects	\$ 17,152.93
Total Projects List	\$ 421,144.07

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	\$ (151,987.32)
Total Spent		\$ (231,915.80)
		Amounts
	Funds Remaining	\$ 153,084.20
156	FY2026 Carryforward Prepaid (Non Spendable FB)	\$ (77,750.00) (b)
	FY2026 Assigned Carryforward	\$ (24,312.14) (a)
Total Project Funds Remaining		\$ 51,022.06

EXHIBIT 12

AGENDA

1 **MINUTES OF 2/19/26 REGULAR MEETING & CLOSED SESSION**
2 **CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**

3
4 The Regular Meeting, and Closed Session of the Board of Supervisors of the Cory Lakes Community
5 Development District was held Thursday, February 19, 2026 at 6:00 p.m. at Cory Lakes Beach Club, 10441
6 Cory Lake Drive, Tampa, Florida 33647. The public was able to listen and/or participate in person as well as via
7 TEAMS at [Cory Lakes Teams Meeting Link](#), Meeting ID: 223 730 841 579 33, Passcode: 34np7r6v, or
8 telephonically at +1-312-667-7136.

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 David Wenck <i>(Virtual)</i>	Senior District Manager, Kai
21 Vivek Babbar	District Counsel, Straley Robin Vericker, P.A.
22 Charles Reed	District Engineer, Johnson Engineering, Inc.
23 Dane Engle	Facilities Manager, JCS
24 Michael Sakellarides	Facilities Manager, JCS
25 Anthony Vega	Account Manager, Juniper Landscaping
26 Kevin Riemensperger <i>(Virtual)</i>	Aquatics Manager, Steadfast
27 Vincent Palevich	Vice President, 813 Services

29 On a MOTION by Mr. Acoff, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board nominated **GMS**
30 **for District Management Services**, for the Cory Lakes Community Development District.

32 On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH Ms. McIntyre VOTING NAY, the Board
33 approved **District Engineer obtain further information on the wells to determine ways to increase the**
34 **lake’s water level**, for the Cory Lakes Community Development District.

36 On a MOTION by Mr. Apple, SECONDED by Ms. McIntyre, WITH Mr. Acoff VOTING NAY, the Board
37 approved **to post a sign at the gym for residents to call the rover if they need access**, for the Cory Lakes
38 Community Development District.

39
Disclaimer: Readers should be aware that these summary minutes are intended to provide highlights of topic discussions and items being considered.

40 On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved the
41 **Regular Meeting, & Closed Session: January 15, 2026 Meeting Minutes as amended**, for the Cory Lakes
42 Community Development District.

43
44 On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved
45 the **use of two Tampa Police officers for traffic control during the Cross Creek closure at Morris Bridge,**
46 **for fourteen (14) days at a rate of \$49.00 per hour, for an estimated total cost of approximately \$9,600.00,**
47 for the Cory Lakes Community Development District.

48
49 On a MOTION by Ms. Acoff, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the
50 **proposal from William Acosta for Repair & Paint of Cachet Isle Bridge in the amount of \$4,100.00,** for
51 the Cory Lakes Community Development District.

52
53 On a MOTION by Ms. Acoff, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the
54 **proposal from Swipe for Pressure Cleaning of Cachet Isle Bridge in the amount of \$750.00,** for the Cory
55 Lakes Community Development District.

56
57 On a MOTION by Mr. Acoff, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved to
58 **put the Resident's proposed Sports Camp on March meeting agenda for Board consideration and**
59 **approval,** for the Cory Lakes Community Development District.

60
61 On a MOTION by Mr. Apple, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved to
62 **appoint Mr. Acoff to work with staff to get a proposal for the monument light, within Chairman's**
63 **spending authority,** for the Cory Lakes Community Development District.

64
65 On a MOTION by Ms. McIntyre, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved to
66 **appoint the Chairman to contact Mr. Spiro and send a letter asking him to shut down the Sunshine Board**
67 **and provide the records,** for the Cory Lakes Community Development District.

68
69 On a MOTION by Ms. McIntyre, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved to
70 **invite Mr. Viera to attend the March or April meeting to address the situation and explore possible**
71 **funding from the city to repair and maintain Cory Lakes CDD roads,** for the Cory Lakes Community
72 Development District.

73

74 On a MOTION by Ms. McIntyre, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved to
75 **invite Mr. Hayden to attend the March or April meeting to address the situation and explore possible**
76 **plans for roads**, for the Cory Lakes Community Development District.

77
78 On a MOTION by Ms. McIntyre, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved to
79 **appoint the Chairman to liaise and contact the City and County to invite them to attend the next meeting,**
80 **for the Cory Lakes Community Development District.**

81
82 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board opened **the**
83 **Closed Session**, for the Cory Lakes Community Development District.

84
85 On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board closed **the**
86 **Closed Session**, for the Cory Lakes Community Development District.

87
88 On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved **the**
89 **manpower to cover staffing for the Cross Creek Entrance closure in the amount of \$160.00 per day with**
90 **a total amount not to exceed \$5,000.00**, for the Cory Lakes Community Development District.

91
92 On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved to
93 **authorize the Facility Manager to purchase barriers for road closures and other necessary road closure**
94 **notifications in the amount not to exceed \$2,500.00**, for the Cory Lakes Community Development District.

95
96 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board adjourned
97 **the meeting at 10:29 p.m.**, for the Cory Lakes Community Development District.

98

Signature

Signature

99

Printed Name

Printed Name

100 **Title:** **Secretary** **Assistant Secretary**

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

EXHIBIT 13

AGENDA

1 **MINUTES OF 2/19/26 REGULAR MEETING & CLOSED SESSION**
2 **CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**

3
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5 Development District was held Thursday, February 19, 2026 at 6:00 p.m. at Cory Lakes Beach Club, 10441
6 Cory Lake Drive, Tampa, Florida 33647. The public was able to listen and/or participate in person as well as via
7 TEAMS at [Cory Lakes Teams Meeting Link](#), Meeting ID: 223 730 841 579 33, Passcode: 34np7r6v, or
8 telephonically at +1-312-667-7136.

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

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11 reciting the Pledge of Allegiance.

12 Present and constituting a quorum were:

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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 David Wenck (<i>Virtual</i>)	Senior District Manager, Kai
21 Vivek Babbar	District Counsel, Straley Robin Vericker, P.A.
22 Charles Reed	District Engineer, Johnson Engineering, Inc.
23 Dane Engle	Facilities Manager, JCS
24 Michael Sakellarides	Facilities Manager, JCS
25 Anthony Vega	Account Manager, Juniper Landscaping
26 Kevin Riemensperger (<i>Virtual</i>)	Aquatics Manager, Steadfast
27 Vincent Palevich	Vice President, 813 Services

28 *The following is a summary of the discussions and actions taken at the February 19, 2026 Cory Lakes*
29 *CDD Board of Supervisors Regular Meeting and Closed Session.*

30 **SECOND ORDER OF BUSINESS – Business Items**

31 A. Exhibit 1: Solicitation for Proposals for District Management Services

32 1. Exhibit A: Scope of Services

33 Mr. Babbar stated that he worked with Vice Chairman Apple on the solicitation. He explained that a
34 standard scope was used, proposals were solicited instead of a formal RFP due to threshold limits, and the
35 submitted proposals primarily focused on district management services.

36 B. Presentation of District Management Services Proposals:

37 1. Exhibit 2: Access Management - \$59,400.00/yr

38 Access Management was a sister company of the POA management team and wanted to meet quarterly
39 with POA management without the Board to gauge resident issues. Stated that Cory Lake Isles would be their
40 first CDD to manage and that they might add approximately \$4,000 to \$5,000 annually in ancillary fees.

41 2. Exhibit 3: Governmental Management Services (GMS) - \$77,000.00/yr

42 GMS discussed that they could include minor maintenance services if needed and explained the
43 transition process. Advised that the Tampa office managed 35 CDDs and would waive the first month's cost.
44 Stated that they would not charge for a budget workshop if needed and that it would not be necessary for an

45 accountant to attend meetings to address financials since the District Manager understood them, although
46 attendance could be arranged if needed.

47 3. Exhibit 4: Inframark - \$67,267.00/yr

48 Inframark discussed that their skilled in-house inspectors would handle field inspections and reports and
49 could perform basic maintenance. Stated that they used Strongroom and provided Board access, employed a
50 two-team approach to District Management with a Senior District Manager and District Manager attending every
51 meeting, and maintained a shared project Board for Supervisors. They explained that their DMs could address
52 financials and proposals at meetings and that they paid for a Board workshop as a team meet and greet. They
53 added that they would waive the first two months' costs and that accountants called into every meeting.

54 4. Exhibit 5: Rizzetta & Company - \$76,200.00/yr

55 Was not able to attend the meeting.

56 5. Exhibit 6: Vesta - \$70,000.00/yr

57 Vesta discussed that they used Strongroom for accounting and could provide Supervisors with view
58 access. Stated that financials could be tailored to Board preferences and that a backup District Manager, would
59 be available. Emphasized responsiveness, communication, and partnership, explained the transition plan, and
60 noted that they would waive three months' costs prorated for the year. Advised that the accountants worked out
61 of Lake Mary.

62 **THIRD ORDER OF BUSINESS – Chairman's Opening Comments**

63 Chairman Belyea thanked the audience for their comments on security and stated that security would
64 provide a report later, along with an overview of community access related to road repairs and the Morris Bridge
65 detour, but noted that there would be no interaction at that time.

66 **FOURTH ORDER OF BUSINESS – Other Supervisors' Opening Comments**

67 Supervisor Aliaga raised concerns that a security guard was patrolling both their community and
68 another, questioning why paid services were being shared and citing video evidence of the guard using the
69 community's truck.

70 Supervisor Acoff stated that while there were issues and transition challenges, the team had stepped up
71 when needed and should be given an opportunity to perform. He emphasized that homeowners should be allowed
72 to speak, plans should be made to address gaps, and perfection should not be expected overnight. He encouraged
73 focusing on the positive, working collaboratively, and maintaining a professional relationship as the community
74 continued to improve.

75 Supervisor McIntyre addressed concerns about road access and speeding. She stated that the gates
76 should allow entry because the roads are public and noted that residents had complained about detour signs. She
77 suggested asking the city for funding to maintain the roads and contacting the county commissioner to remove
78 the detour sign. She also expressed frustration with speeding in the community, noting that off-duty police and
79 rovers had been ineffective, and requested input on installing speed bumps or stop signs to improve safety.

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

82 Mr. Ramphal stated that the District had financial issues and emphasized that accountants or CPAs
83 should step in to properly review records and financial statements. He expressed that a six-month proposal was
84 not sufficient and suggested that GMS was a strong option because they had a capable CPA who could provide
85 clear financial oversight to the Board.

86 A resident asked the Board to consider transparency, accountability, and timely reporting when
87 reviewing the proposals. The resident stated having no preference for any company and encouraged the Board
88 to review the line items carefully and choose the company that could deliver clear and reliable reports.

89 A resident noted the importance of cost.

90 Mr. Shaw opposed keeping the gates open for detours, stating that the decision had not been properly
91 vetted and had created safety risks, traffic issues, and inconvenience for residents. He requested that the Board
92 allow residents to speak on non-agenda items at the beginning of meetings and expressed concern that CDD
93 management and maintenance staff should be CDD employees rather than third party contractors due to potential
94 conflicts of interest, urging the Board to consider community concerns fairly.

95 A resident expressed concerns about declining gate security, stating that access control and
96 professionalism had worsened compared to previous years despite residents funding the service. She reported
97 incidents of unauthorized individuals entering the community and errors in visitor authorization, emphasizing
98 that current practices had placed residents at risk and did not meet the security standards originally promised to
99 homeowners. Supervisor Acoff requested the letter to review.

100 Mr. Castillo thanked the Board for recent improvements, including floor replacements, new furniture,
101 and scheduled road repairs, noting that these upgrades were appreciated. He raised maintenance concerns,
102 including nonfunctioning monument lighting, unmaintained landscape lighting, and gutters and sidewalks that
103 should be pressure washed. He also suggested adding signage to prevent trucks from damaging the Cross Creek
104 security gate roof and requested repainting of the mailbox in front of the clubhouse.

105 Mr. Ramphal stated that residents expected their fees to be spent responsibly and that current vendors
106 should be given 45 days to address security and housekeeping concerns before considering an RFP. He praised
107 the team for filling gaps left by previous management, noted their ethical work, and affirmed that GMS was a
108 good choice for district management.

109 A resident stated that, in addition to concerns raised by neighbors about gate security and vehicle access,
110 allowing unchecked traffic would increase wear and tear on roads that had already been damaged, causing further
111 issues for the community.

112 **SIXTH ORDER OF BUSINESS – Discussion/Consideration of District Management Services Proposals**

113 Chairman Belyea stated that she would like to limit the discussion for acceptance to the four companies
114 that had presented. Supervisor Acoff emphasized that GMS, with two CPAs and competitive pricing, was the
115 best choice to avoid costly mistakes. Supervisor Apple agreed, ranking GMS highest for their accounting
116 expertise and depth. Mr. Aliaga supported GMS, and Supervisor McIntyre noted they scored 47 out of 50 points.

117 On a MOTION by Mr. Acoff, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board nominated **GMS**
118 **for District Management Services**, for the Cory Lakes Community Development District.

119 Mr. Babbar stated that he would work with GMS on the contract, noting that the first month of services
120 would be waived, one additional meeting would be at no cost, and a rate sheet would be attached.

121 Chairman Belyea stated that Kai would run the March meeting, but GMS should start working on the
122 financials immediately. GMS explained that the current record custodians would maintain account access until
123 April 3, so March financials would be provided for review at the April meeting, and the transition process,
124 including resolutions, officer elections, and bank transfers, would begin in March.

125 Mr. Babbar confirmed the contract would start March 1, 2026, with GMS handling back-office work
126 during the first month while the waived month applied, and district management services for meetings and
127 agendas would begin the next month. Chairman Belyea stated that this timeline would allow the Board to receive
128 complete March financials for the April meeting. Supervisor Acoff noted that budget development should occur
129 during March and April for review in May, and GMS agreed that a budget workshop could be held in April so
130 the Board would be prepared for budget adoption in June.

131 **SEVENTH ORDER OF BUSINESS – Vendor Updates**

132 A. Elite Pavers

133 B. District Engineer: Johnson Engineering, Inc.

134 Mr. Reed reported on the traffic study and weirs projects. He stated that the traffic engineer was ready
135 to study troubled areas using speed monitoring strips and would coordinate with Mr. Engle and Mr. Sakellarides
136 at the facility management office, with a not-to-exceed cost of \$10,000 covering the study, recommendations,
137 and inspections. He confirmed that the original weirs project was complete, with two of eight weirs repaired,
138 and additional repairs would be estimated and prioritized for budgeting. Vice Chairman Apple and Supervisor
139 Acoff discussed notifying SWFMWD of completed improvements and submitting the updated operations and
140 maintenance report next month. Mr. Reed also reported on paver repairs at Cross Creek, noting minor color
141 discrepancies and patchwork challenges, and confirmed he would oversee the work. Finally, Mr. Sakellarides
142 provided an update on the lake wells, stating that two companies had declined the project and one was pending
143 response, with efforts continuing to find a contractor to restore the water level.

144 On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH Ms. McIntyre VOTING NAY, the Board
145 approved **District Engineer obtain further information on the wells to determine ways to increase the**
146 **lake's water level**, for the Cory Lakes Community Development District.

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

148 1. Update: 17923 Cachet Isle

149 Mr. Babbar gave an update on Cachet Isles: they have an engineering firm and are moving forward with
150 their application, with a check submitted and signatures needed before April 14, 2026. He also raised concerns
151 about supervisors approaching vendors directly, stressing that only board-authorized members or district
152 management should give direction. He recommended drafting a resolution to protect vendors and staff from
153 individual board member interference, which would be presented at the March meeting, the Board agreed.

154 D. Juniper

155 1. Exhibit 7: Post Cold Damage Letter

156 The Juniper team attended to introduce themselves; Steve Small is no longer with Juniper. Mr. Jordan
157 and Mr. Vega from Juniper provided an update on the community's landscaping and irrigation. They explained
158 that monthly site audits and agronomy reports would assess plant health, turf, irrigation, and pest issues, and that
159 freeze damage had temporarily limited what could be evaluated. They introduced Juniper mapping, which would
160 use aerial photos over time to track improvements. Supervisors raised concerns about staff hours, fertilization
161 schedules, and plant survival after freezes. They also discussed budgeting for plant and tree replacements. Mr.
162 Jordan emphasized that plant survival would depend on species suitability and weather conditions, and that some
163 plants might not return. Chairman Belyea and Supervisor Acoff requested a comprehensive plan showing what
164 could be restored this year and what should be budgeted for next year to bring the community back to an
165 appropriate appearance, including recommendations for appropriate plants and potential replacements.

166 Mr. Sakellarides noted that within days of Mr. Vega starting, he had already sent an email detailing the
167 freeze and the condition of plant material, along with over 30 photos of damaged areas. He praised Mr. Vega for
168 hitting the ground running and maintaining near-daily communication about various matters.

169 2. Consideration/Approval of Proposals:

170 a. Exhibit 8: Replacement of Plant Material (Clubhouse) - \$5,420.00

171 b. Exhibit 9: Irrigation Repair (Antilles Isle) - \$225.87

172 Chairman Belyea noted that they had discussed it previously but had waited for the appropriate season
173 to approve work for the front area. Mr. Jordan agreed, acknowledging the weather conditions and stated they
174 were content to wait until March to revisit the discussion.

175 E. Exhibit 10: Steadfast – February 2026 Waterway Inspection Report

176 Mr. Riemensperger reported that February was a good month for the ponds, with only minor algae in
177 some smaller ponds. Mr. Krause asked about water levels, and Mr. Riemensperger noted they are low across
178 most properties due to limited rain and last year's lack of hurricanes. He added that another cold snap is expected,
179 but most plants remain hardy, going into winter dormancy and surviving near-freezing temperatures.

180 F. Envera

181 1. Exhibit 11: Consideration/Approval of Access Control Upgrade Proposal

182 a. One-Time Total - \$15,021.20

183 b. Monthly Total - \$381.28

184 Mr. Engle presented a proposal to replace all fingerprint readers with a Bluetooth system, as current
185 readers don't work for everyone. Vice Chairman Apple asked about the remaining users, and Mr. Engle
186 explained they'll assist those affected by resetting fingerprints or providing card access. Mr. Sakellarides added
187 they'll input card info for the 5-10 impacted users to restore access.

188 Supervisor Acoff asked how long the current system could last without replacement and how it fits into
189 long-term planning. Mr. Sakellarides said it would reduce issues temporarily but isn't a permanent solution, and
190 the equipment is leased, not owned. Chairman Belyea asked how many residents are affected; Mr. Sakellarides
191 said a couple dozen, mostly gym users, with workarounds available after hours. The pool access isn't impacted
192 because it has multiple entrances.

193 On a MOTION by Mr. Apple, SECONDED by Ms. McIntyre, WITH Mr. Acoff VOTING NAY, the Board
194 approved to **post a sign at the gym for residents to call the rover if they need access**, for the Cory Lakes
195 Community Development District.

196 **EIGHTH ORDER OF BUSINESS – POA Reports**

197 There being none, the next item followed.

198 **NINTH ORDER OF BUSINESS – Financial Items**

199 A. Consideration/Acceptance of the Unaudited Financial Statements with Variance Report, Prepaid
200 Expenses, and Project List

201 1. Exhibit 12: December 2025

202 2. Exhibit 13: January 2026

203 Board agreed to table this in the next meeting.

204 **TENTH ORDER OF BUSINESS – Approval of Minutes**

205 A. Regular Meeting & Closed Session: January 15, 2026

206 1. Exhibit 14: Summary of Motions

207 2. Exhibit 15: Meeting Minutes

208 Supervisor Acoff noted line 132 only showed the amount and said it should show and spell out the
209 company name.

210 On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved the
211 **Regular Meeting, & Closed Session: January 15, 2026 Meeting Minutes as amended**, for the Cory Lakes
212 Community Development District.

213 3. Exhibit 16: Action Item List as of February 12, 2026

214 4. Exhibit 17: Contract List as of February 12, 2025

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

216 A. Facility Manager

217 1. Exhibit 18: February 2026 Report

218 Mr. Engle provided an update on projects, noting the Enos painting was delayed due to the high cost,
219 but a second quote reduced it significantly. He mentioned new quotes for gutters on the pool house and beach
220 club, and repairs for a sidewalk and asphalt patches on Cross Creek.

221 Mr. Engle updated the Board on roadway cleaning, noting that a full street sweep could be done for
222 \$945.00 but would only remove dirt, not discoloration. He awaited higher quotes for water-assisted sweeping
223 and presented a \$60,000.00 quote to pressure wash all curbing, which could be split into quadrants over time.
224 Supervisor McIntyre noted past budgets prioritized sidewalk safety over cleaning, and another supervisor said
225 \$60,000 might be unaffordable this year. The Board discussed breaking the project into sections, possibly
226 purchasing a street cleaning machine, and adding staff if needed. Chairman Belyea emphasized allocating funds
227 for these projects in future budgets.

228 Mr. Engle reported that staff completed black spray painting internally to save costs, including guard
229 booths, gates, courts, and pool fencing, with remaining areas to be finished before spring break. He stated the
230 pool and amenities were inspected and fully operational, with furniture, heaters, and systems functioning
231 properly, and only a minor shower repair underway. Supervisor Acoff confirmed there were no service issues,
232 and Mr. Engle noted daily coordination with maintenance. Supervisor McIntyre asked about damaged cushions
233 and amenity status, and Mr. Engle confirmed equipment, lane dividers, ADA access, and volleyball nets were
234 operational following repairs. Supervisor McIntyre observed strong community use of the courts and suggested
235 purchasing additional pickleball nets to accommodate demand, and the Board concurred.

236 Chairman Belyea asked what could be done with unused furniture that needed to be removed. Mr.
237 Babbar stated that the Board was allowed to dispose of or donate district assets as long as the value of any
238 individual item did not exceed \$5,000.

239 Mr. Engle stated that he looked into vehicle stickers to help identify residents and reduce repeated stops,
240 but Chairman Belyea noted that the existing barcode system already served that purpose and questioned the need
241 for stickers.

242 Mr. Engle also reported that Tampa Police were contacted for traffic control during the Cross Creek
243 closure at Morris Bridge, explaining that two officers would be needed daily for fourteen days with a rate of
244 \$49/hour at an estimated cost of about \$9,600, though coverage was not guaranteed. Vice Chairman Apple stated
245 that the Captain indicated officers would likely provide coverage during those hours.

246 On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved
247 the use of two Tampa Police officers for traffic control during the Cross Creek closure at Morris Bridge,
248 for fourteen (14) days at a rate of \$49.00 per hour, for an estimated total cost of approximately \$9,600.00,
249 for the Cory Lakes Community Development District.

250 Mr. Engle stated that the Signarama sign approved by the Board still required updated wording, and the
251 quote might need revision since the final verbiage had not been submitted. Supervisors would resubmit their
252 verbiage for the next meeting.

253 Mr. Engle presented a Project Tracker showing nearly 200 completed projects since June 1, 2025 and
254 noted that daily maintenance tasks were not included. Chairman Belyea requested a digital copy to share
255 accomplishments with the community. He also thanked the Board and stated services could return to the original
256 contract price starting in May. Mr. Babbar advised placing contract discussions on a future agenda. Supervisors
257 Acoff and McIntyre emphasized maintaining service quality and recognized the value of current services.

258 Supervisor Acoff expressed confidence in the transition to GMs, and Mr. Engle stated they had an
259 existing professional relationship with the incoming team and expected smooth coordination.

260 2. Consideration/Approval of Proposals:

261 a. Exhibit 19: Enos Executive – Clean, Repair, & Paint Bridge and Signs (Cachet
262 Isle) - \$10,500.00 – *This item was brought back from the last meeting.*

263 b. Exhibit 20: William Acosta – Repair & Paint (Cachet Isle Bridge) - \$4,100.00

264 On a MOTION by Ms. Acoff, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the
265 **proposal from William Acosta for Repair & Paint of Cachet Isle Bridge in the amount of \$4,100.00**, for
266 the Cory Lakes Community Development District.

267 c. Exhibit 21: 1 Swipe – Pressure Cleaning (Cachet Isle Bridge) - \$750.00

268 On a MOTION by Ms. Acoff, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the
269 **proposal from Swipe for Pressure Cleaning of Cachet Isle Bridge in the amount of \$750.00**, for the Cory
270 Lakes Community Development District.

271 d. A#1 Seamless – Repairs

272 i. Exhibit 22: Pool House - \$6,283.00

273 ii. Exhibit 23: Beach Club - \$12,951.00

274 It was agreed to table the proposals in the next meeting.

275 B. District Manager: Kai

276 1. Exhibit 24: FY 2026 Meeting Schedule

277 2. Quorum Check for Regular Meeting and Closed Session – 03/19/2026 at 6:00 p.m.

278 A quorum was confirmed for the March meeting.

279 **TWELFTH ORDER OF BUSINESS – Audience Comments - New Business – (limited to 3 minutes per**
280 **individual)**

281 A resident proposed running sports camps for Cory Lake Isles kids, offering tennis, basketball, and
282 soccer from 9 a.m. to noon, with a possible extension to 2 p.m. if demand increased. The camps would run for
283 two weeks in June, with potential additional weeks in July and August, requiring a minimum of eight kids. It
284 was for Cory Lake Isles residents only but kids could bring friends. The resident emphasized the use of safe
285 outdoor amenities and possible indoor activities like chess if interest arose. Supervisor Acoff noted that proposals
286 should ideally be reviewed beforehand and discussed in one meeting after proper preparation. Supervisor Aliaga
287 raised the need for insurance, and Mr. Babbar clarified that proper coaching or event insurance would be required
288 for the Board to approve.

289 On a MOTION by Mr. Acoff, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved to
290 **put the Resident’s proposed Sports Camp on March meeting agenda for Board consideration and**
291 **approval**, for the Cory Lakes Community Development District.

292 Mr. Carpenter noted that the Cross Creek monument light at the intersection of Cross Creek and Cory
293 Lake Drive was out and that any changes had been delayed because an electrician needed to run wiring from the
294 box to the light under the pavers. Mr. Engle reported that two quotes from different companies had been received
295 in previous months to fix all monument lights. He explained that the issue had been brought up several times
296 and that it would need confirmation with Elite Pavers regarding whether they were handling that section.

297 On a MOTION by Mr. Apple, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved to
298 **appoint Mr. Acoff to work with staff to get a proposal for the monument light, within Chairman’s**
299 **spending authority**, for the Cory Lakes Community Development District.

300 A resident explained that the SWFMWD required engineer sign-offs on certain repairs. Ms. Stewart and
301 Mr. John Hall initially would not sign off because items were broken, so only two were repaired. The resident
302 expected more fixes after the next inspection. Vice Chairman Apple noted it was on a schedule, and Chairman
303 Belyea added that Mr. Reed would sign off on the two and inform about the remaining six, highlighting the costs
304 involved. The resident reported the lake water had dropped 36 inches and suggested checking on Mr. Small,
305 praising his dedication. They also noted rain and landscapers caused water to stay on curbs, making cleaning
306 less effective.

307 **THIRTEENTH ORDER OF BUSINESS – Supervisors Requests**

308 Vice Chairman Apple asked about the CDD’s authority over gate management and whether gates should
309 be open to the public or limited to visitors. Mr. Palevich explained that guards were manually inputting visitor
310 licenses since the scanner was down. They asked visitors for the address they were visiting and tried to delay
311 non-residents without turning them away outright. Supervisor McIntyre asked if guards encouraged people to
312 turn around, and Mr. Palevich said it depended, but stalling was more effective than telling everyone to leave.
313 Mr. Babbar added that with ongoing construction, closing gates could draw city scrutiny, and the city had the
314 authority to require gates remain open for traffic safety. Supervisor Acoff noted the CDD had received no
315 funding from the city or county for roadways despite paying taxes, calling it “taxation without representation.”

316 Discussion continued about keeping gates open, but Mr. Engle clarified that gates would remain closed
317 for now. Once the Cross Creek project added staff, they might consider holding gates open temporarily to reduce
318 wear on motors and assist with traffic, but the current plan was to keep everything closed.

319 Supervisor McIntyre noted the Sunshine Board, started by Cyril Spiro, remained online and violated
320 Sunshine Laws. Mr. Babbar said it could be deactivated but records should be kept. McIntyre recommended
321 contacting Spiro to download the records for public documentation and then remove the board, which Mr.
322 Babbar agreed with.

323 On a MOTION by Ms. McIntyre, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved to
324 **appoint the Chairman to contact Mr. Spiro and send a letter asking him to shut down the Sunshine Board**
325 **and provide the records**, for the Cory Lakes Community Development District.

326 Supervisor McIntyre suggested inviting Mr. Viera to the March or April meeting to discuss getting city
327 support for funding the roads.

328 On a MOTION by Ms. McIntyre, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved to
329 **invite Mr. Viera to attend the March or April meeting to address the situation and explore possible**
330 **funding from the city to repair and maintain Cory Lakes CDD roads**, for the Cory Lakes Community
331 Development District.

332 Supervisor McIntyre made another motion.

333 On a MOTION by Ms. McIntyre, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved to
334 **invite Mr. Hayden to attend the March or April meeting to address the situation and explore possible**
335 **plans for roads**, for the Cory Lakes Community Development District.

336 Supervisor McIntyre made another motion.

337 On a MOTION by Ms. McIntyre, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved to
338 **appoint the Chairman to liaise and contact the City and County to invite them to attend the next meeting,**
339 **for the Cory Lakes Community Development District.**

340 Supervisor Acoff discussed the need to strengthen security measures and request tangible support from
341 the city when road projects affected the community, including additional officers or resources during disruptions.
342 He also asked how the Board could establish better communication to receive timely project notifications. Mr.
343 Sakellarides stated that they could coordinate with the Department of Transportation to be added to mailing lists
344 for advance notices. Mr. Babbar explained that the City of Tampa usually issued road closure alerts and
345 recommended initiating communication with designated contacts, while also encouraging residents to send
346 concerns directly to officials to help gain attention and support. The Board consented staff or counsel to address
347 the community and send letters to the Commissioners.

348 Mr. Palevich reported that based on the last 32 days of data, there were 121 incidents recorded, including
349 numerous parking violations, vehicle removals, accidents, property damage, solicitors, and behavioral issues at
350 amenities. He explained that enforcement had previously been limited because gate attendants were not allowed
351 to request identification or enforce violations, which reduced effectiveness. He noted ongoing resident
352 complaints about non-residents, overcrowding, and amenity misuse, and recommended clearer communication
353 with residents regarding security operations and policies. Chairman Belyea clarified that enforcement was never
354 prohibited except during prior storm related directives, and Mr. Babbar confirmed that the Board's direction was
355 to fully enforce all rules moving forward. Mr. Palevich also suggested issuing a community notice explaining
356 gate access rules and legal limitations, while providing updates on equipment issues and operational delays at
357 the gate.

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

360 A. Open Closed Session

361 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board opened **the**
362 **Closed Session**, for the Cory Lakes Community Development District.

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

365 1. Envera

366 2. JCS Investigations

367 C. Close Closed Session

368 On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board closed **the**
369 **Closed Session**, for the Cory Lakes Community Development District.

370 A motion was made for staffing in the Cross Creek Entrance.

371 On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved **the**
372 **manpower to cover staffing for the Cross Creek Entrance closure in the amount of \$160.00 per day with**
373 **a total amount not to exceed \$5,000.00**, for the Cory Lakes Community Development District.

374 A motion was made to authorize the Facility Manager to purchase barriers for road closures for Cory
375 Lake Isles.

376 On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved to
377 authorize the Facility Manager to purchase barriers for road closures and other necessary road closure
378 notifications in the amount not to exceed \$2,500.00, for the Cory Lakes Community Development District.

379 **FIFTEENTH ORDER OF BUSINESS – Adjournment**

380 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board adjourned
381 the meeting at 10:29 p.m., for the Cory Lakes Community Development District.

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

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

387

Signature

Signature

388

389

Printed Name

Printed Name

390 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman

EXHIBIT 14

AGENDA

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

AS OF 03/12/2026 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	10/16/25		Work with SS on proposals for next month relating to Landscaping Needs	Field Services		Ongoing		
2	10/16/25		Contact ENVERA to deactivate QR Codes at gates	Field Services				
3	10/16/25		Add Reflective sign on chain at Boat Ramp to improve night vision of chain	Field Services				
4	10/16/25		Look into new gate parts due to older parts at gate, to keep current vendor	Field Services				
5	10/16/25		Get updated Quote for Fingerprint Reader from ENVERA (only 1, as ENVERA will pay for second reader)	Field Services				
6	10/16/25		Review video to see if we can determine who broke the fingerprint reader	Field Services				
7	10/16/25		Contact Previous roofer for warranty information on Beach Club roof	Field Services				
8	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
9	10/16/25		Send COUNSEL LETTERS to three (3) residents	District Manager		Completed		
10	10/16/25		Present Board with list of contracts, amounts, and addendum items for CONTINUATION MEETING 10/27/25	District Manager		Ongoing		
11	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.
12	10/16/25		Continue meeting to 10/27/25 at 6 p.m. at the Beach Club (update website)	District Manager		Completed		
13	10/27/25		Work together on streetlights/TECO lease agreements	Field Services		Ongoing		
14	10/27/25		Kai to provide GENERAL LEDGER to Board each month	Accounting		Ongoing		
15	10/27/25		Send community email re: Weir Project Underway	Field Services		Completed		DE Sent 10/28/25
16	10/27/25		Have someone from Accounting call in to each meeting	Accounting		Ongoing		
17	11/20/25		Set up meeting with Engineer, Supervisor Acoff, Elite Pavers, himself to go over paving	Field Services		Ongoing		
18	11/20/25		Reach out to Engineer to become Road Paver Project Manager, or designate a PM from his firm	Field Services		Completed		Charles confirmed to take on project
19	11/20/25		Work with Chmn. Belyea and Envera on messaging to the community re: purging and updating contacts and visitor lists.	Field Services		Ongoing		
20	11/20/25		Reach out to SWFWMD re: repairing fence of theirs (may work with Steve Small from Juniper on specifics)	Field Services		Ongoing		Met with Steve and walked Areas. Awaiting a response from SWFWMD
21	11/20/25		Look into additional traffic control options for holidays and road pavers project resumption	Field Services				Need to have a Date of when the work will be started
22	11/20/25		Set DECEMBER meeting up old way (giant "L" with Board facing audience)	Field Services		Ongoing		
23	11/20/25		Get competitive bids for lights for ponds to NEXT MONTH	Field Services				
24	11/20/25		Work with Chmn. Belyea to purchase furniture for the Amenity Center	Field Services		Ongoing		
25	11/20/25		Reach out to Lawson Courts for update on when they will start resurfacing	Field Services		Ongoing		
26	11/20/25		Research SOLAR LIGHTING options for streetlights	Field Services				
27	11/20/25		Add FEMA update to Dec. meeting agenda	District Manager		Completed		See December agenda
28	11/20/25		Move Steadfast and Juniper up on agenda presentations, to just after Counsel	District Manager		Completed		See December agenda
29	11/20/25		Bring back Steadfast Pond Lighting proposal to Board NEXT MONTH	District Manager		Completed		See December agenda
30	11/20/25		Send list of unpaid invoices to Board	District Manager		Completed		Sent 11/21/25 at 8:27 a.m.
31	11/20/25		Reach out to Lawson Courts about getting them done			Ongoing		
32	11/20/25		Fix minutes from October 16 meeting to REMOVE Boat Parade from Line 346 on page 121 of the meeting packet; also need to update the motions summary accordingly	District Manager		Completed		

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

AS OF **03/12/2026 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
33	11/20/25		Get update from EGIS on falls/sidewalks and settlements over last 3 years; send to Supervisors	District Manager		Completed		
34	11/20/25		Bring back Swipe Roof Cleaning Proposal NEXT MONTH	District Manager		Completed		See December agenda
35	11/20/25		Bring BUDGET AMENDMENT re: Weirs to NEXT MONTH	District Manager		Completed		See December agenda
36	11/20/25		Send WORD doc of Policies and advise Board start page/area for Dec. meeting	District Manager		Completed		
37	11/20/25		Consult Counsel on disposal of old pool and patio furniture considered worthless	District Manager		Ongoing		Sent email to counsel 11/21/25 at 12:28 a.m.
38	12/18/25		Check with Counsel on disposal of old pool and beach club furniture	District Manager		Ongoing		LK sent email to counsel 12/20/25
39	12/18/25		Update Policies and send to Counsel for review	District Manager		Ongoing		Sent 12/20/25
40	12/18/25		Contact Tampa re: road assistance for passthrough due to Morris Bridge Closure	District Manager		Ongoing		
41	12/18/25		Amend budget to include WEIRS and bring back to January Meeting	District Manager		Completed		
42	12/18/25		Update Action Item List for Jan. Meetings	District Manager		Completed		See Jan 2026 agenda
43	12/18/25		Update Contract List for Jan. Meetings	District Manager		Completed		See Jan 2026 agenda
44	12/18/25		Send letter to resident re: broken gate arm	District Manager		Completed		
45	12/18/25		File Insurance Claim on damaged Pool House Roof	District Manager				LK reached out to EGIS 12/19/25; EGIS responded 12/19/25
46	12/18/25		Bring back Cachet Isle Bridge Cleaning proposal (Ex. 19) to Jan. meeting	District Manager		Completed		See Jan 2026 agenda
47	12/18/25		Send ENVERA cost UPGRADE to Board when received by Ashely with ENVERA	District Manager		Completed		See Feb 2026 agenda
48	12/18/25		Assist Student group with filming via proper documentation and indemnification	District Manager		Completed		LK sent email to Counsel 12/19/25; Counsel sent response and forms 12/19/25
49	12/18/25		Compose/send letter to Lawson Courts by Jan. 1, re: District's intentions if courts are not completed by end of January	District Manager		Ongoing		
50	12/18/25		Get quotes to have other areas cleaned in addition to roof cleaning	Field Services		Ongoing		
51	12/18/25		Advise Elite Pavers of Notice to Proceed with Cross Creek paver work	Field Services		Completed		
52	12/18/25		Send Constant Contact email to community: advise community of Cross Creek entrance closure for pavers; 2 weeks notice and follow-up.	Field Services				
53	12/18/25		Need to notify Tampa of Road Closure at Cross Creek for Pavers	Field Services				
54	12/18/25		Reach out to Solitude re: Pond #10 degradation from last month	Field Services		Completed		
55	12/18/25		Confirm with ENVERA that QR codes are NOT ACTIVE; deactivate them if they are active	Field Services		Ongoing		
56	12/18/25		Send Constant Contact email to community: Jan 15th as dump date for ENVERA information	Field Services				
57	12/18/25		Get quotes to have kitchen area fire suppressant system removed	Field Services				
58	12/18/25		Work with resident re: chess tournament 4 times a year at beach club	Field Services		Completed		
59	12/18/25		Provide JCS Plan for construction/pavers project	Field Services		Ongoing		
60	01/15/26		Work with Counsel on contracts for YKV and 813	District Manager		Completed		LK sent email to Counsel 1/16/26
61	01/15/26		Send updated proposals to Counsel for YKV and 813	Field Services		Ongoing		
62	01/15/26		Confirm with EGIS on insurance coverage for staff/vendors to drive District Vehicles	District Manager		Ongoing		LK sent email to EGIS 1/16/26
63	01/15/26		Connect with Engineer and have him attend next meeting, provide updates on weirs, paver projects	Field Services		Ongoing		
64	01/15/26		Advise Council of Board's vote to seek District Mngt. RFP; Supervisor Apple appointed Liaison	District Manager		Completed		LK contacted Counsel 1/16/26
65	01/15/26		Remove unused data/phone line from Verizon plan	Amenity		Completed		

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

AS OF 03/12/2026 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
66	01/15/26		Fix minutes LL 319-323 – REMOVE MOTIONS BOX; LL 310-318, add that Supervisor McIntyre expressed concerns about possibly liability issues with the filming project and asked that Counsel be consulted regarding it.	District Manager		Completed		
67	01/15/26		Provide kai staff with REFUND information for two residents refunds for \$400 each	Amenity		Ongoing		DE sent email with information to kai 1/16/26
68	01/15/26		Have pot holes? Fixed on Cross Creek	Field Services		Completed		
69	02/19/26		Draw up District Management contract with GMS	District Attorney		Completed		
70	02/19/26		Present RESOLUTION at next meeting re: Supervisors interacting with staff and vendors	District Attorney		Completed		See March agenda
71	02/19/26		Draw up contract for summer camp with Molly for March Meeting	District Attorney		Not started		
72	02/19/26		Send messaging to residents re: soft gates	Field Services		Not started		
73	02/19/26		Provide Scope of Work re: Speed Study	District Engineer				
74	02/19/26		Get verbiage from Supervisor re: Sign-O-Rama sign for rules at lake, to be presented at March meeting	Field Services		Completed		See March agenda
75	02/19/26		Post signage at gym for people to call ROVER if they need access	Field Services		Completed		
76	02/19/26		Work with Supervisor Acoff re: fixing lights at Cross Creek entrance	Field Services		Ongoing		
77	02/19/26		Purchase traffic barriers	Field Services		Completed		
78	02/19/26		Purchase two (2) additional pickleball nets	Field Services		Completed		
79	02/19/26		Obtain additional quotes for installing gutters	Field Services		Not started		was directed for FY 2027, on hold in budget process
80	02/19/26		Work with TPD re: traffic control at \$9,600 for duration of project	Field Services		Completed		Replaced TPD with Flagger Force
81	02/19/26		Send messaging to community re: accomplishments / project completions	Field Services				
82	02/19/26		Reach out to Steve Small from LMP to thank him for his years of service	Field Services		Completed		
83	02/19/26		Reach out to DOT re: road closure notifications	Field Services		Completed		
84	02/19/26		Set entrance marquees to stay static on road closure notifications	Field Services		Completed		
85	02/19/26		Add YKV proposal to March agenda re: staffing	Field Services		Completed		See March agenda
86	02/19/26		Get messaging from DE to post to website, re: Entrance Closures at CLI	District Manager		Completed		Sent email to webmaster 2/21/26 requesting it be posted ASAP thru 3/27/26.

EXHIBIT 15

AGENDA

	Service	Vendor	Start Date	Addendum Date	Amount	Expiration Date	Renewal	Termination Clause	Status
1	District Management	Kai Connected, LLC (Breeze)	8/15/23	-	\$5,833.33/month	4/3/26	Automatic: 1 year	60 days written notice	Until 04/03/26
		Governmental Management Services-Tampa, LLC (GMS)	4/1/26	-	District Management Services: \$77,000 (FY 2026), Other Fees	9/30/26	Automatic: 1 year	60 days written notice	Start 04/01/26
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	On-Site Staff Services/Security	813 Security & Protective Services LLC	1/16/26	-	\$30,860/month	4/30/26	-	without cause with 30 days written notice	Ongoing
19	Field, Lifestyle, & Field Services	YKV Living LLC	1/10/26	-	NTE \$10,783.42/payroll period	4/30/26	-	without cause with 30 days written notice	Ongoing

20	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
21	Pool Maintenance	Bandu	2/8/25	-	\$3,250/month	2/7/25	Automatic: 1 year	without cause with 30 days written notice	Ongoing
22	Truck Loan Agreement - 2018 Ford F150	Navitas Credit Corp.	10/16/18	-	\$656.50/month	-	-		COMPLETE
23	Truck Loan Agreement - 2021 Ford Range	Navitas Credit Corp.	1/24/22	-	\$705.74/month	Maturity: Jan 2027			Ongoing
24	Website Service	Strange Zone, Inc.	8/22/23	-	\$899.99/year	12/1/25	1 year upon approval		Ongoing
25	Reserve Study	Custom Reserves	1/7/25	-	\$4,700			without cause with 10 days written notice	Ongoing
26	Dock Repair	Evans Custom Docks Inc.		-	\$2,092				Ongoing
27	Fencing	Tommy Finch Fencing	12/31/24	-	NTE \$35,000				Ongoing
28	Weir/Drainage Structure Repair	Hecker Construction	1/22/25	-	NTE \$322,000 \$33,000.00 (additional rip rap)				Ongoing
29	Insurance	Florida Insurance Alliance							Ongoing
30	Pavers	Elite Pavers	8/21/25	-	\$160,278.66 \$2,400.00 (additional bricks)				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 (Top Guard)		-	\$22,995.20				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				\$7,610				Awaiting
46	Framing Repair	Timber Intentions			\$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				\$15,525.00				
51	Maintenance Contract to HVAC	Strategic Air Conditioning			\$2,864.00				Awaiting
52	Gates	Gate Tech			NTE \$2,010.36				Awaiting
53	Volleyball Court (Sand)	RyCo Enterprises			\$5,400.00				
54	Repair & Pain (Cahcet Isle Bridge)	William Acosta			\$4,100.00				
55	Pressure Cleaning (Cahcet Isle Bridge)	Swipe			\$750.00				

EXHIBIT 16

AGENDA

Agenda Proposal Items:

- Juniper
 - Mulch Barrier Proposal: **\$4,215.20**
 - Root Barrier Proposal: **\$4,040**
 - Spring Flower Rotation: **\$1,750**
- Blue Wave Lighting:
 - Repair of Morris Bridge Track Lighting: **\$990**
 - Repair of Beach Club Track Lighting: **\$395**
- Lake Rules Sign:
 - Signarama: **\$1,025.71**
 - Fast Signs: **\$1,183**
- YKV Living:
 - Field & Amenity Proposal: Two options listed in package

Agenda Planned / In Progress Items:

- LMP
 - Shaping of hedges and plants taking place down Morris Bridge road and to Amenities. Cross Creek Will receive similar service the week of the meeting.
- Completed Flagger Force for Morris Bridge
 - Dates: 03/09 – 03/23
 - Hours: 6:00AM – 10:00AM & 3:00PM-7:00PM
 - Replacement for TPD who could not fill shifts
- Elite Pavers - Roadway Pavers Project
 - Cross Creek began on **03/09**
 - Barricades filled by water truck, blocking off Cross Creek entrance
- Tennis Courts:
 - Added Bulletin Board to courts
 - Will be numbering the courts
- Rust Control:
 - Rust Cleaning for community curbing and roads is scheduled for March 12th
- Morris Bridge Gates:
 - Gates held open to reduce wear and tear from increased use.
 - A few fixes this month from Envera for ID scanner not working and the exit gate arm going down from a power outage.
- New Tampa Fence:
 - Weir Fence – Standing water is clear. Material has been ordered. Repairs should be complete by mid-April pending scheduling.
- Marquee Signs
 - For future planning we need to prepare for new marquee signs with remote access
 - Hyoco finally had someone new onsite, these Boards are not under warranty anymore and do not have remote access to update

- We were able to get the Board in the front of the Beach Club on, but it is not holding signage at this time
- RoofX
 - Repairing Shingles on All Roofs, except Pool House.
 - Expected to be complete by 3/14
- Enos Painting
 - Will be enhancing the Morris Bridge Booth Paint. Will be done prior to meeting
 - They are adding the mailbox out front of the Beach Club free of cost
- Boat Ramp
 - Bollard was hit and Landscape damaged by Gulf Coast Boat Service. We have documented photos, and are sending to counsel so we can reimburse the cost for the repairs

Completed	In Progress	Paused/On Hold
Multiple Plumbing Fixes		6/1-9/1
Beach Club Glass Repair		6/1/2025
Upgraded FP Software		6/1/2025
Beach Club - River Rock Upgrade		6/1/2025
Irrigation Pump Electrical Work		6/1/2025
Perimeter Fence - Capri Isle		6/1/2025
Concrete Cleanup inside Fence Line - Capri Isle		6/1/2025
Vehicle Gates Repairs - Both Entrances		6/1/2025
Garbage Disposal Replacement		6/1/2025
Beach Club - Bookshelf Painting		6/1/2025
Track Light Replacement on Beach Club		6/1/2025
Beach Club Flooring		7/1/2025
Pool Filters		7/1/2025
Community Mulch		7/1/2025
Feature Pump in Pool		7/1/2025
Cross Creek Guard Booth - AC Unit		7/1/2025
Rust Prohibitor Chemical - Quarterly Service		7/1/2025
Cleaning All Windows - All Buildings		7/1/2025
Repainted Bollards in Beach Club Parking Lot		7/1/2025
Created Hurricanes - EAP		8/1/2025
Sidewalk & ADA Mats Repairs - Phase 1		8/1/2025
Beach Club Window Tinting		8/1/2025
Treadmill Repair		8/1/2025
Fencing Work: Tennis Court & Morris Bridge		8/1/2025
ADA Pool Lift Chair		8/1/2025
Beach Club - Pillars Painting		8/1/2025

Fix Deck (one side) on Beach Club Dock	8/1/2025
Black Algae Treatment	8/1/2025
Center Street Planters Curbs painted Yellow	8/1/2025
New Computers & Copiers	8/11/2025
Gym AC Work	8/12/2025
Paint All Baseboards in Beach Club	8/15/2025
Paint Curbs & Posts Yellow	8/20/2025
Replace & Install 25mph Signs	9/1/2025
Replace Small Soccer Goals	9/1/2025
Fixed Hockey Fencing	9/1/2025
Updated BCR & PPR Documents	9/1/2025
Pressure Washing - Cross Creek Fence	12/1/2025
Pressure Washing - Cachet Isle Fence	12/1/2025
Gutter Work	9/9/2025
Playground Equipment Repairs	9/10/2025
Chimney Work	9/10/2025
Add New Crosswalk Signs	9/11/2025
Add New Bus Stop Signs	9/11/2025
Install Solar Lights - Pool & Flag Pole	9/15/2025
New Pet Waste Bins	9/24/2025
Replace Soccer Nets	9/28/2025
Replaced Gate Arm - Cross Creek	9/28/2025
Electrical Work - Fountains	9/29/2025
Replaced Boat Chain and Locks	9/29/2025
Septic Tanks Cleaned - Both Guards Booths	9/29/2025
New Maxim Scone Lights	9/30/2025
Add New Pole Pads - Basketball & Volleyball	9/30/2025
Sandbags for Soccer Nets	9/30/2025
Pool House	9/30/2025
Electrical Work - Pool AC	10/1/2025
Benches and Picnic Tables Cleaned	10/1/2025
Flag Pole Repaired - Not Raising the Flags	10/1/2025
New Pool AC	10/3/2025
Preventative Maintenance Plan (Quarterly Service)	12/1/2025
Beach Club	10/6/2025
Fix Volleyball Court	10/7/2025
Fix Lape Lane Buoy	10/7/2025
Drywall Repair	10/9/2025
Painting all Benches and Picnic Tables	10/10/2025
Replace Dock Rope	10/10/2025
Install New Pickleball Nets	10/10/2025
Window Cleaning (Quarterly)	10/13/2025
Repair Stucco on Cross Creek Tower	10/14/2025

Repair Fascia on Cross Creek Guards Booth	10/14/2025
Replace Motor and Parts at Cachet Isle Gate	10/15/2025
Install Dog Waste Signage	10/17/2025
Repair Fascia on Morris Bridge Guards Booth	10/20/2025
Pool Replacment Trash Cans	10/20/2025
Gate Access Fix - Cachet Isle	10/20/2025
Paint the Pool Restroom Ceilings and Doors	10/21/2025
Install Pavers and Mulch at Playground	10/22/2025
Monument Signs	10/22/2025
Guards Booths	10/22/2025
Fix Exit Gate - Morris Bridge	10/23/2025
Painted All Black Pool Railing	10/23/2025
Repair Pool Step Damage	10/23/2025
Clean the vents in the restrooms	10/24/2025
Install Pool Heaters	10/27/2025
Amenities Gate Movement	10/27/2025
Deck/Dock Replacement	10/31/2025
Install New Volleyball Net	10/31/2025
Install Electrical Panel Signage	10/31/2025
Replace Gate Arm - Morris Bridge	11/3/2025
Install Low Clearance Signs - Beach Club	11/3/2025
Install Handicap Signage	11/4/2025
Cross Creek Guard Booth - AC Unit	11/5/2025
Install Dock and Lake Signage	11/5/2025
Install Playground Signage	11/5/2025
Guards Booths - Toilet Seat Replacements	11/6/2025
Fix Entrance Gate - Morris Bridge	11/6/2025
Update CDD Welcome Packet	11/7/2025
Yard Debris/Trash Removal	11/7/2025
Pool Replacement Furniture	11/10/2025
Pool Replacement Couches	11/10/2025
Remove any staples or decorations left in rentable spaces	11/10/2025
Clean all canister lights	11/12/2025
Reset/Organize Facilities Room	11/13/2025
Painting all FP Readers/Scanners Poles	11/19/2025
Fix Audio Issues for CDD Meetings	11/20/2025
Fix Front Door - Beach Club	11/20/2025
Install Low Clearance Signs and Bars - Guards Booths	11/21/2025
Painting all Sign Poles	11/21/2025
Install New Ceiling Fans at the Pool	11/23/2025
Install New Basketball Net	11/24/2025
Fix Sliding Glass Door - Cross Creek Booth	11/24/2025

Sidewalk Repairs - Phase 2	12/5/2025
Create Checklist for Pool Party Rentals	12/5/2025
Pool Slide Stairs Area Painting	12/9/2025
Outdoor Fresh Water Pipe Leaking	12/9/2025
Replaced Faded/Damaged Alligator Signage	12/9/2025
Installed New FP Reader on Gym and Pool Entrances	12/17/2025
Outdoor Fresh Water Pipe Fix	12/18/2025
Re-Painting Outdoor Water Fountain	12/18/2025
Storage Sheds Organization - Top to Bottom	12/19/2025
Install Hose at Boat Ramp	12/26/2025
Fixed Broken Table at Morris Bridge Guard Booth	12/29/2025
Review FL Insurance Alliance and Update	12/31/2025
Cross Creek Boardwalk Painting	12/31/2025
Pressure Washing - Capri Isle Fence	1/2/2026
Soft Washing of All Roofs	1/5/2026
Fountain Light Replacements	1/9/2026
Paint Black Gates at Morris Bridge	1/12/2026
Quarterly Cleaning	1/13/2026
Painted Black Gates at Morris Bridge Entrance	1/13/2026
Light Replacements: Pond #1 & Pond #8	1/15/2026
Oil Change - All Vehicles	1/19/2026
New Battery - White Truck	1/19/2026
Weir Project	1/20/2026
Womens Toilet - Pool House	1/20/2026
Paint Black Gates at Cross Creek	1/21/2026
Underground Pipe Leak - Pool House	1/22/2026
Safety Lights installed on both Trucks	1/27/2026
Replace Water Fountain Filters	1/30/2026
Lift Station - Bulb/Alarm/Breaker Replacement	1/31/2026
Re-Painting Benches and Poles on Courts	2/1/2026
Court Resurfacing	2/4/2026
Pavers - Bench for Tennis Courts	2/4/2026
Install Additional Pickleball Nets	2/5/2026
Sidewalk Concrete Fix - Morris Bridge	2/10/2026
Asphalt Fixes - Cross Creek	2/10/2026
(4) New Couches for Beach Club	2/11/2026
Repair White Truck - Check Engine Light & Error Codes	2/13/2026
Volleyball Net Installation & Parts	2/19/2026
Additional Outdoor Light for Gym	2/19/2026
Pressure Washing Road - Tire Burnout Streaks	2/19/2026
Add Bulletin Board to Tennis Court areas	2/25/2026
Install County Rules for Pickleball and Tennis Courts	2/25/2026

Repair Gym Equipment, inflate, and replace treadmill part	2/26/2026
Install Pavers behind Tennis Courts	2/27/2026
Morris Bridge Phone Line Repair	2/28/2026
Cachet Isle Gate Repair	3/1/2026
Cross Creek Entry/Exit gate repairs	3/2/2026
Cachet Isle Pressure Washing	3/3/2026
Fix Morris Bridge Exit Arm	3/5/2026
Wireless Ethernet Radios	3/5/2026
New Parking Violation Forms	3/6/2026
Cachet Isle Bridge and Monuments	3/6/2026
Furniture Count	3/9/2026
Fire Extinguisher Check List and Replacements	3/10/2026
Rust Control Treatment on Curbs and roads	3/10/2026
Paint Black Fencing Around Pool	
Replace All Monument Lights	
Pool Speaker System	
Replace All Monument Lights	
Pavers - Cross Creek & Cory Lake Dr.	
Paint all Light Poles and Stop Sign Poles	
Deep Clean all safety equipment (aeds, tubes, etc)	3/9/2026
Pool Filter Covered Structure	
Fix Dasher Boards on Hockey Rink	
Paint Gazebo on Cory Lake Dr. near Fountain	
Weir Fencing	
Updating All Files	
Updating Morpho System (FPs)	
Transfer All Files to Electronic Copies	
Update Phone Voicemail	
DEVELOP SOP's	
Roof Tile Replacements	3/14/2026
Signage around Beach Club	
Boat Repair	
Shade for Tennis Courts - Retractable Options	
Fix Dock Flootation Device	
Turf Replacement - Beach Club Playground	
Pressure Washing Curbs	
New Entrance Gates - Cross Creek & Morris Bridge	
Kitchen Hood System Removal	
Hockey Rink Lights Replacements	
Pool Slide Recoat the Paint Exterior on Slide	
Tennis Court Numbers	
Track Lighting Repair for Morris Bridge Booth	

Paint Mailbox in front of Beach Club	
Root Barriers around courts	
Mulch Barriers around courts	
Replace Damaged Sewer cap on sidewalk by CC entrance	3/10/2026
Repair Storm drain at Cross Creek Intersection	

EXHIBIT 17

AGENDA

Hillsborough
 (813) 317-0782
 Pasco
 (727)-942-1962
 Fax
 (813)-995-8733
 Email
 info@a1sgs.com



LICENSED/INSURED/BONDED
 Locally Owned/Operated
 No subcontractors used
 PO BOX 272747 TAMPA FL 33688
 www.a1sgs.com



Install Date:

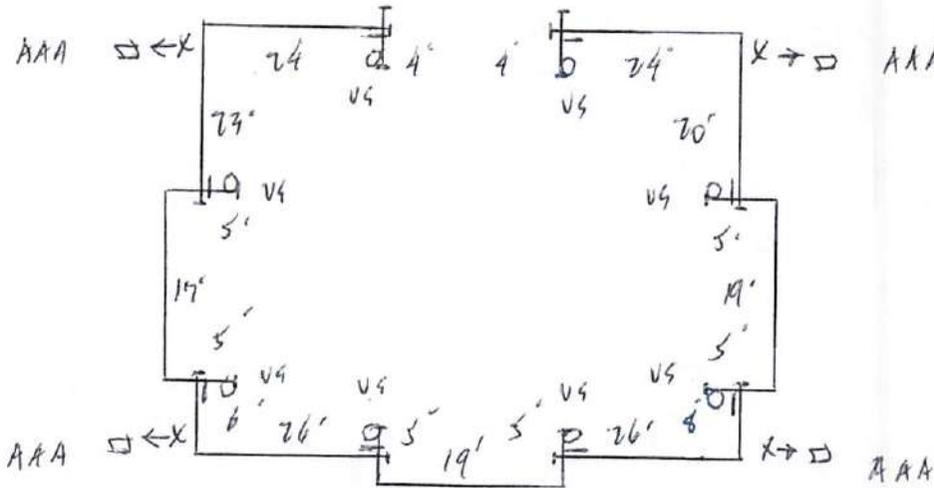
COMPANY NAME C- COP4 LAKES 49665 POOL HOUSE		PROPERTY NAME	CONTACT NAME MICHAEL OR DANE
ADDRESS 10441 COP4 LAKE DR		PHONE 813 924-4673	EMAIL CLIBRACHCLUB/COP4LAKESCOD.NET
CITY, STATE AND ZIP CODE TPA, FL 33649		ALT PHONE 813 956-1031	GATE CODE:
STORY 1 2 3 4	ROOF TYPE Metal <input type="checkbox"/> Tile <input type="checkbox"/> Shingle <input type="checkbox"/> Flat <input type="checkbox"/> Slate <input type="checkbox"/> No-Walk <input type="checkbox"/> TALL	NOTES: 8 DROP OUTLETS \$0.83 EACH W/ WEDGES \$3, 4 FREE COP CRATE SPLASH BLOCKS	
RD --- --- X VS XXXX O OE V SB LG	Rain Drain Gutter No Gutter Downspout Valley Shield Drains Rain Barrel Open Ended Rain Chain Splash Block Leaf Guard	7" GUTTER 266' COLOR ALMOND \$5,320.00	DRAINAGE FT/PRICE AG UG
	4" X 5" DOWNSPOUT 40' COLOR ALMOND \$800.00	LEAF PROTECTION FT/PRICE	

50 Year Manufactures Warranty

*.027 AND .032 ALUMINUM/COPPER *HEAVY GAUGE HIDDEN HANGERS (2'-3' APART) *CAULKING *CUSTOM MITERS *ALUM/COPPER RIVETS *NOT RESPONSIBLE FOR ROOF DAMAGE
 *35% up front deposit is required on all commercial jobs - Balance due upon job completion - 2% Merchant fee for credit card payments

VERY SLANTED
 FASCIA

POOL



TOTAL: \$6,283.00

Deposit paid: Amount \$	Completion Date:	Installer Signoff:
<p>The prices listed above are for the basic specifications and/or drawing. Any alterations or deviation from above description involving extra costs, willfully be accepted upon written orders and will become an extra cost over and above the original price. Our company will provide liability and Workers Compensation insurance while working on said property. Payment is always due day of installation. No additional work will be completed unless cost is paid in full. Billing is subject to 7% per month or a \$50 late fee whichever is higher after 7 days of non payment after 60 days a \$500 collection fee will be added. If refusal to meet conditions willful disregard for this contract, less insulating any expressed or implied warranties or further service from our company. This does not limit or form collection by whatever means are available under law and that you the customer will be responsible for all fees pertaining to such. Warranty of product begins date of completion of work in full. Our company will not be responsible for gutter holding small amounts of water we will not be responsible for accidental tear, plate, insect infestation, roof damage or acts of nature. There are no warranties for repairs to existing gutter work that is not installed by our company. Ours is to rate any necessary insurance on said property. You agree not to take any action or make any statement, written or oral that disparages A#1SGS or any of A#1SGS's directors, officers, employees or agents or that for the intended or foreseeable effect of having A#1SGS's reputation or the personal or business reputation of any of A#1SGS's directors, officers, employees or agents.</p>		
<p>Accepted on behalf of: [Signature], specifications and conditions are satisfactory and are hereby accepted. You are authorizing A#1SGS representatives to do the work as specified. Payment in full is due upon completion</p>		
Customer Signature:	Authorized Signature: Don Hanna	Date: 1-14-26

EXHIBIT 18

AGENDA

Hillsborough
 (813) 317-0782
 Pasco
 (727)-942-1962
 Fax
 (813)-995-8733
 Email
 info@a1sgs.com



LICENSED/INSURED/BONDED

Locally Owned/Operated

No subcontractors used

PO BOX 272747 TAMPA FL 33688

www.a1sgs.com



A+



Angie's list

Install Date:

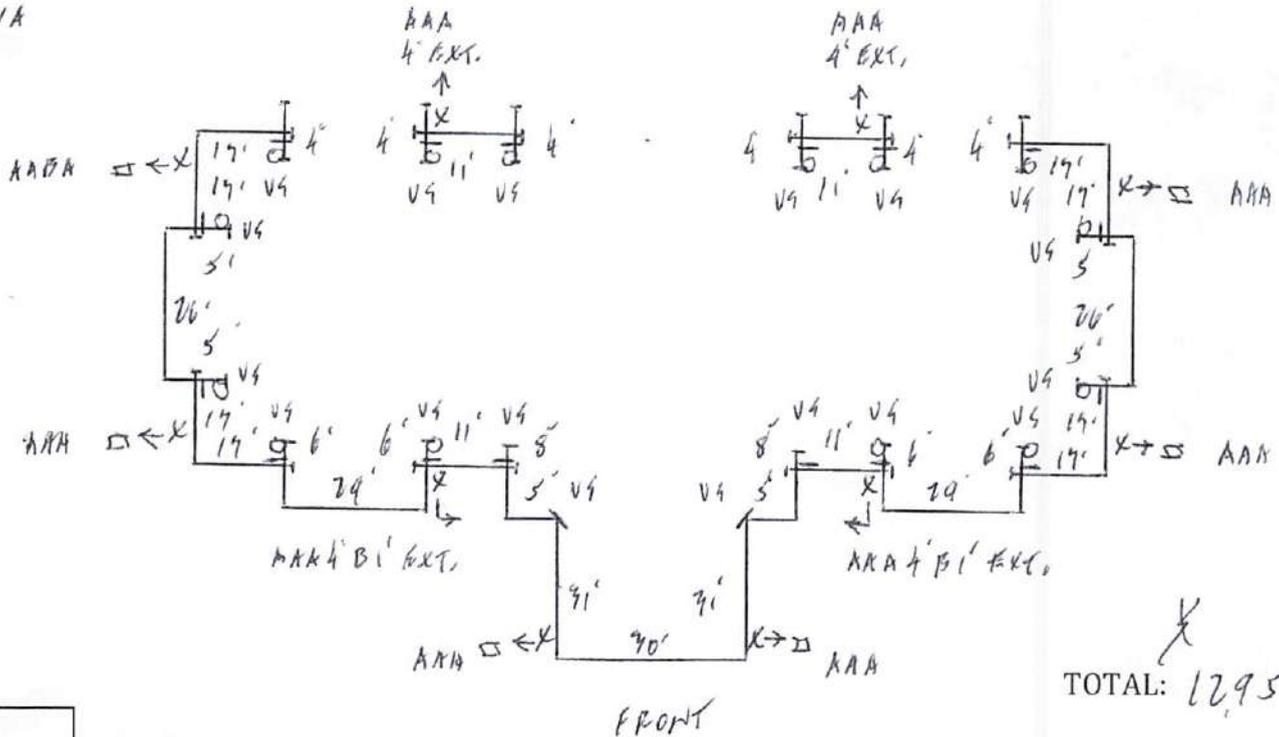
COMPANY NAME C- CORY LAKES ISLES BEACH CLUB		PROPERTY NAME	CONTACT NAME MICHAEL OR DANE
ADDRESS 10441 CORY LAKE DR		PHONE 813 924-4673	EMAIL CLIBeachClub@corylakes.com
CITY, STATE AND ZIP CODE TPA, FL 33647		ALT PHONE 813 986-1071	GATE CODE:
STORY 1 2 3 4	ROOF TYPE Metal <input checked="" type="checkbox"/> Tile <input checked="" type="checkbox"/> Shingle <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Slate <input type="checkbox"/> No-Walk <input type="checkbox"/> TALL	NOTES: 14 DROP OUT DENTS \$140.00, 171 LEVELING WEDGES \$171.00, 6 FREE CONCRETE SPLASH BLOCKS	
RD --- X VS XXXX O OE V SB LG	Rain Drain Gutter No Gutter Downspout Valley Shield Drains Rain Barrel Open Ended Rain Chain Splash Block Leaf Guard	4" GUTTER \$12' x 10,240.00 COLOR ALMOND	DRAINAGE FT/PRICE AG UG
	4x5" DOWNSPOUT \$2,400.00 COLOR ALMOND		LEAF PROTECTION FT/PRICE

50 Year Manufactures Warranty

*.027 AND .032 ALUMINUM/COPPER *HEAVY GAUGE HIDDEN HANGERS (2'-3' APART) *CAULKING *CUSTOM MITERS *ALUM/COPPER RIVETS *NOT RESPONSIBLE FOR ROOF DAMAGE

*35% up front deposit is required on all commercial jobs - Balance due upon job completion - 2% Merchant fee for credit card payments

VERY GRANTED
 FASCIA



Deposit paid:
 Amount \$

Completion Date:

Installer Signoff:

The prices listed above are for the above specifications and/or drawing. Any alterations or deviations from above drawings incurring extra costs, will only be executed upon written orders and will become an extra cost over and above the original price. The company will provide liability and Workers Compensation insurance while working on your property. Payment is always due day of installation; no additional work will be completed unless initial work is paid in full. Billing is subject to 10 day month or a \$30 late fee whichever is higher after 7 days of non-payment after 60 days a \$50 collection fee will be added. Refusal to accept contracts without the required full payment will not be responsible for gutter holding work amounts of water we will not be responsible for accidental tree, plant, wind splitting, roof damage or acts of nature. There are no warranties for repairs to existing gutter work that is not installed by our company. Owner to carry any necessary insurance and property. You agree not to sue any action or make any statement, written or oral, that degrades AR1SGS or any of AR1SGS directors, officers, employees or agents, or that has the intended or foreseeable effect of harming AR1SGS's reputation or the personal or business reputation of any of AR1SGS directors, officers, employees or agents.

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Acceptance of Proposal: Pricing, specifications and conditions are satisfactory and are hereby accepted. You are authorizing A#1 SGS representatives to do the work as specified. Payment in full is due upon completion

*Proposal is subject to change after 15 days

Customer Signature:

Authorized Signature: DON HANNA

Date: 1-14-26

EXHIBIT 19

AGENDA

Facility, Lifestyle & Field Services: Cory Lakes CDD



Presented by: The YKV Living Team, Your Trusted Property Management Experts

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Cost of Service.

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How to reach us.

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Thank You

We look forward to being great partners, and working as a team.

Our Foundation

Mission

Our mission is to enhance the quality of life within every community we serve by delivering exceptional amenity and lifestyle services that prioritize safety, service excellence, and resident satisfaction. Through proactive management, trained professionals, and thoughtful programming, we create welcoming, well-maintained environments where residents feel valued and connected.

Who We Are

YKV Living is a close-knit team of professionals with deep experience working together toward one shared goal: exceptional resident and client satisfaction. Our strength lies in our people—individuals who collaborate seamlessly, support one another, and take pride in the work we do every day.

We are passionate about creating positive, well-managed living environments, and that dedication shows in our attention to detail, reliability, and hands-on approach. Communication is a cornerstone of our culture. We believe in constant, open communication with one another and with our clients, ensuring transparency, consistency, and trust at every level. No one is singled out—every voice matters, and teamwork is always prioritized.

To support this philosophy, we invest in comprehensive training for all staff, emphasizing effective, respectful, and equitable communication. This commitment not only strengthens our internal team but also enhances the experience of the residents and clients we serve.

Above all, this is work we truly love. Along the way, we've built lasting friendships and strong vendor partnerships, and we're proud to share those trusted connections to further support our communities and clients.

Your Dedicated Team

Dane Engle

Facilities Manager

Dane is a seasoned facilities and operations professional with over 15 years of experience in managing large-scale operations, security, and guest relations within the facilities, events, and hospitality industries.

Before transitioning to community management, he served as General Manager for Best Crowd Management in Nashville, where he spearheaded the growth of high-profile accounts, including the Tennessee Titans, Nashville SC, the Grand Ole Opry, and more. His extensive experience includes contributing to major national events, including the Super Bowl, Daytona 500, and a Stanley Cup Championship.

Currently, Dane is the Facilities Manager at Cory Lakes CDD, managing all aspects of district facilities and community projects. He has been at the forefront of community projects and events, developing strong relationships with residents and managing all aspects of the district's facilities. He is passionate about developing a positive culture, prioritizing safety and security, and ensuring excellent relations with all residents, team members, and vendors through open communication and transparency.

Jazmine Leigertwood

Admin

Michael Sakellarides

Facilities Manager

Michael brings over a decade of comprehensive experience in property and facility management across both commercial and residential environments. His background includes managing high-profile commercial properties and venues with Vinik Sports Group before transitioning into the HOA and Community Development District (CDD) sector, where he has overseen physical assets, operations, and staff across communities throughout Florida.

Michael has a proven ability to lead and develop teams, manage complex operating budgets, and implement efficient, results-driven maintenance programs. He has successfully built maintenance departments from the ground up and led physical property turnarounds for more than 40 properties statewide, improving asset condition, operational efficiency, and long-term value. His hands-on leadership style and deep understanding of facilities, staffing, and budgeting make him a trusted partner for communities seeking reliable, professional property management solutions.

Candace Silver

Lifestyle/Admin

Jeff Ratthe

Maintenance

Your Dedicated Team

Wayne Letson **Facilities Manager**

Wayne Letson serves as a Facility Manager with a deep-rooted background in commercial property management and maintenance. With more than twenty years as a Facility Engineer, Wayne has built a reputation for operational excellence and hands-on expertise. His experience spans overseeing preventative maintenance programs, coordinating with grounds and landscaping teams, and managing large-scale capital improvement projects. Wayne brings a steady, solutions-focused approach to every facility he supports, ensuring safe, efficient, and well-maintained environments.

Jazmine Leigertwood **Admin**

Candace Silver **Lifestyle/Admin**

Jeff Ratthe **Maintenance**

Comprehensive Property Solutions

Facility Management

We specialize in providing a full range of services for coordinating and supporting community events. Our focus is on ensuring effective staff management, maintaining operational excellence, and fostering clear and transparent communication. Our expertise goes beyond managing clubhouses to include overseeing pools, courts, splash pads, and pavilions/theaters. We also deliver regular written reports that cover everything from operational issues to incidents, ensuring a thorough understanding of daily onsite activities.

Maintenance

We provide a full spectrum of maintenance services, combining experienced trade professionals with responsive handyman support to ensure residents enjoy a well-maintained, worry-free community. Our team follows detailed daily inspection and maintenance checklists to address issues quickly, uphold community standards, and deliver consistent results residents can see and trust. By proactively identifying and resolving concerns before they escalate, we enhance resident satisfaction, protect the community's financial investment, and reduce long-term risks and disruptions.

Field Management

Our Amenity & Field team is built on a strong foundation in field services, enabling clear, effective communication with vendors and a deep understanding of operational best practices. We prioritize building strong, collaborative relationships that drive accountability, improve performance, and ensure both vendors and staff consistently meet community standards. This proactive, hands-on approach results in well-maintained amenities, seamless operations, and an elevated resident experience. In addition, we offer Field Services as a separate, supplemental option to further support and enhance our Amenity Services program.

Lifestyle Services

Our Lifestyle Services are designed to enhance the resident experience and foster a true sense of community. Supported by an experienced, highly communicative, and event-driven team, we partner closely with property leadership to plan and execute engaging, well-organized events at the highest level. From family favorites like Trunk or Treats and Cookies with Santa to vibrant pool parties and community celebrations of all kinds, our team manages every detail with professionalism, creativity, and care—delivering memorable experiences that bring residents together and elevate the lifestyle of each community we serve



Cory Lakes CDD

The below proposal is to continue Amenity & Field Services, at the budgeted rate. This proposal retains an onsite manager, along with staff to help maintain the property, and run the beach club/support events. Proposal is to start May 1, 2026.

Option 1

Position	Hours/Week
Facilities Manager	Full Time
Admin & Lifestyle	25
Maintenance	30

Annual Total	\$194,469.60
Total Per Pay Period	\$7,479.60

Signature

Date

The cost for the positions in this proposal includes salary burden and benefits. Invoices will be billed by payroll period.



YKV Living LLC
19319 Holly Lane
Lutz, FL 33548

Beach Club Hours

Monday: 9-5
Tuesday: 9-7
Wednesday: 9-5
Thursday: 9-7
Friday: 9-5
Saturday 12-5
Sunday: Office Closed

Cory Lakes CDD

The below proposal is to continue Amenity & Field Services, at the budgeted rate. This proposal retains an onsite manager, along with staff to help maintain the property, and run the beach club/support events. Proposal is to start May 1, 2026.

Option 2

Position	Hours/Week
Facilities Manager	Full Time
Clubhouse Manager	20
Admin & Lifestyle	25
Maintenance	30
Annual Total	\$238,540.90
Total Per Pay Period	\$9,174.65

Signature

Date

The cost for the full time positions in this proposal includes salary burden and benefits. Invoices will be billed by payroll period.



YKV Living LLC
19319 Holly Lane
Lutz, FL 33548

Beach Club Hours

Monday: 9-5
Tuesday: 9-7
Wednesday: 9-5
Thursday: 9-7
Friday: 9-5
Saturday 12-5
Sunday: Office Closed

How to contact YKV Living



PHONE NUMBER

727-459-9457

EMAIL ADDRESS

Michael@YKVLiving.com

Thank You!

Thank you for your time, consideration, and the opportunity to serve your community. We truly appreciate the trust you have placed in our team and value the collaboration we share with both the Board and residents.

We remain committed to delivering a consistently high level of service, focused on professionalism, communication, and resident satisfaction. It is our goal to continue supporting your community with dedication, transparency, and a proactive approach that reflects the standards you expect and deserve.

We look forward to continuing our partnership and providing dependable, high-quality service now and in the future.

**Sincerely,
The YKV Living Team**

EXHIBIT 20

AGENDA

ILLUMINATIONS HOLIDAY LIGHTING

Proposal

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

Cory Lakes Isles CDD
10441 Corey Lake Dr
Tampa, FL 33647

JOB DESCRIPTION
Track Lighting Proposal for Cory Lake Isles

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Beach Club Repair cut data wire and assess to restore lights	\$395.00
TOTAL ESTIMATED JOB COST	\$395.00

* Price includes materials and labor

* Remaining balance of project due upon receipt of invoice after installation.

Tim Gay

PREPARED BY

3/11/2026

DATE

EXHIBIT 21

AGENDA

ILLUMINATIONS HOLIDAY LIGHTING

Proposal

8606 Herons Cove Pl
 Tampa, FL 33647
 Tim Gay

(813) 334-4827

TO:

Cory Lakes Isles CDD
 10441 Corey Lake Dr
 Tampa, FL 33647

JOB DESCRIPTION
Track Lighting Proposal for Cory Lake Isles

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
<p>Morris Bridge Guardhouse Replace damaged track on entrance side of visitor drive through lane</p>	\$990.00
TOTAL ESTIMATED JOB COST	\$990.00

* Price includes materials and labor

* Remaining balance of project due upon receipt of invoice after installation.

Tim Gay

 PREPARED BY

3/11/2026

 DATE

EXHIBIT 22

AGENDA

Created Date: 3/11/2026

DESCRIPTION: Lake Rules Sign

Bill To: Cory Lake Isles CDD
10441 Cory Lake Dr.
Tampa, FL 33647
US

Pickup At: Signarama of New Tampa
Signs of Tampa Bay LLC
dba Signarama New Tampa
1917 Passero Ave Lutz, FL 33559
US

Requested By: Joseph Gibson
Email: clibeachclub@corylakescdd.net
Work Phone: (813) 986-1031
Tax ID: 85-802618445C-4

Salesperson: Kathy Horner
Email: info@signarama-newtampa.com
Work Phone: 813-994-0101 x 102

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	8' x 4' Lake Rules Sign 6mm ACM with premium 3M Digital Print and UV Lamination. Single Sided To be Installed to Existing Posts	1	\$591.26	\$591.26
2	Installation Installation of 8' x 4' Panel on Existing Posts <ul style="list-style-type: none"> All items apply unless otherwise noted in estimate. All pricing is based on information provided at time of estimate. Pricing is subject to adjustment if additional information is forthcoming or specifications change. All pricing is based on work being done concurrently during normal business hours (8:30 am till 5:30 pm) unless otherwise noted. If work is required to be done at off hours than additional costs will be forwarded for approval prior to installation. We are not responsible for any weather delays caused by inclement weather. Customers is responsible to provide free and clear access to the area where the sign is to be installed. Any delays due to the access issues will be additional to the contract amount and will be included on the final invoice. We will not be liable for any subsequent damages, consequential damages, or otherwise. <i>We are professionals utilizing reasonable care and caution. We are not responsible for any damage to the work area caused by the installation of the sign.</i>	1	\$434.45	\$434.45

All Prices quoted are valid for 14 days from the date of stated on the quotation.
The minimum price for an order is \$150.00.

* Invoices & Cancellation of Orders:
Signarama New Tampa prepares your order according to your specifications.

Subtotal:	\$1,025.71
Taxes:	\$0.00
Grand Total:	\$1,025.71
Deposit Required:	\$512.86

Therefore, prior to its commencement, your order is only cancelable with the Vendor's prior written consent. After the commencement of your order (the point at which materials are ordered and work has begun), your order is non-cancelable. The Customer is Solely Responsible for Proofreading; Vendor does not assume any responsibility for the correctness of copy. Therefore, you must review and sign proof prior to the commencement of your order. By signing your proof, you approve of its content and release the Vendor to commence the work. You are solely responsible for the content of the proof once it has been signed.

* Vendor's Liability: Vendor's total liability is hereby expressly limited to the services indicated on the invoice and Vendor will not be liable for any subsequent damages, consequential damages, or otherwise. All dates promised on this invoice are approximations unless the word "firm" is written and acknowledged by the Vendor.

* Terms of Payment: Upon ordering, 50% deposit is required on any order, if the order is less than \$300.00, customer must pay in full. Your balance will be due upon completion, delivery and/or installation. Any payment with a credit or debit card will be subject to a 3.5 % convenience fee. Any incoming WIRE transfers are subject to a \$20 fee. We gladly will accept payment by cash, check, Zelle, or ACH to avoid such fees. Vendor may, at its sole discretion, extend credit terms to you upon approval.

* Collection Procedures: Invoices are considered delinquent thirty (30) days from the date that your order is completed. After the thirtieth day, a late charge of \$25.00, together with interest accruing at the rate of 1.5% per month, or the maximum rate allowable by law, is assessed. You shall be liable for all costs related to the collection of delinquent invoices, including court costs and attorney's fees. If payment is made by check and the check is returned or stopped, there will be an additional \$35 fee per check added to the invoice.

* Customer's Acceptance of Work: Customer's acceptance, either personally or through his/her agent(s) and/or employee(s) of the work ordered shall be deemed as full acceptance. This means that by accepting delivery of the work, the customer affirms that the work substantially conforms to all expectations.

* Lost or Substantially Forgotten Work: If the customer does not take possession of completed work within thirty (30) days from notification of completion, then the work will be considered lost or forgotten, and the vendor will not be responsible for further loss. Customers will be billed and responsible for payment for work that has been completed.

* Photos and Videos: From time to time, Signarama New Tampa will take photographs and/or videos, during installation and surveys, at the customer site/property. These photos may include but are not exclusive to Signarama employees, products, and/or services offered by us. These photos and/or videos are the sole property of Signarama New Tampa and may be used for social media posts, publications, website advertisements, and marketing purposes. Unless otherwise written, release and consent will remain in effect until written documentation is submitted withdrawing the authorization. Customers will not receive any monetary compensation.

Thank you for your business - We appreciate it very much.

Signature: _____ **Date:** _____

CORY LAKE RULES

Welcome to Cory Lake.

You are responsible for **knowing, understanding,** and following **all rules and regulations** concerning the safe and **courteous** operation of a vessel on Cory Lake. These rules and regulations may be obtained at **cory**.

- Only vessels belonging to and registered to a resident of Cory Lake Isles are permitted on the Lake. Use of any non-resident vessel on Cory Lake will be deemed and considered an **actionable trespass**.
- All vessels must be registered with the Beach Club prior to entering the lake and must display the issued **(CL) registration** numbers prominently at all times.
- All areas of the Lake are **“NO WAKE”** except for the area inside the buoys on the ski lake.
- Help preserve our fish population – Cory Lake is a **“catch and release”** lake only.
- Navigation lights are required on any vessel operating after dusk until dawn.
- **NO ENTRY OR ACTIVITY** is permitted on the conservation islands.
- Be courteous to those using the ski lake – always travel in a **counter-clockwise direction** and refrain from creating wakes or interfering with any boat or watercraft pulling a **skier, wake boarder, tube, or other towable**.
- Persons using the lake after **10PM** at night must be **18** years of age or older, in addition, there shall be no loitering on the lake at any time.
- Reckless or unsafe operation of any vessel is **STRICTLY PROHIBITED**.
- For Boat Ramp access, please coordinate with the Beach Club office. If it is after office hours, please contact Cory Lake Security at **813-907-8400**.

Any violation of the Rules and Regulations concerning operation of vessels on Cory Lake may **result** in the assessment of a monetary fine and/or suspension of privileges. Incident reports can be directed to Cory Lake Security at **813-907-8400**.

CORY LAKE RULES

Welcome to Cory Lake.

You are responsible for **knowing, understanding, and following all rules and regulations** concerning the safe and **courteous** operation of a vessel on Cory Lake. These rules and regulations may be obtained at corylakescdd.net.

- Only vessels belonging to and registered to a resident of Cory Lake Isles are permitted on the Lake. Use of any non-resident vessel on Cory Lake will be deemed and considered an **actionable trespass**.
- All vessels must be registered with the Beach Club prior to entering the lake and must display the issued **(CL) registration** numbers prominently at all times.
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Any violation of the Rules and Regulations concerning operation of vessels on Cory Lake may **result** in the assessment of a monetary fine and/or suspension of privileges. Incident reports can be directed to Cory Lake Security at **813-907-8400**.

EXHIBIT 23

AGENDA



19651 Bruce B Downs Blvd
 Ste C1
 Tampa, FL 33647
 (813) 575-3838

ESTIMATE

EST-9689

https://www.fastsigns.com/2160-new-tampa-wesley-ch

Payment Terms: Cash Customer

Created Date: 3/11/2026

DESCRIPTION: QTY 1 / 6mm max metal / SS / LAKE RULES / 96" W x 48" H

Bill To: Cory Lakes CDD
 10441 Cory Lakes Dr
 Tampa, FL 33647
 US

Pickup At: FASTSIGNS of Wesley Chapel
 19651 Bruce B Downs Blvd
 Ste C1
 Tampa, FL 33647
 US

Requested By: Dane Engle
 Email: clibeachclub@corylakescdd.net
 Tax ID: 85-8012618445C-4

Salesperson: Derek Mills

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	QTY 1 / 6mm max metal / SS / LAKE RULES / 96" W x 48" H	1	\$958.00	\$958.00
2	INSTALLATION ON EXISTING POSTS	1	\$225.00	\$225.00

Subtotal:	\$1,183.00
Taxes:	\$0.00
Grand Total:	\$1,183.00
Deposit Required:	\$591.50

Please NOTE:

A 50% deposit is required on all orders over \$150 if credit terms have not yet been established for your company. Orders under \$150 require full payment in advance. Design proofs will only be sent after deposits are received. Most proofs are sent within 1-2 days after an order is placed. A sales associate will make you aware if your project requires additional design time. If you do not receive a proof within this time, please contact your sales representative to make sure we've sent it to the correct address. Design charges are included in your estimate. Additional charges may apply if royalty-free artwork and/or multiple proof revisions are required during the design process.

FINE PRINT...PLEASE READ CAREFULLY: We appreciate the opportunity to provide you with outstanding signage products and service. This estimate is valid for 60 days from estimate date listed. Acceptance of this FASTSIGNS of Wesley Chapel (FSWC) estimate, whether verbal, email or with monetary deposit, constitutes all of the following: the conversion of this estimate into an invoice purchase contract for exactly, and only, the custom products and services contained herein; that this contract can only be cancelled in writing (not email) received within 5 business days of acceptance date; purchaser agrees to forfeit all deposit money paid regardless of work level begun or completed at the discretion of FSWC; that any verbal discussions regarding details and/or change to this contract do not apply to altering this contract; that any email discussion regarding details and/or changes to this contract without direct FSWC written response and acknowledgment are not valid and do not apply to altering this contract. Thank you.

Signature: _____ **Date:** _____

EXHIBIT 24

AGENDA



Fitness Services of Florida, Inc.

12427 Northwest 35th Street, Coral Springs Florida 33065 * 954.753.6088

www.gymrepair.com

PREVENTATIVE MAINTENANCE AGREEMENT **Renewal**

THIS AGREEMENT made this 23rd day of February 2026 between **FITNESS SERVICES OF FLORIDA, INC.** (Servicer), located at 12427 Northwest 35th Street, Coral Springs, Florida 33065, and **Cory Lakes Community Development District** (Customer), located at 10441 Cory Lake Drive, Tampa, Florida 33647.

Attention: **Facilities Manager,**

WHEREAS, Customer desires to engage Servicer to provide preventative maintenance services to certain equipment owned and/or operated by Customer at the following location(s) listed on *Exhibit A*; and

WHEREAS, the equipment to be serviced is listed on *Exhibit A* attached hereto; and

WHEREAS, the schedule for regular maintenance of the equipment shall be as listed on *Exhibit B* hereto; and

NOW, THEREFORE, in consideration of the premises and of the covenants and agreements hereinafter contained, the parties hereto agree as follows:

1. **Term.** This Agreement shall be for a term of one (1) year, commencing on **March 1st, 2026 and expiring on February 28th, 2027.** Either party may terminate this Agreement, with or without cause, upon thirty (30) days written notice. Thirty days prior to the end of term a renewal will be automatically submitted to the customer for approval.
2. **Services to be Performed.** The services to be performed by Servicer are as follows:
 - A. **Regular Maintenance.** Each regularly scheduled FULL MAINTENANCE PLAN visit will include all covered equipment being inspected, thoroughly cleaned on the interior and exterior, and lubricated and adjusted in accordance with manufacturer's specifications (the cost of materials used for standard maintenance is included in the maintenance fees). Additionally, any necessary repairs will be identified, and an estimate provided to Customer for such repair work (such repair work will only be performed upon Customer approval).

Servicer Initials _____

Customer Initials _____

- B. Repairs. Upon receiving a Customer call for repair work, Servicer will use its best efforts to repair equipment as promptly as reasonably possible. Response time will generally be within 48 business hours. All contract repairs (other than during emergency hours - see Section 2C below) shall be billed at a discounted rate of **\$100.00** per hour for labor per technician; the cost of parts will be applicable, and a service charge of **\$95.00** will be applicable. The first hour will be a one hour minimum charge, unless the repairs are performed at the time of a scheduled maintenance call, in which case the Customer will be charged for the labor to perform the repair in half hour increments. All repair charges shall be invoiced as due upon receipt. Repairs necessitated by casualty, act of God, voltage aberrations, abuse, or negligence are not covered by this Agreement, but will be performed at Servicers standard hourly rates plus applicable service charge and cost of parts. Servicer will use parts that meet the manufacturer's original equipment standards. Customer cost for parts shall be manufacturer suggested retail prices.
- C. Emergency Services. All services performed by Servicer on major holidays, between the hours of 9:00 a.m. and 5:00 p.m. are considered Emergency Service. If emergency service is requested by Customer, Servicers standard hourly rates shall apply (such rates are currently \$115.00 labor per hour, plus a service charge of \$110.00).
3. Warranty. All service performed by Servicer shall be warranted for ninety (90) days from the service date and will also cover the specific parts and repairs written on the service invoice. Parts and/or labor covered under the manufacturers original warranty will be provided under that warranty.
4. Payment Terms: Customer shall pay Servicer **\$375.00 per visit**, the sum of **\$9,000.00** (reference Exhibit B). **Terms are due upon receipt of invoice following services rendered at each visit.**
5. Payment Methods: Payment may be provided via one of the followings: corporate check, official check, and wire transfer, Visa or MasterCard. Checks made payable to: Fitness Services of Florida, Inc.
6. Insurance; Disclaimer; Indemnification. Each party represents to the other that it has all legally required insurance for its employees, equipment, and operations. It is understood and agreed that this is a service agreement only, and Servicer, its owners, directors, officers, employees, and agents, shall have no liability arising out of, or in connection with, the use by any person of the equipment serviced hereunder, or the condition, or use by any person, of the premises in which said equipment is located. In connection therewith, Customer agrees to indemnify and hold Servicer, its owners, directors, officers, employees, and agents, harmless from and against any and all claims, lawsuits, loss, cost, damages, liabilities, and expenses, including attorney's fees (outside of litigation, in litigation, and for any appeals), arising out of, or in connection with, the condition or use by any person of the equipment and/or the premises in which said equipment is located. **SERVICER'S LIABILITY IS STRICTLY LIMITED TO PROVIDING SERVICE TO THE EQUIPMENT AS MAY BE REASONABLY REQUIRED HEREUNDER. THE ONLY WARRANTY APPLICABLE TO THE SERVICES PERFORMED BY SERVICER HEREUNDER SHALL BE AS SPECIFICALLY PROVIDED IN THIS AGREEMENT. SERVICER SPECIFICALLY DISCLAIMS ANY AND ALL OTHER WARRANTIES, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.**
7. Assignment. This Agreement may not be assigned, other than by a writing signed by all parties hereto.
8. Governing Law/Waiver of Jury Trial/Venue. This Agreement has been executed in and shall be governed by the laws of the State of Florida. Each party waives any right to a trial by jury in any litigation related to this Agreement. Each party consents to the venue of any litigation related to this Agreement being solely in the Florida state court system.

Servicer Initials _____



Customer Initials _____

9. Binding Agreement. This Agreement shall be binding on the parties, their legal representatives, successors, assigns and heirs.
10. Prevailing Party. If litigation arises under this Agreement, the prevailing party thereto may collect all attorneys' fees and costs of litigation from any and all of the other parties to said litigation, including all attorneys' and costs of appeals, if any.
11. Entire Agreement. This Agreement contains the entire understanding of the parties. It may not be changed orally, but only by an Agreement in writing signed by the party against whom enforcement of any waiver, change, modification, extension or discharge is sought.
12. Severability. If any provision of this Agreement is held to be invalid or unenforceable, all other provisions shall nevertheless continue in full force and effect. In the event any provision of this Agreement is breached or violated in any part, the remaining provisions and covenants shall continue to be in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Agreement this _____ day of _____, _____.

CUSTOMER:
Cory Lakes CDD

By: _____
(Signature)

(Print Name)

Its: _____
(Title)

SERVICER:
FITNESS SERVICES OF FLORIDA, INC.

By: 

Ronnette Bolanos
Vice President/Owner

EXHIBIT A

Address of Exercise Equipment to be serviced:

Cory Lakes CDD
 10441 Cory Lake Dr
 Tampa, FL 33647
 Phone Number: 239-464-7114
 Attention: Facilities Manager

Equipment Listing

Assigned Number	Type of Equipment	Manufacturer	Model	Serial#	Console #
	Treadmill	Life Fitness	INTD	HTT102392	JBT101357
	Treadmill	Life Fitness	INTD	HTT102402	JBT101350
	Elliptical	Life Fitness	INXDE	HDX101032	JBN102408
	Elliptical	Life Fitness	INXDE	HDX101031	JBN102406
	Recumbent Cycle	Life Fitness	INRDE	HXR100520	JBN102398
	Upright Cycle	Life Fitness	INCDE	HXC100567	JBN102418
	Smith Machine	Life Fitness	OSSM	101840746967	
	Leg Extension/Leg Curl	Life Fitness	OSTWR7-LEC	101841809288	
	Lat Pulldown/Row	Life Fitness	OSTWR4-LR	101838808288	
	Multi Press	Life Fitness	OSTWR5-MP	101833807176	
	Seated Leg Press	Hammer Strength	HS-SLP	HS-SLP0119B029	
	Adjustable Decline Bench	Life Fitness	SADB	081809011223	
	Chin Dip / Leg Raise	Life Fitness	SCDLR0102-101	081809003079	
	Multi Adjustable Bench	Life Fitness	SMAB-0102-105	081809032422	
	Dual Adjustable Pully	Life Fitness	CMDAP	CMDAP-1218B093	

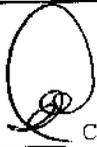
Servicer Initials

 Customer Initials

EXHIBIT B

Cory Lakes Community Development District

24 visits (2 per month) at \$375.00 per visit

March 2026
April 2026
May 2026
June 2026
July 2026
August 2026
September 2026
October 2026
November 2026
December 2026
January 2027
February 2027

Preventative Maintenance Total = \$ 9,000.00

Tax Exempt

Grand Total = \$8,400.00

Service Initials



Customer Initials _____

EXHIBIT 25

AGENDA

BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE

LOCATION:

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

DATE	MEETING TYPE	TIME
October 16, 2025 ZOOM: https://us02web.zoom.us/j/3900480969 Dial In: 1-305-224-1968	Regular Meeting and Closed Session Meeting ID: 390 048 0969	6:00 p.m. Passcode: 54321
October 27, 2025 ZOOM: https://us02web.zoom.us/j/3900480969 Dial In: 1-305-224-1968	Continued Regular Meeting and Closed Session Meeting ID: 390 048 0969	6:00 p.m. Passcode: 54321
November 20, 2025 ZOOM: https://us02web.zoom.us/j/3900480969 Dial In: 1-305-224-1968	Regular Meeting and Closed Session Meeting ID: 390 048 0969	6:00 p.m. Passcode: 54321
December 18, 2025 ZOOM: https://us02web.zoom.us/j/3900480969 Dial In: 1-305-224-1968	Regular Meeting and Closed Session Meeting ID: 390 048 0969	6:00 p.m. Passcode: 54321
January 15, 2026 ZOOM: https://us02web.zoom.us/j/3900480969 Dial In: 1-305-224-1968	Regular Meeting and Closed Session Meeting ID: 390 048 0969	6:00 p.m. Passcode: 54321
February 19, 2026 ZOOM: https://us02web.zoom.us/j/3900480969 Dial In: 1-305-224-1968	Regular Meeting and Closed Session Meeting ID: 390 048 0969	6:00 p.m. Passcode: 54321
March 19, 2026 ZOOM: https://us02web.zoom.us/j/3900480969 Dial In: 1-305-224-1968	Regular Meeting and Closed Session Meeting ID: 390 048 0969	6:00 p.m. Passcode: 54321
April 16, 2026 ZOOM: https://us02web.zoom.us/j/3900480969 Dial In: 1-305-224-1968	Regular Meeting and Closed Session Meeting ID: 390 048 0969	6:00 p.m. 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

EXHIBIT 26

AGENDA

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORY LAKES COMMUNITY DEVELOPMENT DISTRICT APPOINTING AND FIXING COMPENSATION OF THE DISTRICT MANAGER, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Cory Lakes Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the District must employ and fix the compensation of a District Manager; and

WHEREAS, the Board desires to appoint a District Manager and to provide compensation for their services.

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

Section 1. The District Manager, Governmental Management Services, Tampa - LLC, is hereby appointed and shall be compensated for their services pursuant to the agreement attached hereto as Exhibit A, which is hereby approved. This authorization shall be continuing in nature until revoked by the District.

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 19TH DAY OF MARCH, 2026.

**CORY LAKES COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

Secretary / Asst. Secretary

Chairperson

EXHIBIT 27

AGENDA

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CORY LAKES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE AUTHORIZED SIGNATORIES FOR THE DISTRICT'S OPERATING BANK ACCOUNT(S), AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Cory Lakes Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of the District (the "**Board**") previously adopted a resolution appointing certain employees of the District management company as officers of the District to perform services on behalf of the District; and

WHEREAS, the Board desires to designate new authorized officers for the District's accounts.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Incorporation of Recitals.** The above recitals are true and correct and by this reference are incorporated into and form a material part of this resolution.
2. **Additional Authorized Officers for District Accounts.** As District officers, Brian Young (Secretary & Treasurer), Leah Popelka (Assistant Treasurer), Darrin Mossing (Assistant Treasurer), Jason Greenwood (Assistant Treasurer & Assistant Secretary) and Hannah Greenwood (Assistant Treasurer) are authorized to administer the District's accounts, as soon as practical and effective immediately.
3. **Expiration for Previous Authorized Officers for District Accounts** All previous signers on the District's accounts will be automatically removed effective as of April 1, 2026.
4. **Conflicts.** Resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.
5. **Effective Date.** This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 19th DAY OF MARCH, 2026.

ATTEST

**CORY LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson

EXHIBIT 28

AGENDA

RESOLUTION 2026-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING THE
OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE
DATE**

WHEREAS, Cory Lakes Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to redesignate the Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF CORY LAKES COMMUNITY DEVELOPMENT
DISTRICT:**

- Section 1. Brian Young_____ is appointed Secretary & Treasurer.
 Jason Greenwood_____ is appointed Assistant Secretary & Assistant Treasurer.
 Leah Popelka_____ is appointed Assistant Treasurer.
 Hannah Greenwood_____ is appointed Assistant Treasurer.
 Darrin Mossing_____ is appointed Assistant Treasurer.
 Amanda Ferguson_____ is appointed Assistant Secretary.
 Nicole Viverito_____ is appointed Assistant Secretary.

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 19TH DAY OF MARCH, 2026.

ATTEST

**CORY LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson

EXHIBIT 29

AGENDA

RESOLUTION 2026-06

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE CORY LAKES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE OF THE DISTRICT; DESIGNATING THE PRINCIPAL HEADQUARTERS OF THE DISTRICT; DIRECTING THE DISTRICT MANAGER TO PERFORM CERTAIN ACTIONS AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Cory Lakes Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the District desires to designate its primary administrative office as the location where the District’s public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District’s Record’s Custodian in order to provide citizens with the ability to access the District’s records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*; and

WHEREAS, the District additionally desires to specify the location of the District’s principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DISTRICT:

Section 1. The District’s primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at 4530 Eagle Falls Place, Tampa, FL 33619.

Section 2. The District’s principal headquarters for purposes of establishing proper venue shall be located at 4530 Eagle Falls Place, Tampa, FL 33619.

Section 3. The District Manager is hereby directed to post this information on the District website and prominently post the contact information for the District’s custodian of public records in the agency’s primary administrative building

Section 4. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 19th DAY OF MARCH, 2026.

ATTEST

**CORY LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson

EXHIBIT 30

AGENDA

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORY LAKES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE DISTRICT MANAGER AS THE SOLE REPRESENTATIVE OF THE DISTRICT TO COMMUNICATE WITH AND SUPERVISE ALL VENDORS AND EMPLOYEES OF THE DISTRICT AND ADDRESSING RELATED MATTERS.

WHEREAS, the Cory Lakes Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) hired the District Manager to manage the day-to-day operations of the District, including, but not limited to, communicating with and supervising all vendors and employees of the District;

WHEREAS, the Board desires to designate the District Manager as the sole representative of the District to communicate with and supervise all vendors and employees of the District and address related matters.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Designation of District Manager as Sole Representative to Communicate and Supervise. The District Manager is hereby designated as the sole representative of the District to communicate with and supervise all vendors and employees of the District.

Section 2. Designation of Additional Representatives. The Board may authorize, by a successful motion or adoption of a resolution at a public meeting, additional representatives to communicate and supervise vendors or employees (“**Additional Authorized Representative**”).

Section 3. Direction from Board.

- a. The District Manager shall take direction from the majority of the Board and not one individual supervisor, unless the Board passes a motion to designate a Board member to be a liaison to a vendor or employee or provide direction on a specific project.
- b. This does not apply to the normal and generally understood role of the Chair or Vice-Chair, unless there is a resolution or motion by the Board restricting the authority of the Chair or Vice-Chair.
- c. The Chair or Vice-Chair or any Board liaison may not override the general direction of the majority of the Board, except for emergency situations or when they have been specifically authorized by the Board and only after consulting with the District Manager and District Counsel.

Section 4. Transmittal and Reliance by Vendors and Employees.

- a. The District Manager shall transmit this resolution to all existing vendors and employees and provide a copy to all new vendors and employees from time to time.
- b. The District Manager shall inform any vendors or employees of any Additional Authorized Representative.
- c. All vendors and employees may rely upon this Resolution to respectfully decline any direction by anyone not the District Manager or an Additional Authorized Representative.
- d. Additionally all vendors and employees should respectfully decline continuing any conversation or communication with anyone (including, but not limited to, a Board

member, an Additional Authorized Representative, a member of the general public, another vendor or employee, etc...) if the vendor or employee feels the conversation or communication lacks basic elements of respect and professionalism, is becoming hostile (including, but not limited to, vulgar or offensive language, aggressive gestures, facial expressions, displays of anger, ridicule, personal attacks etc...), is interfering with their responsibilities to the District, or if they feel unsafe.

- i. If the vendor or employee feels unsafe, they should first contact law enforcement.
- ii. The vendor or employee should inform the District Manager of such conversation or communication as soon as possible.

Section 5. Conflicts. All District resolutions or parts thereof or other adopted policies or motions in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

Section 6. Severability. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

Section 7. Effective Date. This Resolution shall become effective immediately upon adoption.

Passed and Adopted on March 19, 2026

Attest:

**Cory Lakes
Community Development District**

Secretary/Assistant Secretary

Ann Belyea
Chair of the Board of Supervisors