

Coral Lakes Community Development District

Board of Supervisors

Nicholas Dister, Chairman
Carlos de la Ossa, Vice Chairperson
Alberto Viera, Assistant Secretary
Robert Ter Doest, Assistant Secretary
Kyle Smith, Assistant Secretary

Brian Lamb, District Manager
Angie Grunwald, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer

Public Hearings & Regular Meeting Agenda

Monday, August 21, 2023, at 2:00 p.m.

The Public Hearings & Regular Meetings of the **Coral Lakes Community Development District** will be held on **August 21, 2023, at 2:00 p.m. at the King's Gate Golf Club located at 24000 Rampart Blvd., Port Charlotte, FL 33980**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Join Zoom Meeting

<https://zoom.us/j/94709110678?pwd=Tx0eXhaQW83QWcyc3JLaitHMVdZdz09>

Dial by your location +1 305 224 1968

Meeting ID: 947 0911 0678

Passcode: 140664

All cellular phones and pagers must be turned off during the meeting.

PUBLIC HEARINGS AND REGULAR MEETINGS OF THE BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS**
- 3. RECESS TO PUBLIC HEARINGS**
- 4. PUBLIC HEARING ON ADOPTING THE FISCAL YEAR 2024 FINAL BUDGET**

- A. Open Public Hearing on Adopting Fiscal Year 2024 Final Budget
- B. Staff Presentations
- C. Public Comments
- D. Consideration of Resolution 2023-31; Adopting Final Fiscal Year 2024 Budget Tab 01
- E. Consideration of Developer Funding Agreement for FY 2024 Tab 02
- F. Close Public Hearing on Adopting Fiscal Year 2024 Final Budget

- 6. RETURN TO REGULAR MEETING**

- 7. VENDOR AND STAFF REPORTS**

- A. District Counsel
- B. District Manager
- C. District Engineer

- 8. BUSINESS ITEMS**

- A. Consideration of Resolution 2023-32; Setting the Fiscal Year 2024 Meeting Schedule Tab 03
- B. Consideration of Resolution 2023-33; Re-Designation of Officers Tab 04
- C. Consideration of Master Engineers Report Tab 05
- D. Consideration of Master Assessments Methodology Report Tab 06
- E. Consideration of Resolution 2023-34; Declaring Special Assessments Tab 07
- F. Consideration of Resolution 2023-35; Setting Public Hearing to Levy Special Assessments... Tab 08
- G. General Matters of the District

- 9. CONSENT AGENDA ITEMS**

- A. Consideration of Minutes of the Special Meeting June 22, 2023,..... Tab 09
- B. Consideration of Operation and Maintenance Expenditures May – July 2023,..... Tab 10
- C. Review of Financial Statements Month Ending July 31, 2023, Tab 11

- 10. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

- 11. ADJOURNMENT**

RESOLUTION 2023-31

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; APPROVING THE FORM OF A BUDGET FUNDING AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Coral Lakes Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

WHEREAS, CC Burnt Store, LLC, a Florida limited liability company (“**Developer**”), as the developer of certain lands within the District, has agreed to fund the FY 2023-2024 Budget as shown in the revenues line item of the FY 2023-2024 Budget pursuant to a budget funding agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal

year 2022-2023 and/or revised projections for fiscal year 2023-2024.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for the Coral Lakes Community Development District for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024".
- d. The final adopted budget shall be posted by the District Manager on the District's website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District, for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$ 118,425.00, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District's website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Approving the Form of a Budget Funding Agreement with Developer. The Budget Funding Agreement between the District and Developer attached hereto as **Exhibit B** is hereby approved in substantial form. The Chair or the Vice-Chair of the Board are hereby authorized and directed to execute and deliver said agreement on behalf of and in the name of the District. The Secretary or any Assistant Secretary of the Board are hereby authorized to attest such execution. Any additions, deletions or modifications may be made and approved by the Chair or the Vice-Chair and their execution of the agreement shall be conclusive evidence of such approval.

Section 5. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 21, 2023.

Attested By:

**Coral Lakes Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2023-2024 Adopted Budget

Exhibit B: Form of Budget Funding Agreement with Developer

2024

CORAL LAKES

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024
PROPOSED ANNUAL OPERATING BUDGET

Prepared by:



August 21, 2023

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024 PROPOSED ANNUAL OPERATING BUDGET

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CORAL LAKES

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Coral Lakes Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2024, which begins on October 1, 2023. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following fund(s).

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

Coral Lakes CDD

	Fiscal Year 2023 Final Operating Budget	Fiscal Year 2024 Actual Operating Budget
REVENUES		
SPECIAL ASSESSMENTS		
Operations & Maintenance Assmts-Tax Roll	0.00	0.00
Operations & Maintenance Assmts- Off Roll	0.00	0.00
TOTAL SPECIAL ASSESSMENTS	0.00	0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES		
Developer Contribution	150,000.00	118,425.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	150,000.00	118,425.00
TOTAL REVENUES	150,000.00	118,425.00
EXPENDITURES		
LEGISLATIVE		
Supervisor Fees	10,000.00	3,000.00
TOTAL LEGISLATIVE	10,000.00	3,000.00
FINANCIAL & ADMINISTRATIVE		
Administrative Services	0.00	4,500.00
District Manager	43,300.00	25,000.00
District Engineer	15,000.00	9,500.00
Trustee Fees	0.00	6,500.00
Recording Secretary	0.00	2,400.00
Organizational Meeting/Initial Set Up	0.00	4,000.00
Construction Accounting	0.00	9,000.00
Dissemination Services	0.00	4,200.00
Financial & Revenue Collections	0.00	1,200.00
Rentals & Leases	0.00	600.00
Office Supplies	0.00	100.00
Technology Services	0.00	600.00
Accounting Services	0.00	9,000.00
Auditing Services	5,000.00	6,000.00
Postage, Phone, Faxes, Copies	400.00	500.00
Public Officials Insurance	2,500.00	2,500.00
Legal Advertising	3,500.00	3,500.00
Bank Fees	360.00	200.00
Dues, Licenses & Fees	150.00	175.00
Miscellaneous Fees	3,590.00	250.00
Website Development & Maintenance	1,200.00	1,200.00
ADA Website Compliance	0.00	1,800.00
TOTAL FINANCIAL & ADMINISTRATIVE	75,000.00	92,725.00
LEGAL COUNSEL		
District Counsel	15,000.00	9,500.00
TOTAL LEGAL COUNSEL	15,000.00	9,500.00
OTHER PHYSICAL ENVIRONMENT		
General Liability Insurance	0.00	3,200.00
Property & Casualty Insurance	20,000.00	0.00
Entry & Wall Maintenance	0.00	0.00
Landscape Maintenance	0.00	0.00
Miscellaneous Services	30,000.00	0.00
Plant Replacement Program	0.00	0.00
Irrigation Maintenance	0.00	0.00
Landscape Mulch	0.00	0.00
Landscape Annuals	0.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	50,000.00	3,200.00
PARKS & RECREATION		
Field Management	0.00	0.00
Playground Equipment Maintenance	0.00	0.00
Events Service & Supplies	0.00	0.00
Dog Waste Station Service & Supplies	0.00	0.00
TOTAL PARKS & RECREATION	0.00	0.00
CONTINGENCY		
Miscellaneous	0.00	10,000.00
TOTAL RESERVES	0.00	10,000.00
TOTAL EXPENDITURES	150,000.00	118,425.00
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	0.00	0.00

**FISCAL YEAR 2024
PROPOSED OPERATING BUDGET**

Coral Lakes CDD

GENERAL FUND 001

Financial & Administrative

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Postage, Phone, Fax, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

Website Administration

This is for maintenance and administration of the District's official website.

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Legal Counsel

District Counsel

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

Other Physical Environment

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Miscellaneous Services

To provide for unbudgeted operating expenses.

Coral Lakes CDD

Fiscal Year 2024 Actual Operating Budget

Lot Size	EAU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2024 Total Assessment
Single Family 40'	0.80	311	\$0.00	\$129.91	\$129.91
Single Family 50'	1.00	329	\$0.00	\$162.39	\$162.39
Single Family 60'	1.20	165	\$0.00	\$194.87	\$194.87
TOTAL					805

Notations:

⁽¹⁾ Annual assessments include county collection costs and statutory discounts for early payment.

**FY 2023-2024 Operations and Maintenance
Budget Funding Agreement
(Coral Lakes Community Development District)**

This FY 2023-2024 Operations and Maintenance Budget Funding Agreement (this “**Agreement**”) is made and entered into as of August 21, 2023, between the **Coral Lakes Community Development District**, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes (the “**District**”), whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 and **CC Burnt Store, LLC**, a Florida limited liability company, whose mailing address is 111 S. Armenia Avenue, Suite 201, Tampa, Florida 33609 (collectively, the “**Developer**”).

Recitals

WHEREAS, the District was established for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is adopting its budget for fiscal year 2023-2024 as attached hereto as **Exhibit A** (the “**FY 2023-2024 Budget**”), which commences on October 1, 2023, and concludes on September 30, 2024;

WHEREAS, the District has the option of levying non-ad valorem assessments on all lands that will benefit from the activities set forth in the FY 2023-2024 Budget, and/or utilizing such other revenue sources as may be available to it;

WHEREAS, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its activities as described the FY 2023-2024 Budget so long as payment is timely provided;

WHEREAS, the Developer presently owns certain property within the District as reflected on the assessment roll on file with the District Manager (the “**Property**”);

WHEREAS, the Developer agrees that the activities of the District described in the FY 2023-2024 Budget provide a special and peculiar benefit to the Property that is equal to or in excess of the expenses reflected in the FY 2023-2024 Budget; and

WHEREAS, the Developer has agreed to enter into this Agreement in addition to the non-ad valorem special assessments allocated to the Property to fund the activities of the District as set forth in the FY 2023-2024 Budget.

Operative Provisions

Now, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

- 1. Funding Obligations.** From time to time during the 2023-2024 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to \$_____ [**Insert Adopted 2023-2024 Budget Amount**] in accordance with the FY 2023-2024 Budget as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.

2. FY 2023-2024 Operations and Maintenance Reports, Budget Reports and Budget Amendments. Each month during FY 2023-2024, the Developer shall provide the District Manager with a written report on the projected additions to the completed and developed phases within the District during FY 2023-2024. The District Manager shall provide the Developer with a monthly written report with the actual expenses for the previous month and anticipated expenses and operational activities for the remainder of the year based on current District operations and additional maintenance responsibilities which may be added during FY 2023-2024. The District and Developer agree that the FY 2023-2024 Budget shall be revised at the end of the 2023-2024 fiscal year to reflect the actual expenditures of the District for the period beginning on October 1, 2023 and ending on September 30, 2024. The Developer shall not be responsible for any additional costs other than those costs provided for in the FY 2023-2024 Budget. However, if the actual expenditures of the District are less than the amount shown in the FY 2023-2024 Budget, the Developer's funding obligations under this Agreement shall be reduced by that amount.

3. Right to Lien Property.

- a. The District shall have the right to file a continuing lien ("Lien") upon the Property for all payments due and owing under this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien. In the event the Developer sells any portion of the Property after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developer.
- b. The Lien shall be effective as of the date and time of the recording of a "Notice of Lien for the FY 2023-2024 Budget" in the public records of the county, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement.
- c. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, may foreclose the Lien against the Property in any manner authorized by law, or may levy special assessments for the Lien amount and certify them for collection by the tax collector.

4. Default. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right to seek specific performance of the Developer's payment obligations under this Agreement, but shall not include special, consequential, or punitive damages.

5. Enforcement and Attorney Fees. In the event either party is required to enforce this Agreement, then the prevailing party shall be entitled to all fees and costs, including reasonable attorney's fees and costs, from the non-prevailing party.

6. Governing Law and Venue. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the county where the District is located.

7. **Interpretation.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
8. **Termination of Agreement.** The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2023-2024 fiscal year on September 30, 2024. The lien and enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.
9. **Third Parties.** This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
10. **Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
11. **Assignment.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.
12. **Authority.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
13. **Entire Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

CC Burnt Store, LLC
a Florida limited liability company

**Coral Lakes Community
Development District**

By: _____
Name: _____
Title: _____

Name: _____
Chair/Vice-Chair of the Board of Supervisors

Exhibit A: FY 2023-2024 Budget

RESOLUTION 2023-32

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CORAL LAKES
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES,
AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF
SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Coral 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 the County of Charlotte, Florida; and

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors for the Fiscal Year 2024 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2024 annual public meeting schedule to Charlotte County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 21ST DAY OF AUGUST 2024.

ATTEST:

**CORAL LAKES
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIR/VICE-CHAIR

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT
THE FISCAL YEAR 2024**

October 24, 2023	2:00 p.m
November 28, 2023	2:00 p.m
December 26, 2023	2:00 p.m.
January 16, 2023	2:00 p.m.
February 27, 2024	2:00 p.m.
March 26, 2024	2:00 p.m.
April 23, 2024	2:00 p.m.
May 28, 2024	2:00 p.m.
June 25, 2024	2:00 p.m.
July 23, 2024	2:00 p.m.
August 27, 2024	2:00 p.m.
September 24, 2024	2:00 p.m.

All meetings will convene at the King's Gate Golf Club located at 24000 Rampart Blvd., Port Charlotte, Fl 33980.

RESOLUTION 2023-33

A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING THE OFFICERS OF CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Coral 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 the County of Charlotte; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting was held for the purpose of electing supervisors of the District; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

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

1. The following persons are elected to the offices shown to wit:

<u>Carlos de la Ossa</u>	Chairman
<u>Nick Dister</u>	Vice-Chairman
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Angie Grunwald</u>	Assistant Secretary
<u>Albert Viera</u>	Assistant Secretary
<u>Robert Ter Dost</u>	Assistant Secretary
<u>Kyle Smith</u>	Assistant Secretary

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

PASSED AND ADOPTED THIS 21st DAY OF August 2023.

ATTEST:

**CORAL LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair/ Vice Chair of the Board of Supervisors

**Coral Lakes Community
Development District**

Master Report
of the District Engineer



Prepared for:
Board of Supervisors
Coral Lakes Community
Development District

Prepared by:
Stantec Consulting Services Inc.
777 S. Harbour Island Boulevard
Suite 600
Tampa, FL 33602
(813) 223-9500

August 14, 2023



1.0 INTRODUCTION

The Coral Lakes Community Development District (“the District”) encompasses approximately 306.51 acres in Charlotte County, Florida. The District is located within Sections 4 and 9, Township 42 South, Range 23 East on the east side of Burnt Store Road/CR 765 with vacant land on the north, east, and west sides of the District.

See Appendix A for a Vicinity Map and Legal Description of the District.

2.0 PURPOSE

The District was established by Charlotte County Ordinance 2022-040 effective on October 26, 2022 for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. The purpose of this Master Report of the District Engineer is to provide a description and estimated costs of the public improvements and community facilities planned within the District.

See Appendix B for the Site Plan.

3.0 THE DEVELOPER AND DEVELOPMENT

The property owner CC Burnt Store, LLC currently plans to build 731 residential units.

The possible major public improvements and community facilities include, but are not limited to, water management and control, water supply, sewer and wastewater management, roads, parks and recreation, and landscaping/hardscaping/irrigation.

4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

Detailed descriptions of the proposed public improvements and community facilities are provided in the following sections.

4.1 WATER MANAGEMENT AND CONTROL

The design criteria for the District's water management and control is regulated by Charlotte County and the Southwest Florida Water Management District (SWFWMD). The water management and control plan for the District focuses on utilizing newly constructed ponds within upland areas and on-site wetlands for stormwater treatment and storage.

Any excavated soil from the ponds is anticipated to remain within the development for use in building public infrastructure including roadways, landscape berthing, drainage pond bank fill requirements, utility trench backfill, and filling and grading of public property.

The primary objectives of the water management and control for the District are:



1. To provide stormwater quality treatment.
2. To protect the development within the District from regulatory-defined rainfall events.
3. To maintain natural hydroperiods in the wetlands and connecting flow ways.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of constructing the District improvements during regulatory-defined rainfall events.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which may naturally drain through the District.
6. To preserve the function of the flood plain storage during the 100-year storm event.

Water management and control systems will be designed in accordance with Charlotte County technical standards. The District is anticipated to own and maintain these facilities.

4.2 WATER SUPPLY

The District is located within the Charlotte County Utilities Department's service area which will provide water supply for potable water service and fire protection to the District. The water supply improvements are anticipated to include a series of looped water mains connected to an existing system located along the west side of the District within the CR 765 right-of-way.

The water supply systems will be designed in accordance with the Charlotte County Utilities Department's technical standards, and it is anticipated that the Charlotte County Utilities Department will own and maintain these facilities.

4.3 SEWER AND WASTEWATER MANAGEMENT

The District is located within the Charlotte County Utilities Department's service area which will provide sewer and wastewater management service, including reclaimed water, to the District. The sewer and wastewater management improvements are anticipated to include reclaimed water mains, a gravity sanitary sewer system within the road rights of way and pumping stations that will connect to an existing force main located along the west side of the District within the CR 765 right-of-way.

All sanitary sewer and wastewater management facilities will be designed in accordance with Charlotte County Utilities Department's technical standards. It is anticipated that the Charlotte County Utilities Department will own and maintain these facilities.

4.4 DISTRICT ROADS

District Roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way abutting common areas.



All roads will be designed in accordance with the Charlotte County technical standards and are anticipated to be owned and maintained by the District.

4.5 PARKS AND RECREATIONAL FACILITIES

Parks and recreation facilities are planned throughout the community and will be owned and maintained by the District.

4.6 LANDSCAPING/ HARDSCAPE/IRRIGATION

Community entry monumentation and landscape buffering and screening will be provided at several access points into the District. Irrigation will also be provided in the landscaped common areas.

It is anticipated that these improvements will be owned and maintained by the District.

4.7 PROFESSIONAL SERVICES AND PERMITTING FEES

Charlotte County and SWFWMD impose fees for construction permits and plan reviews. These fees vary with the magnitude and size of the development. Additionally, engineering, surveying, and architecture services are needed for the subdivision, landscape, hardscape, and community amenity's design, permitting, and construction. As well, development/construction management services are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Fees associated with performance and warranty financial securities covering Charlotte County infrastructure may also be required.

These fees associated with public improvements may be funded by the District.

5.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS

See Appendix C for the Construction Cost Estimate of the Public Improvements and Community Facilities.

6.0 SUMMARY AND CONCLUSION

The District, as outlined above, is responsible for the functional development of the lands within the District and such public improvements and facilities are located within the boundary of the District.

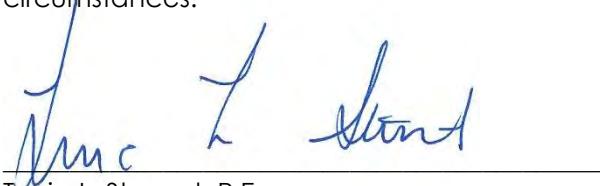
Items of construction cost in this report are based on our review and analysis of the conceptual site plan for the development and recent costs expended in similar projects of nature and size.



It is our professional opinion that the estimated infrastructure costs provided herein for the development are conservative to complete the construction of the Public Improvements and Community Facilities described herein.

The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The estimated cost is based on historical unit prices or current prices being experienced for on-going and similar items of work in Charlotte County. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control.

The professional services for establishing the Construction Cost Estimate are consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.



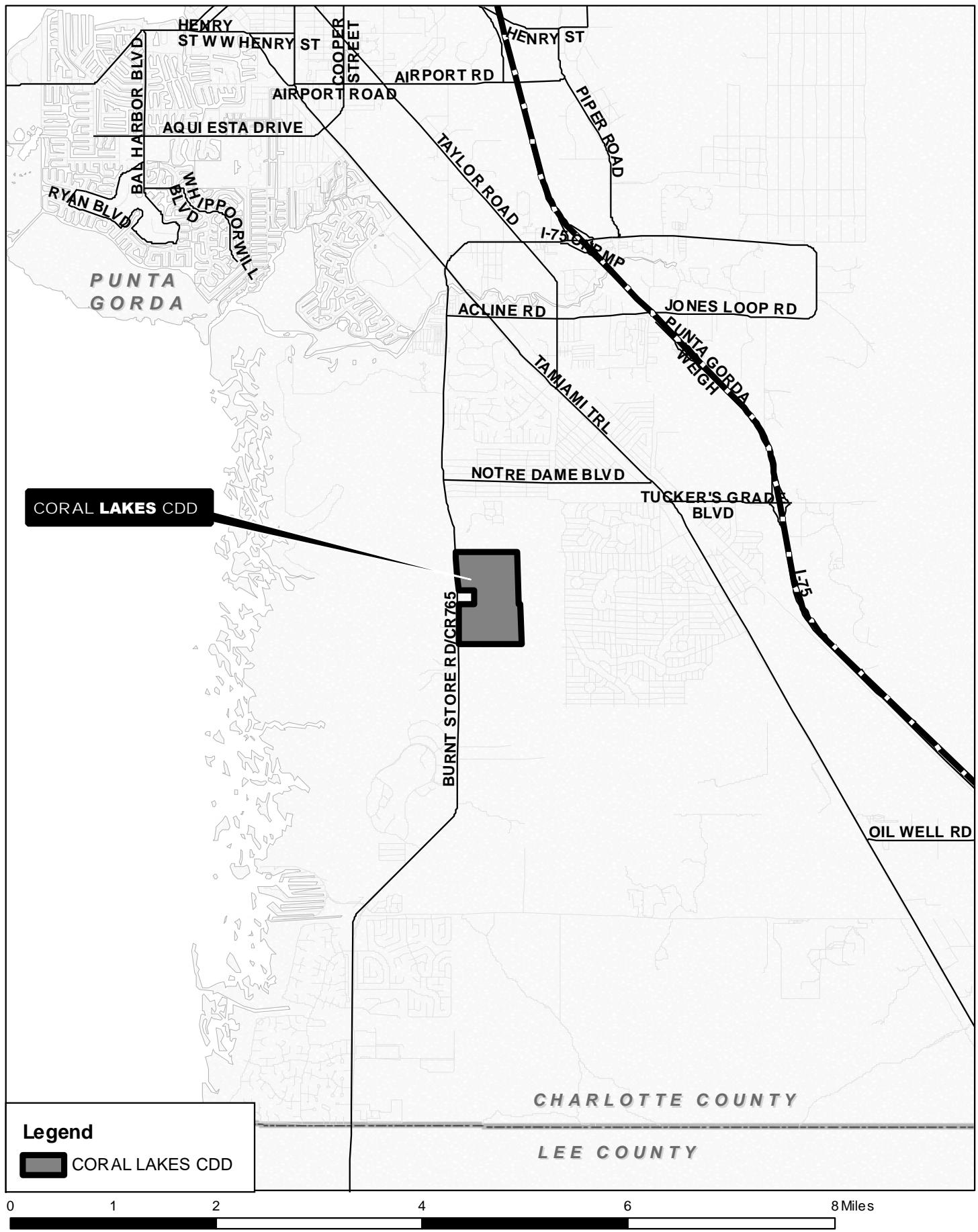
Tonja L. Stewart, P.E.
Florida License No. 47704



Coral Lakes CDD
Master Report of the District Engineer
August 14, 2023

Appendix A VICINITY MAP AND LEGAL DESCRIPTION OF THE DISTRICT

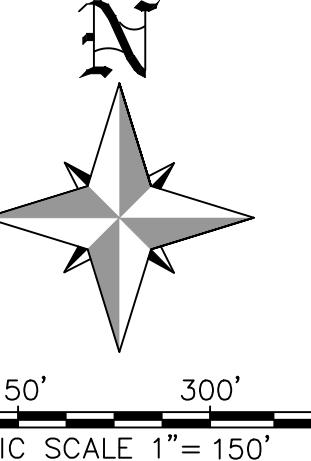
CORAL LAKES LOCATION MAP



A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTIONS 4 AND 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 9; THENCE S.89°37'14"W. ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 9 FOR 2134.63 FEET TO THE POINT OF BEGINNING, SAID POINT HAVING A STATE PLANE COORDINATE OF NORTH:912406.30, EAST:652314.54; THENCE S.03°05'00"E. FOR 2086.83 FEET TO A POINT HAVING A STATE PLANE COORDINATE OF NORTH:910322.49, EAST:652426.79; THENCE S.89°51'50"W. FOR 3098.66 FEET TO A POINT ON THE NEW RIGHT-OF-WAY LINE PER BSR2-133-FEE ACQUISITION, AS RECORDED IN OFFICIAL RECORDS BOOK 4419, PAGE 1578, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE ALONG SAID NEW RIGHT-OF-WAY LINE THE FOLLOWING 13 COURSES: N.00°08'20"W. FOR 1100.49 FEET; THENCE N.89°51'40"E. FOR 274.00 FEET; THENCE N.00°08'20"W. FOR 466.37 FEET; THENCE N.45°08'20"W. FOR 203.12 FEET; THENCE S.89°51'40"W. FOR 130.37 FEET; THENCE N.00°08'20"W. FOR 359.73 FEET; THENCE N.89°31'21"E. FOR 658.64 FEET; THENCE N.03°12'44"W. FOR 671.94 FEET; THENCE N.89°58'51"W. FOR 635.27 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 10090.00 FEET, A DELTA ANGLE OF 00°21'24", A CHORD BEARING OF N.03°11'18"W., AND A CHORD DISTANCE OF 62.81 FEET; THENCE ALONG THE ARC OF SAID CURVE A FOR 62.81 FEET; THENCE N.03°22'00"W. FOR 618.82 FEET; THENCE S.88°42'23"E. FOR 416.38 FEET; THENCE N.03°22'00"W. FOR 621.06 FEET; THENCE N.89°11'40"W. FOR 416.10 FEET; THENCE N.03°22'00"W. FOR 713.71 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 4; THENCE N.89°57'21"E. ALONG SAID NORTH LINE FOR 2980.67 FEET; THENCE S.01°36'53"E. FOR 1204.83 FEET; THENCE S.88°23'07"W. FOR 27.20 FEET; THENCE S.01°36'53"E. FOR 70.00 FEET; THENCE N.88°23'07"E. FOR 27.20 FEET; THENCE S.01°36'53"E. FOR 1394.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 9; THENCE N.89°37'14"E. ALONG SAID NORTH LINE FOR 67.87 FEET TO THE POINT OF BEGINNING,

BEARINGS ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT - EPOCH 2010) AND WERE DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK SITE CODE "PNTA", IN U.S. FEET WHEREIN THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST BEARS S.89°37'14"W.



NOTES:

THIS SURVEY PLAT IS PREPARED AS A ALTA/NSPS LAND TITLE SURVEY AND IS NOT INTENDED TO DELINEATE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS, OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

THIS SURVEY WAS PREPARED BY USE OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NUMBER 21160156 JP3 AND 21160168 JP3, DATED OCTOBER 12, 2021 @ 8:00 PM, CERTIFIED CORNERS OF RECORD, AND EXISTING MONUMENTATION.

BEARINGS ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT – EPOCH 2010) AND WERE DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK, SITE CODE "PNTA". WHEREIN THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST BEARS S.89°37'14"W.

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

THE SUBJECT PARCEL AS SHOWN HEREON IS LOCATED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP 12015C0409F AND 12015C0407F, EFFECTIVE MAY 05, 2003, THE SUBJECT PARCEL LIES WITHIN FLOOD ZONE FLOOD ZONE D (AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE) AND FLOOD ZONE AE (BASE FLOOD ELEVATIONS=9 FEET).

FLOOD ZONE DEMARCATON LINE SCALED FROM ABOVE MENTIONED NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP.

FLOOD ZONE DETERMINATION AS SHOWN HEREIN IS FOR INFORMATIONAL PURPOSES ONLY. FEMA RELATED INFORMATION SHOULD BE VERIFIED WITH FEMA OR THE APPROPRIATE GOVERNING AUTHORITY BEFORE USE. BASE FLOOD ELEVATIONS ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) PER THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP.

ALL PLAT CHARLOTTE
UNDERGRO
PARCEL S
COMMITM
COMMITM
LAST DATE
PER TABLE
PER TABLE
PER TABLE

CONTINUED:

BOOKS AND OFFICIAL RECORD BOOKS SHOWN AND DESCRIBED ON THIS SURVEY PLAT ARE RECORDED IN THE PUBLIC RECORDS OF
COUNTY, FLORIDA.
AND IMPROVEMENTS, OTHER THAN AS SHOWN, IF ANY, WERE NOT LOCATED.
SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.
FILE #21160156 JP3 PARCEL CONTAINS 141.64 ACRES±
FILE #39223-0005B PARCEL CONTAINS 164.87 ACRES±
OF FIELD WORK: 12-10-2021
"A", No. 6(a): NO ZONING REPORT PROVIDED BY CLIENT AT TIME OF SURVEY.
"A", No. 7(a): NO BUILDING LOCATED ON SUBJECT PROPERTY AT TIME OF SURVEY.
"A", No. 9: NO PARKING LOCATED ON SUBJECT PROPERTY AT TIME OF SURVEY.

DESCRIPTION:

PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NUMBER 21160156 JP3, DATED OCTOBER 12, 2018
@ 8:00 PM, PROVIDED BY CLIENT)

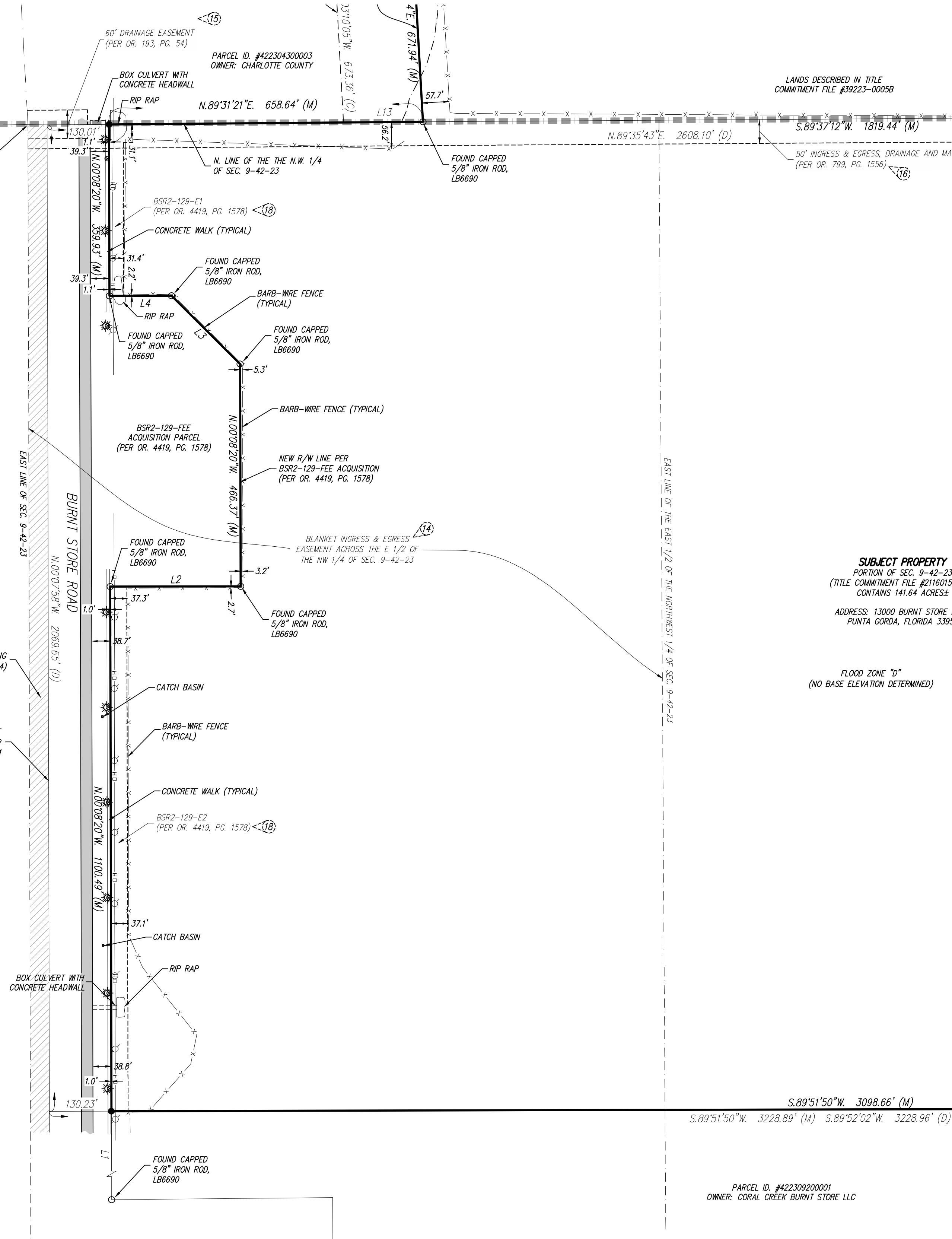
A TRACT OR PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, SAID TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT NORTH QUARTER CORNER OF SAID SECTION 9 RUN N89°37'22"E ALONG NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 9 FOR 513.56 FEET; THENCE RUN S03°04'52"E FOR 2,086.99 FEET; THENCE RUN S89°52'02"W FOR 3,228.96 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF BURNT STORE ROAD (STATE ROAD S-765) (F.D.O.T. RIGHT OF WAY MAP, SECTION 01540-2601); THENCE RUN N00°07'58"W ALONG SAID EASTERLY RIGHT OF WAY LINE FOR 2,069.65 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 9; THENCE RUN N89°35'43"E ALONG SAID NORTH LINE FOR 2,608.10 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT PARCEL BSR2-129, AS DESCRIBED IN THAT CERTAIN ORDER OF TAKING IN FAVOR OF CHARLOTTE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, RECORDED MARCH 26, 2019 IN OFFICIAL RECORDS BOOK 4419, PAGE 1578, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

SURVEY PLAT

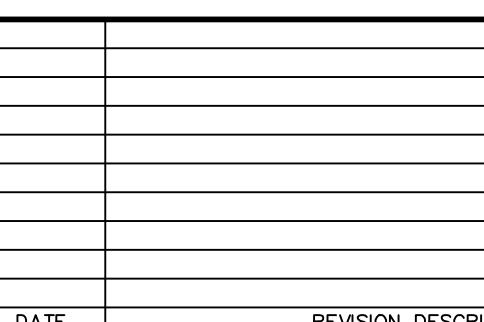
OF A PARCEL OF LAND LYING IN
SECTIONS 4 AND 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA



<u>LEGEND</u>	
●	SET CAPPED IRON ROD #LB6690
SEC.	SECTION
R/W	RIGHT-OF-WAY
(M)	MEASURED DATA
(D)	DEED DATA
(C)	CALCULATED DATA
PLS	PROFESSIONAL LAND SURVEYOR
LB	LICENSED BUSINESS
R.L.S.	REGISTERED LAND SURVEYOR
OR.	OFFICIAL RECORDS BOOK
PG.	PAGE
CCR	CERTIFIED CORNER OF RECORD

- WOOD UTILITY POLE
- DEAD UTILITY POLE (NO WIRES)
- ★ LIGHT POLE
- ⊗ POWER HANHOLE
- OH- OVERHEAD UTILITIES
- ← GUY WIRE
- (17)> B-II EXCEPTION
- (W) WELL HEAD

BEARING	DISTANCE
<i>N.00°08'20" W.</i>	<i>412.55'</i>
<i>S.89°51'40" W.</i>	<i>274.00'</i>
<i>S.45°08'20" E.</i>	<i>203.12'</i>



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ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

WWW.BANKSENG.COM

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THAT THIS PLAT OF THE HEREON DESCRIBED PROPERTY IS A TRUE REPRESENTATION OF A FIELD SURVEY MADE UNDER DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER: 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ALTA//NSPS LAND TITLE SURVEY
CORAL CREEK
CHARLOTTE COUNTY, FLORIDA

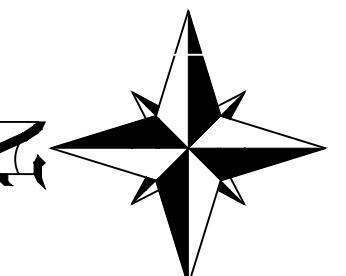
ALTA//NSPS LAND TITLE SURVEY
CORAL CREEK
CHARLOTTE COUNTY, FLORIDA



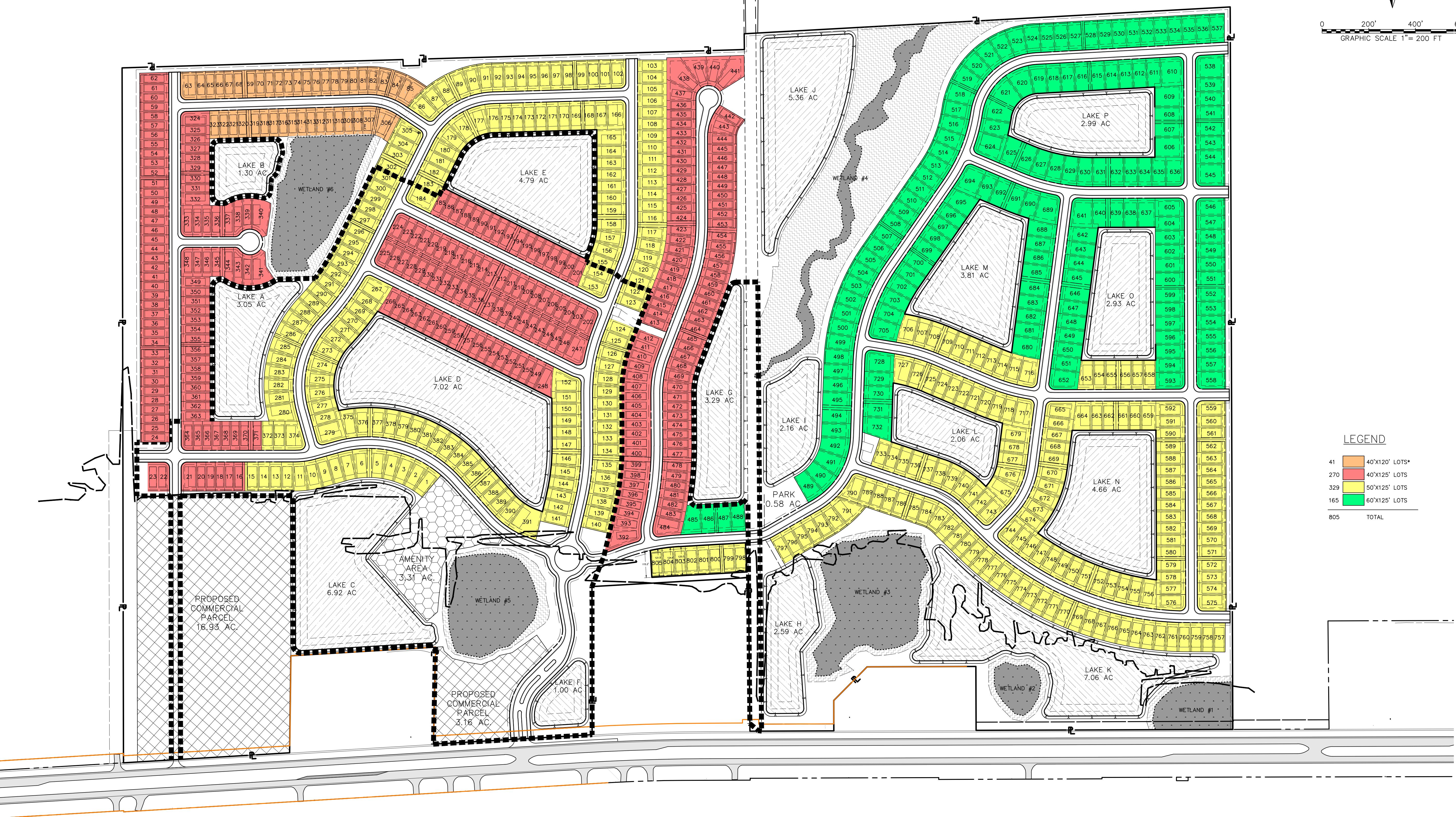
Coral Lakes CDD

Master Report of the District Engineer
August 14, 2023

Appendix B SITE PLAN



0 200' 400' 600'
GRAPHIC SCALE 1" = 200 FT



PREPARED FOR:

CC BURNT STORE, LLC
111 S. ARMENIA AVENUE, SUITE 201
TAMPA, FL, 33609
PHONE: 813-443-0809

NO.	DATE	REVISION DESCRIPTION	BY

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ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

CONCEPTUAL SITE PLAN
CORAL LAKES
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	HEET
11-15-22	4570C	_SP-08	TRR	DCT	TRR	1"=200'	1



Appendix C CONSTRUCTION COST ESTIMATE OF PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

**Coral Lakes
Community Development District
Proposed Infrastructure Costs**

<u>Description</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>District Estimated Cost</u>
Amenities	\$ 3,916,071	\$ 3,916,071	\$ 3,916,071	\$ 11,748,214
Roads	\$ 4,568,750	\$ 4,568,750	\$ 4,568,750	\$ 13,706,250
Stormwater Management	\$ 2,610,714	\$ 2,610,714	\$ 2,610,714	\$ 7,832,143
Utilities, Sewer & Water	\$ 1,566,429	\$ 1,566,429	\$ 1,566,429	\$ 4,699,286
Hardscape/Landscape/Irrigation	\$ 1,566,429	\$ 1,566,429	\$ 1,566,429	\$ 4,699,286
Professional Services/Contingency	\$ 391,607	\$ 391,607	\$ 391,607	\$ 1,174,821
TOTAL	\$ 14,620,000	\$ 14,620,000	\$ 14,620,000	\$ 43,860,000

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT

MASTER ASSESSMENT METHODOLOGY REPORT

Report Date:

AUGUST 21, 2023

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4	NET Cost Benefit Analysis	9
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I. REPORT OBJECTIVE

This Master Assessment Methodology Report (the “Master Report”) details the basis of the benefit allocation and assessment methodology to support the financing plan to complete the public infrastructure required within the Coral Lakes Community Development District (the “District”). The private assessable lands (“Assessable Property”) benefitting from the public infrastructure is generally described within Exhibit A of this Master Report and further described within the Engineer’s Report, **dated XXX**, (the “Engineer’s Report”). The objective of this Master Report is to:

1. Identify the District’s capital improvement program (“CIP”) for the project to be financed, constructed and/or acquired by the District; and
2. Determine a fair and equitable method of spreading the associated costs to the benefiting Assessable Property within the District pre- and post-development completion; and
3. Provide a basis for the placement of a lien on the Assessable Property within the District benefiting from the CIP, as outlined by the Engineer’s Report.

The basis of the benefit received by Assessable Property relates directly to the proposed CIP. It is the District’s CIP that will create the public infrastructure that enables Assessable Property within the District to be developed and improved under current allowable densities. The CIP includes off-site improvements, storm water, utilities (water and sewer), roadways, landscape, and hardscape. The Engineers Report identified estimated cost to complete the CIP, inclusive of associated “soft cost” such as legal/engineering services with contingencies to account for commodity and service market fluctuations. This report will further address additional financing costs associated with funding the CIP. Without the required improvements in the CIP, the development of the Assessable Property could not be undertaken within the current development standards. The main objective of this Master Report is to establish a basis on which to quantify and allocate the special benefit provided by the CIP proportionally to the private property within the District. A detailed allocation methodology and finance plan will be utilized to equitably distribute CIP costs upon the Assessable Property within the District based upon the level of proportional benefit received.

This Master Report outlines the assignment of benefit, assessment methodology and financing structure for bonds to be issued by the District. As a result of the methodology application, the maximum long-term assessment associated with the current CIP is identified. The District will issue Special Assessment Bonds (the “Bonds”), in one or more series consisting of various amounts of principal debt and maturities to finance the construction and/or acquisition of all or a portion of the CIP.

It is anticipated that the methodology consultant will prepare individual supplemental reports applying the allocation methodology contained herein for the imposition and collection of long-term special assessments on a

first platted, first assigned basis for repayment of a specific series of Bonds. The methodology consultant may distribute supplemental reports in connection with updates and/or revisions to the finance plan. Such supplemental reports will be created to stipulate amended terms, interest rates, developer contributions if any, issuance costs and will detail the resulting changes in the level of funding allocated to the various trust accounts and subaccounts. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those Assessable Properties benefiting from the public improvements within the District. Non-ad valorem assessments will be levied each year to provide the funding necessary to pay debt service on the Bonds and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this Master Report will determine the benefit, apportionment and financing structure for the Bonds to be issued by the District in accordance with Chapters 170, 190 and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

II. DEFINED TERMS

“Assessable Property:” – All private property within the District that receives a special benefit from the CIP.

“Capital Improvement Program” (CIP) – The public infrastructure development program as outlined by the **Master Engineer Report dated XXXX.**

“Developer” – CC Burnt Store, LLC.

“Development Plan” – The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District, Table 2.

“District” – Coral Lakes Community Development District, encompasses 306.51 +/- acres, Charlotte County Florida.

“Engineer Report” – Master Engineer’s Report, dated **XXXX.**

“Equivalent Assessment Unit” (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate assignment of benefit and lien values.

“Maximum Assessments” – The maximum amount of special assessments and liens to be levied against benefiting assessable properties.

“Platted Units” – Private property subdivided as a portion of gross acreage by virtue of the platting process.

“Product Type” – Classification assigned by the District Engineer to dissimilar lot products for the development of the vertical construction. Determined in part as to differentiated sizes, setbacks, and other factors.

“Unplatted Parcels” – Gross acreage intended for subdivision and platting pursuant to the Development Plan.

III. DISTRICT OVERVIEW

The District area encompasses 306.51 +/- acres and is generally located south of Notre Dame Blvd, west of Tamiami Trail, north of the county line and east of Burnt Store Road in Charlotte County, Florida. The primary developer of the Assessable Property is CC Burnt Store, LLC (the “Developer”), who has created the overall development plan as outlined and supported by the Engineer’s Report. The development plan for the District contemplates multiple phases consisting of approximately 805 residential units. The public improvements as described in the Engineer’s Report include off-site improvements, storm water, utilities (water and sewer), roadways, amenities, and landscape/hardscape.

IV. PROPOSED IMPROVEMENTS

The District and Developer are undertaking the responsibility of providing the public infrastructure necessary to develop the District’s CIP. As designed, the CIP is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefit to District lands, i.e.: all benefiting landowners of the Assessable Property within the District benefit the same from the first few feet of infrastructure as they do from the last few feet. The CIP costs within Table 1 of this Master Report reflect cost as further detailed within the Engineer’s Report, these costs are exclusive of any financing related costs.

V. FINANCING

The District intends to finance only a portion of the CIP through the issuance of the Bonds; however this report assumes the financing of 100% of the improvements to identify the full benefit and potential. As the Bonds will be issued in one or more series, the Bonds will be sized at an amount rounded to the nearest \$5,000 and will include items such debt service reserves, underwriter’s discount, issuance costs and rounding.

For purposes of the Master Report, conservative allowances have been made for a debt service reserve, underwriter’s discount, issuance costs, rounding and collection cost as shown on Table 5. The methodology consultant will issue supplemental report(s) which outline the provisions specific to each bond issue with the application of the assessment methodology contained herein. The supplemental report(s) will detail the negotiated terms, interest rates and costs associated with each series of Bonds representing the market rate at that point in time. The supplemental reports will outline any Developer contributions towards the completion of the CIP applied to prepay any assessments on any one or collective Assessable Properties within the District. The supplemental report(s) will also detail the level of funding allocated to the construction/acquisition account, the debt service reserve account, underwriter’s discount, issuance, and collection costs. Additionally, the supplemental report(s) will apply the principles set forth in the Master Report to determine the specific assessments required to repay the Bonds.

VI. ALLOCATION METHODOLOGY

The CIP benefits all Assessable Property within the District proportionally. The level of relative benefit can be compared through the use of defining “equivalent” units of measurement by product type to compare dissimilar development product types. This is accomplished through determining an estimate of the relationship between the product types, based on a relative benefit received by each product type from the CIP. The use of Equivalent Assessment Unit (EAU) methodologies is well established as a fair and reasonable proxy for estimating the benefit received by private benefiting properties. One (1) EAU has been assigned to the 50' residential use product type as a baseline, with a proportional increase relative to other planned residential product types and sizes. Table 2 outlines EAUs assigned for residential product types under the current Development Plan. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such a change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefiting Assessable Property by use and size in comparison to other Assessable Property within the District. According to F.S. 170.02, the methodology by which special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific Assessable Property. The CIP benefit and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and Maximum Assessments associated with the CIP are demonstrated on Table 3 through Table 6. The Developer may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per parcel basis, thereby reducing the annual debt service assessment associated with any series of Bonds.

VII. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The District's CIP contains a “system of improvements” including the funding, construction and/or acquisition of off-site improvements, stormwater management, utilities (water and sewer), roadways, landscape/hardscape and amenities; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all Assessable Property within the District receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement above. Finally, the specific benefit to the Assessable Property is equal to or exceeds the cost of the assessments levied on the Assessable Property (F.S. 170.02), which satisfies the third requirement above.

The first requirement for determining the validity of a special assessment is plainly demonstrable; eligible improvements are found within the list provided in F.S. 170.01. However, the second and third requirements for a valid special assessment require a more analytical examination. As required by F.S. 170.02 and described in the preceding section entitled “Allocation Methodology,” this approach involves identifying and assigning value to specific benefits being conferred upon the various Assessable Property, while confirming the value of these benefits exceed the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property, added enjoyment of the property, probability of decreased insurance premiums and the probability of increased marketability and value of the property.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the various Assessable Property. These benefits are derived from the acquisition and/or construction of the District’s CIP. The allocation of responsibility for payment of the on the Bonds has been apportioned according to reasonable estimates of the special benefits provided consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the properties will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that parcel of the District.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as: lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by HOA(s). To the extent it is later determined that a property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to acreage density as demonstrated in other use EAU assignment.

VIII. ASSIGNMENT OF ASSESSMENTS

This section sets out the manner in which special assessments will be assigned to the Assessable Property within the District. In general, the assessments will initially be assigned on a gross acreage basis, gradually absorbed and assigned on a first platted, first assigned priority.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the “undeveloped state.” At this point, the infrastructure may or may not be installed but none of the units in the development program have been platted. This condition exists when the infrastructure program is financed prior to any development. While the land is in an “undeveloped state,” special assessments will be assigned on an equal acre basis across all of the gross acreage within each phase, relative to the special assessment lien levied as identified within Exhibit “A” of this Master Report. Debt will not be solely assigned to properties within each phase which have development rights but will be assigned to undevelopable properties to ensure integrity of development plans, rights, and entitlements.

The second condition is “on-going development.” At this point, if not already in place, the installation of infrastructure has begun. Additionally, the development program has started to take shape. As lands subject to special assessments within each phase are platted and fully developed, they are assigned specific assessments in relation to the estimated benefit that each unit receives from the CIP, with the balance of the debt assigned on a per acre basis as described in the preceding paragraph. This generally describes the flow for a “first platted, first assigned basis” of assessments against product types per parcel, therefore each fully developed, platted unit would be assigned a par debt assessment as set forth in Tables 6. It is not contemplated that any unassigned debt would remain once all the lots associated with the improvements are platted and fully developed; if such a condition were to occur; the true-up provisions in section IX of this Master Report would be applicable.

The third condition is the “completed development state.” In this condition the entire development program for the District has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within each phase of the District based on the methodology described herein.

IX. TRUE-UP MODIFICATION

During the construction period of phases of development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per unit allocation of assessment principal. In order to ensure the District’s debt does not build up on the unplatte land, the District shall apply the following test as outlined within this “true up methodology.”

The debt per acre remaining on the unplatte land within the District is never allowed to increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for each Bond issue divided by the number of acres encumbered by those Bonds. Thus, every time the test is applied, the debt encumbering the remaining un-platted acres must remain equal to, or lower than the ceiling level of debt per acre as established by Exhibit A.

True-up tests shall be performed upon the acceptance of each recorded plat submitted to subdivide developed lands within the District. If upon the completion of any true-up analyses it is found that the debt per gross acre exceeds the established maximum ceiling debt per acre, or there is not sufficient development potential in the remaining acreage in the District to produce the densities required to adequately service Bond debt, the District would require the immediate remittance of a density reduction payment, plus accrued interest as applicable in an amount sufficient to reduce the remaining debt per acre to the ceiling amount per acre, thus allow the remaining gross acreage to adequately service bond debt upon planned development. The final test shall be applied to the platting of 100% of the development units within each phase of the District. Should additional coverage be identified at or prior to the final true up because of changes in the development plan, the District will reserve the right to either use excess to issue more debt or pay down the existing principal amounts within outstanding Bonds proportionally.

True-up payment provisions may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District and bondholders, that there is sufficient development potential in the remaining acreage within the District to produce the densities required to adequately service Bond debt. The Developer and District will enter into a true-up agreement to evidence the obligations described in this Section VIII.

All assessments levied run with the land, and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made.

X. ADDITIONAL STIPULATIONS

Inframark has been retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Inframark makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Inframark does not represent the District as a Municipal Advisor or Securities Broker nor is Inframark registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Inframark does not provide the District with financial advisory services or offer investment advice in any form.

TABLE 1

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT BUILDOUT COMMUNITY DEVELOPMENT PROGRAM COSTS	
DESCRIPTION	TOTAL PROJECT COSTS
Amenities	11,748,214
Roads	13,706,250
Stormwater Management	7,832,143
Utilities	4,699,286
Hardscape/Landscape/Irrigation	4,699,286
Professional Services/Contingency	1,174,821
TOTAL	43,860,000

TABLE 2

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT PLANNED DEVELOPMENT PROGRAM				
PRODUCT	LOT SIZE	UNITS	PER UNIT EAU ⁽¹⁾	TOTAL EAUs
Single Family	40	311	0.80	248.80
Single Family	50	329	1.00	329.00
Single Family	60	165	1.20	198.00
TOTAL		805		775.80

⁽¹⁾ EAU factors assigned based on Product Type as identified by district engineer and do not reflect front footage of planned lots.

⁽²⁾ Any development plan changes will require recalculations pursuant to the true-up provisions within this report.

TABLE 3

DEVELOPMENT PROGRAM COST/CIP NET BENEFIT ANALYSIS	
INFRASTRUCTURE CIP COSTS	\$43,860,000
EAUS	775.80
TOTAL CIP COST/BENEFIT PER EAU	\$56,535.19
Notations:	
1) Benefit is equal to or greater than cost as assigned per Equivalent Assessment Unit ("EAU") as described above.	

TABLE 4

DEVELOPMENT PROGRAM *NET* COST/BENEFIT ANALYSIS							
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs	NET BENEFIT			
				PER PRODUCT TYPE	PER PRODUCT UNIT		
Single Family 40	0.80	311	248.80	\$14,065,955	\$45,228.15		
Single Family 50	1.00	329	329.00	\$18,600,077	\$56,535.19		
Single Family 60	1.20	165	198.00	\$11,193,968	\$67,842.23		
		805	775.80	\$43,860,000			
Notations:							
1) Table 4 determines only the benefit of construction cost, net of finance and other related costs.							

TABLE 5

CONSTRUCTION COST AND BENEFIT						
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs	PERCENTAGE OF EAUs	TOTAL AMOUNT PER PRODUCT TYPE	TOTAL AMOUNT PER LOT
40	0.800	311	248.80	32.1%	\$14,065,955	\$45,228
50	1.000	329	329.00	42.4%	\$18,600,077	\$56,535
60	1.200	165	198.00	25.5%	\$11,193,968	\$67,842
		805	775.80	100%	\$43,860,000	

TABLE 6

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS		
FINANCING INFORMATION - FINANCING INFORMATION BOND SERIES		
Coupon Rate ⁽¹⁾		7.95%
Term (Years)		33
Principal Amortization Installments		30
ISSUE SIZE		\$67,930,000
Construction Fund		\$43,860,000
Capitalized Interest (Months) ⁽²⁾	36	\$16,201,305
Debt Service Reserve Fund	100%	\$6,005,605
Underwriter's Discount	2.00%	\$1,358,600
Cost of Issuance		\$500,000
Rounding		\$4,490
ANNUAL ASSESSMENT		
Annual Debt Service (Principal plus Interest)		\$6,005,605
Collection Costs and Discounts @ 6.00%		\$383,336
TOTAL ANNUAL ASSESSMENT		\$6,388,941

⁽¹⁾ Based on conservative interest rate, subject to change based on market conditions.

⁽²⁾ Based on capitalized interest 12 months.

TABLE 7

Coral Lakes Community Development District CDD Assessment Analysis								
Allocation Methodology - Series 2021 Long Term Bonds ⁽¹⁾								
Product	Per Unit	Total EAUs	% of EAUs	Units	Product Type		Per Unit	
					Total Principal	Annual Assmt. ⁽²⁾	Total Principal	Annual Assmt. ⁽²⁾
Single Family 40'	0.800	248.80	32.07%	311	\$21,785,233	\$1,926,005	\$70,049	\$6,193
Single Family 50'	1.000	329.00	42.41%	329	\$28,807,644	\$2,546,847	\$87,561	\$7,741
Single Family 60'	1.200	198.00	25.52%	165	\$17,337,123	\$1,532,753	\$105,073	\$9,289
TOTAL		775.80	100.00%	805	67,930,000	6,005,605		

⁽¹⁾ Allocation of total bond principal (i.e. assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis. 12 month Capitalized Interest Period.

⁽²⁾ Includes principal, interest

EXHIBIT A

The maximum par amount of Bonds that may be borrowed by the District to pay for the public capital infrastructure improvements is \$67,930,000.00 payable in 30 annual installments of principal of \$19,593.50 per gross acre. The maximum par debt is \$221,624.09 per gross acre and is outlined below.

Prior to platting, the debt associated with the Capital Improvement Plan will initially be allocated on a per acre basis within the District. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and developed units in accordance with this Report.

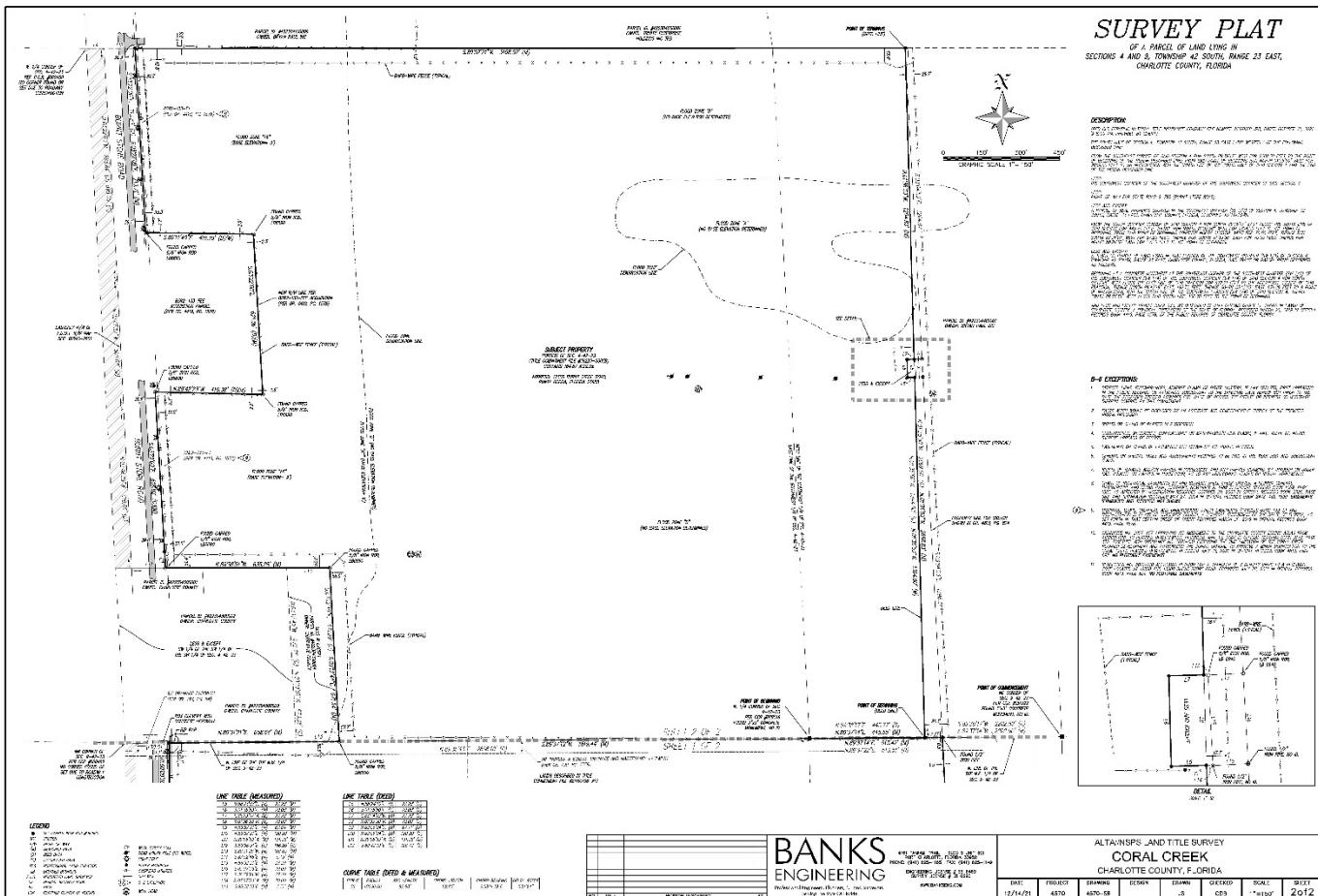
ASSESSMENT PLAT			
PER PARCEL ASSESSMENTS			
Landowner Name, Legal Description & Address	Gross Unplatted Assessable Acres	Total PAR Debt	Total Annual
(1) CC Burnt Store, LLC			
422304300005	164.870	\$36,539,163.81	\$3,230,381.03
422304300006	141.640	\$31,390,836.19	\$2,775,223.93
See Exhibit B, Legal Description 111 S. Armenia Ave, Suite 201 Tampa, FL 33609			
	Totals:	<u>306.510</u>	<u>\$67,930,000.00</u>
			<u>\$6,005,604.96</u>
Notation: Assessments shown are net of collection cost			

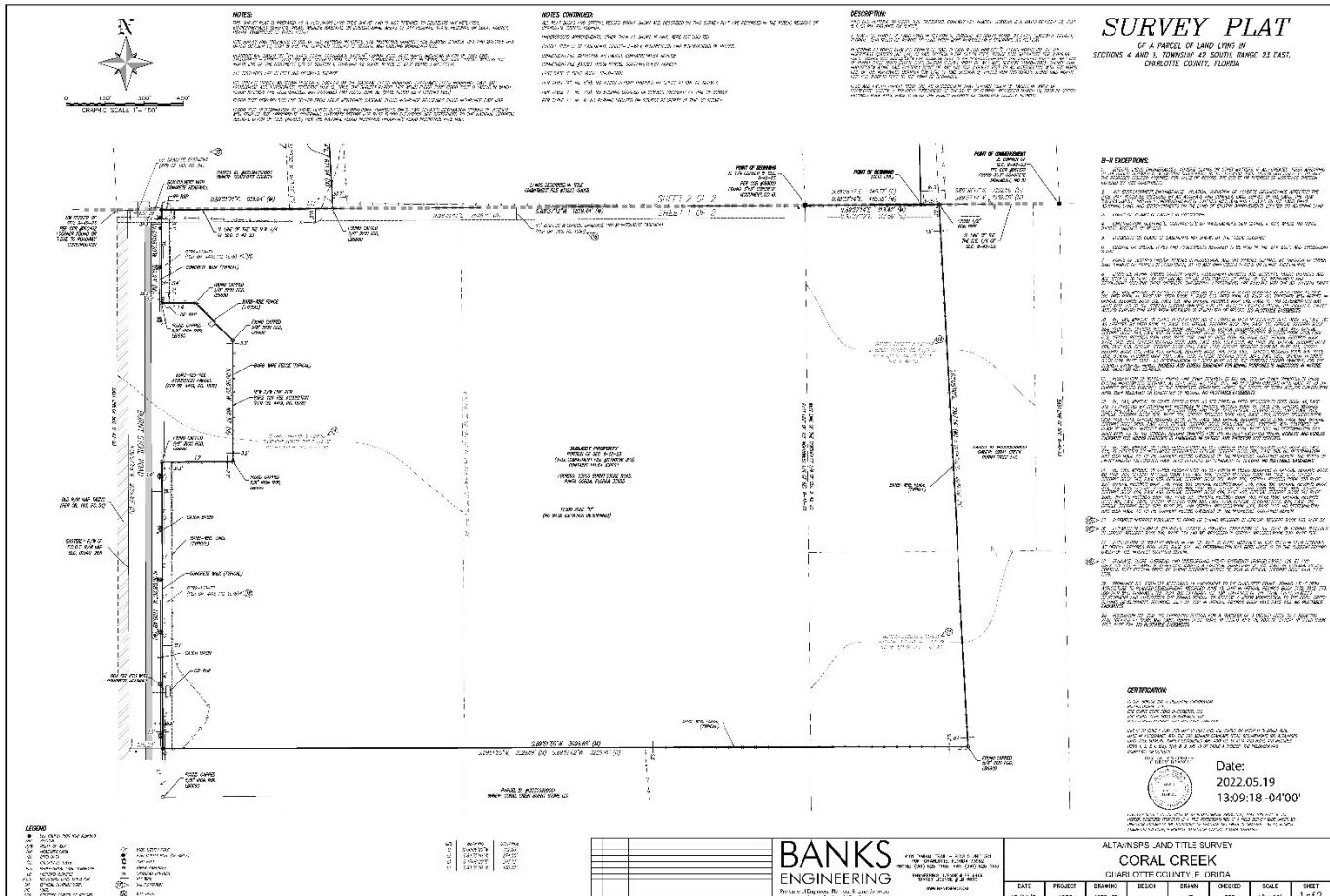
EXHIBIT B

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTIONS 4 AND 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 9; THENCE S.89°37'14"W. ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 9 FOR 2134.63 FEET TO THE POINT OF BEGINNING, SAID POINT HAVING A STATE PLANE COORDINATE OF NORTH:912406.30, EAST:652314.54; THENCE S.03°05'00"E. FOR 2086.83 FEET TO A POINT HAVING A STATE PLANE COORDINATE OF NORTH:910322.49, EAST:652426.79; THENCE S.89°51'50"W. FOR 3098.66 FEET TO A POINT ON THE NEW RIGHT-OF-WAY LINE PER BSR2-133-FEE ACQUISITION, AS RECORDED IN OFFICIAL RECORDS BOOK 4419, PAGE 1578, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE ALONG SAID NEW RIGHT-OF-WAY LINE THE FOLLOWING 13 COURSES: N.00°08'20"W. FOR 1100.49 FEET; THENCE N.89°51'40"E. FOR 274.00 FEET; THENCE N.00°08'20"W. FOR 466.37 FEET; THENCE N.45°08'20"W. FOR 203.12 FEET; THENCE S.89°51'40"W. FOR 130.37 FEET; THENCE N.00°08'20"W. FOR 359.73 FEET; THENCE N.89°31'21"E. FOR 658.64 FEET; THENCE N.03°12'44"W. FOR 671.94 FEET; THENCE N.89°58'51"W. FOR 635.27 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 10090.00 FEET, A DELTA ANGLE OF 00°21'24", A CHORD BEARING OF N.03°11'18"W., AND A CHORD DISTANCE OF 62.81 FEET; THENCE ALONG THE ARC OF SAID CURVE A FOR 62.81 FEET; THENCE N.03°22'00"W. FOR 618.82 FEET; THENCE S.88°42'23"E. FOR 416.38 FEET; THENCE N.03°22'00"W. FOR 621.06 FEET; THENCE N.89°11'40"W. FOR 416.10 FEET; THENCE N.03°22'00"W. FOR 713.71 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 4; THENCE N.89°57'21"E. ALONG SAID NORTH LINE FOR 2980.67 FEET; THENCE S.01°36'53"E. FOR 1204.83 FEET; THENCE S.88°23'07"W. FOR 27.20 FEET; THENCE S.01°36'53"E. FOR 70.00 FEET; THENCE N.88°23'07"E. FOR 27.20 FEET; THENCE S.01°36'53"E. FOR 1394.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 9; THENCE N.89°37'14"E. ALONG SAID NORTH LINE FOR 67.87 FEET TO THE POINT OF BEGINNING,

BEARINGS ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT - EPOCH 2010) AND WERE DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK SITE CODE "PNTA", IN U.S. FEET WHEREIN THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST BEARS S.89°37'14"W.





RESOLUTION NO. 2023-34

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "Board") of the Coral Lakes Community Development District (the "District") has determined to construct and/or acquire certain public improvements (the "Project") set forth in the plans and specifications described in the *Master Report of the District Engineer dated August 14, 2023* (the "Engineer's Report"), incorporated by reference as part of this Resolution and which is available for review at the offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "District Office"); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, Florida Statutes (the "Debt Assessments"); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the *Master Assessment Methodology Report dated August 21, 2023* (the "Assessment Report"), incorporated by reference as part of this Resolution and on file in the District Office; and

WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property improved.

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

1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. The Debt Assessments shall be levied to defray all of the costs of the Project.
3. The nature of the Project generally consists of public improvements consisting of undergrounding of electrical power, roadways, stormwater ponds, potable water distribution,

sanitary sewer system, reclaimed water distribution, recreational amenities, parks, landscaping, and hardscaping, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.

4. The general locations of the Project are as shown on the plans and specifications referred to above.
5. As stated in the Engineer's Report, the estimated cost of the Project is approximately **\$43,860,000** (hereinafter referred to as the "**Estimated Cost**").
6. As stated in the Assessment Report, the Debt Assessments will defray approximately **\$67,930,000** of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed special assessment bonds, to be issued in one or more series.
7. The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the lands within the District are currently undeveloped and unplatte^d and therefore the Debt Assessments will be levied initially on a per acre basis since the Project benefits all of developable lands within the District. On and after the date benefited lands within the District are specifically platted, the Debt Assessments as to platted lots will be levied in accordance with the Assessment Report, that is, on an equivalent residential unit basis per product type. Until such time that all benefited lands within the District are specifically platted, the manner by which the Debt Assessments will be imposed on unplatte^d lands shall be on a per acre basis in accordance with the Assessment Report.
8. In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
9. The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
10. There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
11. The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
12. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes;

provided, however, that in the event the uniform method for the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on August 21, 2023.

Attest:

**Coral Lakes
Community Development District**

Printed Name: _____
Secretary / Assistant Secretary

Printed Name: _____
Chair/Vice-Chair of the Board of Supervisors

RESOLUTION NO. 2023-35

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING NON-AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190, AND 197, FLORIDA STATUTES.

WHEREAS, the Board of Supervisors (the "Board") of the Coral Lakes Community Development District (the "District") has previously adopted Resolution No. 2023-34 entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in accordance with Resolution No. 2023-34, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 170, 190, and 197, Florida Statutes; to the holding of the aforementioned public hearing have been satisfied, and the preliminary assessment roll and related documents are available for public inspection at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "District Office").

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

1. There is hereby declared a public hearing to be held on _____, 2023, at 2:00 p.m. at the King's Gate Golf Club, 24000 Rampart Blvd., Port Charlotte, Florida 33980, for the purpose of hearing comment and objection to the proposed non-ad valorem special assessments for District public improvements as identified in the preliminary assessment roll, a copy of which is on file at the District Office. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the District Manager at the District Office at the address listed above.
2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190, and 197 Florida Statutes, and the District Manager is hereby authorized to place said notice in a newspaper of general circulation within Charlotte County (by 2 publications 1 week apart with the first publication at least 20 days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication

of notice. The District Manager is further authorized and directed to give 30 days written notice by first class United States mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

3. This Resolution shall become effective upon its passage.

Passed and Adopted on August 21, 2023.

Attest:

**Coral Lakes
Community Development District**

Printed Name: _____
Secretary / Assistant Secretary

Printed Name: _____
Chair/Vice-Chair of the Board of Supervisors

**MINUTES OF THE SPECIAL MEETING
CORAL LAKES
COMMUNITY DEVELOPMENT DISTRICT**

The Special Meeting of the Board of Supervisors of the Coral Lakes Community Development District was held on Thursday, June 22, 2023, at 2:00 p.m. at the King's Gate Golf Club located at 24000 Rampart Blvd., Port Charlotte, Fl 33980.

Present and constituting a quorum were:

Carlos de la Ossa	Vice Chairman
Robert Ter Doest	Assistant Secretary
Albert Viera	Assistant Secretary
Kyle Smith	Assistant Secretary

Also present:

Brian Lamb	District Manager – <i>(via conference call)</i>
Angie Grunwald	District Manager
John Vericker	District Counsel – <i>(via conference call)</i>
Carlos de la Ossa	EPG

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Grunwald called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comment

There being no public comments, the next order of business followed.

THIRD ORDER OF BUSINESS

Vendor and Staff Reports

A. District Counsel

Mr. Vericker informed the Board regarding the upcoming Bond meeting to be held on 2023, at 1:30 p.m.

B. District Manager

C. District Engineer

There being no additional vendor or staff reports, the next order of business followed.

FOURTH ORDER OF BUSINESS

Business Items

A. Resignation of Board of Supervisor – Jeffery Hills

Ms. Grunwald requested a motion from the Board to accept the resignation by Jeffery

46 On MOTION by Mr. Viera seconded by Mr. Smith with all in
47 favor, Mr. Jeffery Hills' resignation was accepted. 3-0

48

49 **B. Appointment of Board Member Replacement(s)**

50 A motion was assessed by the Board to appoint Carlos de la Ossa to serve on the Board
51 of Supervisors for Coral Lakes CDD.

52

53

54 On MOTION by Mr. Viera seconded by Mr. Smith with all in
55 favor Appointing Mr. de la Ossa to serve on the Board of
56 Supervisors for Coral Lakes CDD, was approved. 3-0

57

58 **C. Individual Board Member Acceptance or Waiver of Compensation**

59 Ms. Grunwald informed Mr. de la Ossa regarding the acceptance or waive of
60 compensation and Mr. de la Ossa accepted compensation.

61

62 **D. Consideration of Resolution 2023-29; Re-Designation of Officers**

63 Mr. de la Ossa assessed a motion to redesignate officers' positions with Mr. Dister
64 serving as Chairperson, and himself Mr. de la Ossa as Vice-Chairperson. Mr. Lamb with
65 Inframark will be appointed as the Secretary, and Mr. Eric Davidson with Inframark as the
66 Treasurer. The remaining Board members: Mr. Viera, Mr. Ter Doest, and Mr. Smith are
67 appointed as Assistant Secretary. Ms. Grunwald is appointed as an additional Assistant Secretary
68 for signatory purposes.

69

70

71 On MOTION by Mr. de la Ossa seconded by Mr. Viera with all
72 in favor Resolution 2023-29, Redesignating officers as
73 discussed, was adopted. 4-0

74

75 **E. Announcement of Qualified Electors**

76 Ms. Grunwald announced that Coral Lakes has zero qualified electors.

77

78 **F. Consideration of Resolution 2023-30; Approving the Proposed Fiscal Year 2024
Budget & Setting Public Hearing**

80 Ms. Grunwald briefly discussed the Fiscal Year 2024 Proposed Budget with the Board.

81

82

83 On MOTION by Mr. de la Ossa seconded by Mr. Viera with all in
84 favor Resolution 2023-30, approving the Fiscal Year 2024
85 Proposed Budget and setting the public hearing for August 21,
86 2023, at 2:00 p.m., was adopted. 4-0

87
88 **G. General Matters of the District**89 There being no additional general matters of the District, the next order of business
90 followed.91 **FIFTH ORDER OF BUSINESS**

Consent Agenda

92 **A. Consideration of Minutes of the Special Organizational Meeting November 15,
93 2022**94 **B. Consideration of Minutes of the Landowner's Election Meeting December 10,
95 2022**96 **C. Consideration of Minutes of the Public Hearing, Audit Committee
97 & Regular Meeting January 09, 2023**98 Ms. Grunwald discussed the consent agenda item as presented with no questions or
99 revisions by the Board.100
101 On MOTION by Mr. de la Ossa seconded by Mr. Viera with all
102 in favor Consent Agenda items A through C, were approved as
103 presented. 4-0104
105 **SIXTH ORDER OF BUSINESS**Board of Supervisors Requests and
Comments106
107 There being no Board Supervisor requests or comments, the next order of business
108 followed.109
110 **SEVENTH ORDER OF BUSINESS**

Adjournment

111 There being no further business,

112
113 On MOTION by Mr. Viera seconded by Mr. de la Ossa with all
114 in favor the meeting was adjourned.115
116
117
118
119 Angie Grunwald
120 Assistant Secretary121
122 Nicholas Dister
123 Chairperson

CORAL LAKES CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK LLC	93753	\$2,000.01		DISTRICT INVOICE APRIL 2023
Monthly Contract Subtotal		\$2,000.01		
Variable Contract				
STRALEY ROBIN VERICKER	23123	\$134.70		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 04/15/23
Variable Contract Subtotal		\$134.70		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
SUN NEWSPAPERS	3872027 051823	\$491.92		UNIFORM METHOD AD 12/08/22
SUN NEWSPAPERS	3872280	\$16.83		PUBLIC HEARING AD 12/20/22
SUN NEWSPAPERS	3873460 051823	\$101.53		AUDIT COMMITTEE AD 01/10/2023
SUN NEWSPAPERS	3880672 051823	\$120.12	\$730.40	REGULAR MEETING AD 03/03/23
Regular Services Subtotal		\$730.40		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$2,865.11		

Approved (with any necessary revisions noted):

 Signature:

Title (Check one):

CORAL LAKES CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	------------------------	--------	--------------	----------------------

Chairman Vice Chairman Assistant Secretary



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

BILL TO
Coral Lakes Community Development
District
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: April 2023

INVOICE#	DATE
#93753	4/28/2023
CUSTOMER ID	NET TERMS
C4799	Net 30
PO#	DUE DATE
	5/28/2023

DESCRIPTION	QTY	UOM	RATE	MARKUPP	AMOUNT
Administration	1	Ea	166.67		166.67
District Management	1	Ea	1,166.67		1,166.67
Accounting Services	1	Ea	375.00		375.00
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	100.00		100.00
Technology/Data Storage	1	Ea	25.00		25.00
Website Maintenance / Admin	1	Ea	50.00		50.00
Rental & Leases	1	Ea	16.67		16.67
Subtotal					2,000.01

Subtotal	\$2,000.01
Tax	\$0.00
Total Due	\$2,000.01

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606
Telephone (813) 223-9400
Federal Tax Id. - 20-1778458

Coral Lakes Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

May 11, 2023
Client: 001598
Matter: 000001
Invoice #: 23123

Page: 1

RE: General

For Professional Services Rendered Through April 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
3/20/2023	LB	PREPARE DRAFT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING FOR FY 2023-2024.	0.8	\$132.00
		Total Professional Services	0.8	\$132.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
4/15/2023	Photocopies	\$2.70
	Total Disbursements	\$2.70

May 11, 2023
Client: 001598
Matter: 000001
Invoice #: 23123

Page: 2

Total Services	\$132.00
Total Disbursements	\$2.70
Total Current Charges	\$134.70
Previous Balance	\$4,308.75
PAY THIS AMOUNT	\$4,443.45

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
22447	December 05, 2022	\$1,873.50	\$0.00	\$0.00	\$0.00	\$2,008.20
22578	January 04, 2023	\$1,963.00	\$32.25	\$0.00	\$0.00	\$2,129.95
22718	February 08, 2023	\$390.50	\$0.00	\$0.00	\$0.00	\$525.20
22845	March 07, 2023	\$49.50	\$0.00	\$0.00	\$0.00	\$184.20
Total Remaining Balance Due						\$4,443.45

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$134.70	\$0.00	\$49.50	\$4,259.25

Sun Newspapers
Legal Advertising
23170 Harborview Rd
Port Charlotte, FL 33980

Phone: (941) 206-1025 Email: legals@yoursun.com

05/18/23

The Coral Lakes Community Development District
Notice of a public hearing and the intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem assessments

Acct#: 433970	Date: 05/18/23
BRITTANY CRUTCHFIELD	Ad Date: 12/08/22
CORAL LAKES CDD	Class: 3138
2005 PAN AM CIRCLE STE 300	Ad ID: 3872027
TAMPA, FL 33607	Ad Taker: MPRESCOTT
Telephone: (813) 873-7300	Sales Person: 200
	Words: 367
	Lines: 86
	Agate Lines: 96
	Depth: 10.153
	Inserts: 4
	Description: Uniform Method

Other Charges:	\$0.00	Gross:	\$491.92
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	10.153	Amount Due:	\$491.92

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	12/08/22	12/29/22	4	\$491.92

Ad Note:

Customer Note:
4/14 emailed past due invoices

The Board of Supervisors ("Board") of the Coral Lakes Community Development District ("District") will hold a public hearing and a regular Board meeting on **Monday, January 9, 2023, at 2:00 p.m.**, at the Kings Gate Golf Club located at 24000 Rampart Blvd., Port Charlotte, Florida 33980 to consider the Board's intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem assessments pursuant to Section 197.3632 (the "Uniform Method"). All affected property owners have the right to appear at the hearing and be heard regarding the District's use of the Uniform Method.

At the conclusion of the hearing the Board will consider the adoption of a resolution authorizing the District to use the Uniform Method for any non-ad valorem special assessments that the District may levy on properties located within the District's boundaries. If the District elects to use the Uniform Method, such assessments will be collected by the Charlotte County Tax Collector.

The meeting and hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The meeting and/or the hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District office at (813) 873-7300 at least 2 calendar days prior to the meeting. If you are hearing or

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Thank You BRITTANY CRUTCHFIELD!*

speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District office.

Brian Lamb, District Manager
Publish:
December 8, 15, 22, 29, 2022
433970 3872027

Sun Newspapers
Legal Advertising
23170 Harborview Rd
Port Charlotte, FL 33980

Phone: (941) 206-1025 Email: legals@yoursun.com

05/18/23

**Notice of Public Hearing
and Board of Supervisors
Meeting of the Coral Lakes
Community Development
District**

Acct#: 433970	Date: 05/18/23
BRITTANY CRUTCHFIELD	Ad Date: 12/20/22
CORAL LAKES CDD	Class: 3138
2005 PAN AM CIRCLE STE 300	Ad ID: 3872280
TAMPA, FL 33607	Ad Taker: MPRESCOTT
Telephone: (813) 873-7300	Sales Person: 200
	Words: 335
	Lines: 77
	Agate Lines: 86
	Depth: 9.097
	Inserts: 2
	Description: Meeting 01.09.23

Other Charges:	\$0.00	Gross:	\$220.22
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$203.39
Credits:	\$0.00		
Bill Depth:	9.097	Amount Due:	\$16.83

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	12/20/22	12/27/22	2	\$220.22

Ad Note:

Customer Note:
4/14 emailed past due invoices

The Board of Supervisors (the "Board") of the Coral Lakes Community Development District (the "District") will hold a public hearing and a meeting on Monday, January 9, 2023, at 2:00 p.m. at the Kings Gate Golf Club, 24000 Rampart Blvd., Port Charlotte, FL 33980.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2022-2023 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be obtained by contacting the District Manager's office via email at Brian.Lamb@inframark.com or via phone at (813) 873-7300.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Brian Lamb
District Manager
Publish: 12/20/22, 12/27/22
433970 3872280

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Sun Newspapers
Legal Advertising
23170 Harborview Rd
Port Charlotte, FL 33980

Phone: (941) 206-1025 Email: legals@yoursun.com

05/18/23

**NOTICE OF AUDIT
 COMMITTEE MEETING
 CORAL LAKES COMMUNITY
 DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN
 that the Audit Committee
 of Coral Lakes Community
 Development District will
 hold a meeting on January
 09, 2023, at 2:00 p.m. at the
 King's Gate Golf Club located
 at 24000 Rampart Blvd., Port
 Charlotte, FL 33980.

The meeting is open to the
 public and will be conducted in
 accordance with the provisions
 of Florida Law for Community
 Development Districts. Copies
 of the agenda for any of the
 committee meetings may be
 obtained by contacting the
 District Manager's Office at (813)
 873-7300. Affected parties and
 others interested may appear at
 these meetings and be heard.

There may be occasions when
 one or more committee members
 will participate by telephone. At
 the above location there will be
 present a speaker telephone
 so that interested persons can
 attend the meeting at the above
 location and be fully informed
 of the discussions taking place
 either in person or by telephone
 communication.

Pursuant to provisions of the
 Americans with Disabilities Act,
 any person requiring special
 accommodations to participate
 in these meetings is asked to
 advise the District Office at (813)
 873-7300, at least 48 hours
 before the meetings. If you are
 hearing or speech impaired,
 please contact the Florida Relay
 Service at 7-1-1, who can aid you
 in contacting the District Office.

If any person decides to appeal
 any decision made by the
 committee with respect to any
 matter considered at these
 meetings, such person will need
 a record of the proceedings
 and such person may need to
 ensure that a verbatim record of
 the proceedings is made, at his
 or her own expense, and which
 record includes the testimony
 and evidence on which the
 appeal is based.

Brian Lamb
 District Manager
 Publish: January 02, 2023
 433970 3872280

Acct#: 433970	Date: 05/18/23
BRITTANY CRUTCHFIELD CORAL LAKES CDD 2005 PAN AM CIRCLE STE 300 TAMPA, FL 33607	Ad Date: 01/02/23
Telephone: (813) 873-7300	Class: 3126
	Ad ID: 3873460
	Ad Taker: SCIVIN
	Sales Person: 200
	Words: 297
	Lines: 71
	Agate Lines: 80
	Depth: 8.389
	Inserts: 1
	Description: Audit Committee

Other Charges:	\$0.00	Gross:	\$101.53
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	8.389	Amount Due:	\$101.53

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	01/02/23	01/02/23	1	\$101.53

Ad Note:

Customer Note:
 4/14 emailed past due invoices

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 Thank You BRITTANY CRUTCHFIELD!*

**Sun Newspapers
Legal Advertising
23170 Harborview Rd
Port Charlotte, FL 33980**

Phone: (941) 206-1025 Email: legals@yoursun.com

05/18/23

**NOTICE OF REGULAR BOARD
MEETING SCHEDULE
FISCAL YEAR 2023
CORAL LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Acct#: 433970	Date: 05/18/23
BRITTANY CRUTCHFIELD CORAL LAKES CDD 2005 PAN AM CIRCLE STE 300 TAMPA, FL 33607	Ad Date: 03/03/23
Telephone: (813) 873-7300	Class: 3126
	Ad ID: 3880672
	Ad Taker: MPRESCOTT
	Sales Person: 200
	Words: 338
	Lines: 84
	Agate Lines: 94
	Depth: 9.917
	Inserts: 1
	Description: FY 2023 Mtg

Other Charges:	\$0.00	Gross:	\$120.12
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	9.917	Amount Due:	\$120.12

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	03/03/23	03/03/23	1	\$120.12

Ad Note:

Customer Note:
4/14 emailed past due invoices

NOTICE IS HEREBY GIVEN
that the Board of Supervisors
of the Coral Lakes Community
Development District has sched-
uled their Regular Board Meetings
for Fiscal Year 2023 to be held at
**King's Gate Golf Club located
at 24000 Rampart Blvd., Port
Charlotte, FL 33980** on the
following dates at 2:00 p.m.:

Monday, March 13, 2023
2:00 p.m.
Monday, April 10, 2023
2:00 p.m.
Monday, May 08, 2023
2:00 p.m.
Monday, June 12, 2023
2:00 p.m.
Monday, July 10, 2023
2:00 p.m.
Monday, August 14,
2023 2:00 p.m.
Monday, September 11,
2023 2:00 p.m.

There may be occasions when
one or more Supervisors will
participate by telephone. At
the above location there will be
present a speaker telephone
so that interested persons can
attend the meeting at the above
location and be fully informed
of the discussions taking place
either in person or by telephone
communication.

The regular meetings are
open to the public and will be
conducted in accordance with
the provisions of Florida law
for community development
districts. The regular meetings
may be continued to a date, time,
and place to be specified on the
record at such special meeting.

Pursuant to provisions of the
Americans with Disabilities Act,
any person requiring special
accommodations to participate
in these meetings is asked to
advise the District Office at (813)
873-7300, at least 48 hours
before the meetings. If you are
hearing or speech impaired,
please contact the Florida Relay
Service at 7-1-1, who can aid you
in contacting the District Office.

If any person decides to appeal
any decision made by the Board
with respect to any matter
considered at these meetings,
such person will need a record
of the proceedings and such
person may need to ensure that a
verbatim record of the proceed-

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Thank You BRITTANY CRUTCHFIELD!*

ings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Brian Lamb
District Manager
Publish: 03/03/23
433970 3880672

CORAL LAKES CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK LLC	96874	\$1,999.98		DISTRICT INVOICE JUNE 2023
Monthly Contract Subtotal		\$1,999.98		
Variable Contract		\$0.00		
Variable Contract Subtotal		\$0.00		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services		\$0.00		
Regular Services Subtotal		\$0.00		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$1,999.98		

Approved (with any necessary revisions noted):

 Signature:

Title (Check one):

CORAL LAKES CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

[] Chariman [] Vice Chariman [] Assistant Secretary



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

BILL TO
Coral Lakes Community Development
District
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: June 2023

INVOICE#	DATE
#96874	6/23/2023
CUSTOMER ID	NET TERMS
C4799	Net 30
PO#	DUE DATE
	7/23/2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administration	1	Ea	166.66		166.66
District Management	1	Ea	1,166.66		1,166.66
Accounting Services	1	Ea	375.00		375.00
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	100.00		100.00
Technology/Data Storage	1	Ea	25.00		25.00
Website Maintenance / Admin	1	Ea	50.00		50.00
Rental & Leases	1	Ea	16.66		16.66
Subtotal					1,999.98

Subtotal	\$1,999.98
Tax	\$0.00
Total Due	\$1,999.98

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

CORAL LAKES CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK LLC	98332	\$2,001.81		DISTRICT INVOICE JULY 2023
Monthly Contract Subtotal		\$2,001.81		
Variable Contract				
STRALEY ROBIN VERICKER	23429	\$468.74		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 07/11/23
Variable Contract Subtotal		\$468.74		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services		\$0.00		
Regular Services Subtotal		\$0.00		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$2,470.55		

Approved (with any necessary revisions noted):

 Signature:

Title (Check one):

Chariman Vice Chariman Assistant Secretary



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

BILL TO
Coral Lakes Community Development
District
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: July 2023

INVOICE#	DATE
#98332	7/19/2023
CUSTOMER ID	NET TERMS
C4799	Net 30
PO#	DUE DATE
	8/18/2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administration	1	Ea	166.67		166.67
District Management	1	Ea	1,166.67		1,166.67
Accounting Services	1	Ea	375.00		375.00
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	100.00		100.00
Technology/Data Storage	1	Ea	25.00		25.00
Website Maintenance / Admin	1	Ea	50.00		50.00
Rental & Leases	1	Ea	16.67		16.67
Postage	3	Ea	0.60		1.80
Subtotal					2,001.81

Subtotal	\$2,001.81
Tax	\$0.00
Total Due	\$2,001.81

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606
Telephone (813) 223-9400
Federal Tax Id. - 20-1778458

Coral Lakes Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

July 25, 2023
Client: 001598
Matter: 000001
Invoice #: 23429

Page: 1

RE: General

For Professional Services Rendered Through July 11, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
6/8/2023	VKB	REVIEW AND REVISE RESOLUTION ADOPTING PRELIMINARY BUDGET AND SETTING PUBLIC HEARING FOR FINAL BUDGET ADOPTION.	0.2	\$71.00
6/21/2023	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.2	\$71.00
6/22/2023	VKB	PREPARE FOR AND ATTEND BOARD MEETING VIA TELEPHONE.	0.2	\$71.00
6/28/2023	LB	REVEIW PROPOSED BUDGET; PREPARE DRAFT PUBLICATION AD FOR FY 2023-2024 BUDGET.	0.5	\$87.50
Total Professional Services			1.1	\$300.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
6/2/2023	Postage	\$0.60
6/16/2023	FEDEX- Federal Express- FedEx Services	\$26.43
6/22/2023	FEDEX- Federal Express- FedEx Services	\$26.61
7/11/2023	Photocopies	\$114.60
Total Disbursements		\$168.24

July 25, 2023
Client: 001598
Matter: 000001
Invoice #: 23429

Page: 2

Total Services	\$300.50
Total Disbursements	\$168.24
Total Current Charges	\$468.74
Previous Balance	\$4,443.45
<i>Less Payments</i>	(\$4,443.45)
PAY THIS AMOUNT	\$468.74

Please Include Invoice Number on all Correspondence

Coral Lakes Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2023

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	TOTAL
ASSETS	
Cash - Operating Account	\$ 1,263
TOTAL ASSETS	\$ 1,263
LIABILITIES	
Accounts Payable	\$ 12,867
TOTAL LIABILITIES	\$ 12,867
FUND BALANCES	
Unassigned:	(11,604)
TOTAL FUND BALANCES	(11,604)
TOTAL LIABILITIES & FUND BALANCES	\$ 1,263

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Developer Contribution	\$ -	\$ 18,175	\$ 18,175	0.00%
TOTAL REVENUES	-	18,175	18,175	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	-	1,800	(1,800)	0.00%
District Counsel	-	4,912	(4,912)	0.00%
District Manager	-	11,100	(11,100)	0.00%
Accounting Services	-	3,800	(3,800)	0.00%
Auditing Services	-	500	(500)	0.00%
Website Compliance	-	2,944	(2,944)	0.00%
Postage, Phone, Faxes, Copies	-	12	(12)	0.00%
Legal Advertising	-	17	(17)	0.00%
Website Administration	-	600	(600)	0.00%
Miscellaneous Expenses	-	453	(453)	0.00%
Office Supplies	-	327	(327)	0.00%
Total Administration	-	26,465	(26,465)	0.00%
<u>Other Physical Environment</u>				
Public Officials Insurance	-	1,492	(1,492)	0.00%
Insurance -Property & Casualty	-	1,823	(1,823)	0.00%
Total Other Physical Environment	-	3,315	(3,315)	0.00%
TOTAL EXPENDITURES	-	29,780	(29,780)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures		(11,605)	(11,605)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)				1
FUND BALANCE, ENDING		\$ (11,604)		

Coral Lakes CDD

Bank Reconciliation

Bank Account No. 7319 **TRUIST - GF Operating**
Statement No. 07-23
Statement Date 7/31/2023

G/L Balance (LCY)	1,262.84	Statement Balance	1,262.84
G/L Balance	1,262.84	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	1,262.84
Subtotal	1,262.84	Outstanding Checks	0.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	1,262.84	Ending Balance	1,262.84
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
6/29/2023	Payment	1001	ADA SITE COMPLIANCE	2943.5	2,943.50	0.00
6/29/2023	Payment	1002	EGIS INSURANCE	3315	3,315.00	0.00
6/29/2023	Payment	1003	INFRAMARK LLC.	4010.22	4,010.22	0.00
6/29/2023	Payment	1004	STRALEY ROBIN VERICKER	3868.75	3,868.75	0.00
7/6/2023	Payment	1005	STRALEY ROBIN VERICKER	574.7	574.70	0.00
7/13/2023	Payment	1006	INFRAMARK LLC.	2199.99	2,199.99	0.00
Total Checks				16,912.16	16,912.16	0.00