

**CORAL LAKES
COMMUNITY DEVELOPMENT
DISTRICT**

MAY 20, 2024

**REGULAR MEETING
AGENDA PACKAGE**



2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

Coral Lakes Community Development District

Board of Supervisors

Carlos de la Ossa, Chair
Nicholas Dister, Vice-Chairman
Albert Viera, Assistant Secretary
Robert Ter Doest, Assistant Secretary
Kyle Smith, Assistant Secretary

District Staff

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

Regular Meeting Agenda

Monday, May 20, 2024, at 11:00 a.m.

The Regular Meeting of the **Coral Lakes Community Development District** will be held on **May 20, 2024, at 11:00 a.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:

Microsoft Teams Meeting; [Join the meeting now](#)

Meeting ID: 261 138 684 008 Passcode: KvzME2 Phone # 1-646-838-1601 Pin: 743 866 911#

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

REGULAR MEETING OF THE BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS ON AGENDA ITEMS *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*

3. BUSINESS ITEMS

- A. Consideration of Resolution 2024 -03; Approving Fiscal Year 2025 Proposed Budget & Setting Public Hearing
- B. Announcement of Qualified Electors
- C. General Matters of the District

4. CONSENT AGENDA

- A. Approval of Minutes of the March 25, 2024; Regular Meeting
- B. Consideration of Operation and Maintenance Expenditures March – April 2024
- C. Acceptance of the Financials and Approval of the Check Register for March – April 2024

5. STAFF REPORTS

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

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2024/2025; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Coral Lakes Community Development District (“**District**”) prior to June 15, 2024 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: July 22, 2024

HOUR: 11:00 a.m.

LOCATION: Kings Gate Golf Club
24000 Rampart Blvd.
Port Charlotte, FL 33980

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Charlotte County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON MAY 20, 2024.

Attest:

**Coral Lakes Community
Development District**

Print Name: _____
Secretary / Assistant Secretary

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

Exhibit A: Proposed Budget for Fiscal Year 2024/2025

Coral Lakes

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2025

Preliminary Budget

Prepared by:



Coral Lakes

Community Development District

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Coral Lakes

Community Development District

Operating Budget

Fiscal Year 2025

Summary of Revenues, Expenditures and Changes in Fund Balance
General Fund
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ADOPTED	ANNUAL
	BUDGET	BUDGET
	FY 2024	FY 2025
REVENUES		
Interest - Investments	\$ -	\$ -
Developer Contributions	118,425	455,875
TOTAL REVENUES	\$ 118,425	\$ 455,875
EXPENDITURES		
Financial and Administrative		
Supervisor Fees	\$ 3,000	\$ 3,000
District Management	25,000	25,000
Administration	4,500	4,500
Recording Secretary	2,400	2,400
Construction Accounting	9,000	9,000
Financial/Revenue Collections	1,200	1,200
Rental and Leases	600	600
Accounting Services	9,000	9,000
Dissemination Agent/Reporting	4,200	4,200
Website Admin Services	1,200	1,200
District Engineer	9,500	9,500
District Counsel	15,000	15,000
Trustees Fees	6,500	6,500
Auditing Services	6,000	6,000
Postage, Phone, Faxes, Copies	500	500
Legal Advertising	3,500	3,500
Bank Fees	200	200
Dues, Licenses & Fees	175	175
Onsite Office Supplies	100	100
Website ADA Compliance	1,800	1,800
Misc Admin	250	-
ProfServ-Info Technology	600	\$ 600
Meeting Expense	4,000	\$ 4,000
Misc-Contingency	4,500	\$ 4,500
Total Financial and Administrative	\$ 112,725	\$ 112,475

Summary of Revenues, Expenditures and Changes in Fund Balance
General Fund
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ADOPTED		ANNUAL	
	BUDGET		BUDGET	
	FY 2024		FY 2025	
Insurance				
General Liability	\$	3,200	\$	3,025
Public Officials Insurance		2,500		2,475
Property & Casualty Insurance		-		25,000
Deductible		-		2,500
Total Insurance	\$	5,700	\$	33,000
Utility Services				
Street Lights		-		50,000
Total Utility Services	\$	-	\$	50,000
Amenity				
Security Monitoring Services		-		5,000
MISC		-		30,000
Total Amenity	\$	-	\$	35,000
Landscape and Pond Maintenance				
Landscape Maintenance - Contract	\$	-	\$	200,000
Aquatics - Contract		-		10,000
Debris Cleanup		-		9,000
Wildlife Control		-		6,400
Total Landscape and Pond Maintenance	\$	-	\$	225,400
TOTAL EXPENDITURES	\$	118,425	\$	455,875

Budget Narrative
Fiscal Year 2025

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative**Supervisor Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

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.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Budget Narrative
Fiscal Year 2025**EXPENDITURES****Financial and Administrative** (continued)**Recording Secretary**

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

EXPENDITURES

Budget Narrative
Fiscal Year 2025**Financial and Administrative** (continued)**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

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

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Insurance**Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

EXPENDITURES

Utility Services**Electric Utility Services**

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Amenity**Pool Monitor**

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

EXPENDITURES

Budget Narrative
Fiscal Year 2025

Amenity (Continued)

Entrance Monuments, Gates, Walls R&M

Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES

Landscape and Pond Maintenance

R&M – Stormwater System

Cost of repairs and regular maintenance to the CDD’s stormwater and drainage infrastructure.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

EXPENDITURES

Landscape and Pond Maintenance (Continued)

Budget Narrative
Fiscal Year 2025

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

EXPENDITURES

Contingency/Reserves

Contingency

Funds set aside for projects, as determined by the district's board.

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.

Budget Narrative
Fiscal Year 2025

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

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Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

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EXPENDITURES

Debt Service**Principal Debt Retirement**

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Coral Lakes

Community Development District

Debt Service Budgets

Fiscal Year 2025

Series 2024 Bonds
Fiscal Year 2025 Budget

REVENUES		
CDD Debt Service Assessments	\$	651,825
TOTAL REVENUES	\$	651,825
EXPENDITURES		
Series 2024 May Bond Interest Payment	\$	253,413
Series 2024 November Bond Principal Payment	\$	145,000
Series 2024 November Bond Interest Payment	\$	253,413
TOTAL EXPENDITURES	\$	651,825
EXCESS OF REVENUES OVER EXPENDITURES	\$	-
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2024	\$	9,195,000
Principal Payment Applied Toward Series 2024 Bonds	\$	145,000
Bonds Outstanding - Period Ending 11/1/2025	\$	9,050,000

Coral Lakes

Community Development District

Series 2024 Debt Service

**Coral Lakes Community Development District
Special Assessment Bonds, Series 2024 (Assessment Area One Project)**

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
5/1/2024	\$ 9,450,000			\$ 132,536	\$ 132,536
11/1/2024	\$ 9,450,000	\$ 255,000	4.63%	\$ 259,309	\$ 514,309
5/1/2025	\$ 9,195,000			\$ 253,413	\$ 253,413
11/1/2025	\$ 9,195,000	\$ 145,000	4.63%	\$ 253,413	\$ 398,413
5/1/2026	\$ 9,050,000			\$ 250,059	\$ 250,059
11/1/2026	\$ 9,050,000	\$ 150,000	4.63%	\$ 250,059	\$ 400,059
5/1/2027	\$ 8,900,000			\$ 246,591	\$ 246,591
11/1/2027	\$ 8,900,000	\$ 155,000	4.63%	\$ 246,591	\$ 401,591
5/1/2028	\$ 8,745,000			\$ 243,006	\$ 243,006
11/1/2028	\$ 8,745,000	\$ 165,000	4.63%	\$ 243,006	\$ 408,006
5/1/2029	\$ 8,580,000			\$ 239,191	\$ 239,191
11/1/2029	\$ 8,580,000	\$ 170,000	4.63%	\$ 239,191	\$ 409,191
5/1/2030	\$ 8,410,000			\$ 235,259	\$ 235,259
11/1/2030	\$ 8,410,000	\$ 180,000	4.63%	\$ 235,259	\$ 415,259
5/1/2031	\$ 8,230,000			\$ 231,097	\$ 231,097
11/1/2031	\$ 8,230,000	\$ 185,000	4.63%	\$ 231,097	\$ 416,097
5/1/2032	\$ 8,045,000			\$ 226,819	\$ 226,819
11/1/2032	\$ 8,045,000	\$ 195,000	5.50%	\$ 226,819	\$ 421,819
5/1/2033	\$ 7,850,000			\$ 221,456	\$ 221,456
11/1/2033	\$ 7,850,000	\$ 205,000	5.50%	\$ 221,456	\$ 426,456
5/1/2034	\$ 7,645,000			\$ 215,819	\$ 215,819
11/1/2034	\$ 7,645,000	\$ 220,000	5.50%	\$ 215,819	\$ 435,819
5/1/2035	\$ 7,425,000			\$ 209,769	\$ 209,769
11/1/2035	\$ 7,425,000	\$ 230,000	5.50%	\$ 209,769	\$ 439,769
5/1/2036	\$ 7,195,000			\$ 203,444	\$ 203,444
11/1/2036	\$ 7,195,000	\$ 245,000	5.50%	\$ 203,444	\$ 448,444
5/1/2037	\$ 6,950,000			\$ 196,706	\$ 196,706
11/1/2037	\$ 6,950,000	\$ 255,000	5.50%	\$ 196,706	\$ 451,706
5/1/2038	\$ 6,695,000			\$ 189,694	\$ 189,694
11/1/2038	\$ 6,695,000	\$ 270,000	5.50%	\$ 189,694	\$ 459,694
5/1/2039	\$ 6,425,000			\$ 182,269	\$ 182,269
11/1/2039	\$ 6,425,000	\$ 285,000	5.50%	\$ 182,269	\$ 467,269
5/1/2040	\$ 6,140,000			\$ 174,431	\$ 174,431
11/1/2040	\$ 6,140,000	\$ 300,000	5.50%	\$ 174,431	\$ 474,431
5/1/2041	\$ 5,840,000			\$ 166,181	\$ 166,181
11/1/2041	\$ 5,840,000	\$ 315,000	5.50%	\$ 166,181	\$ 481,181
5/1/2042	\$ 5,525,000			\$ 157,519	\$ 157,519
11/1/2042	\$ 5,525,000	\$ 335,000	5.50%	\$ 157,519	\$ 492,519
5/1/2043	\$ 5,190,000			\$ 148,306	\$ 148,306
11/1/2043	\$ 5,190,000	\$ 355,000	5.50%	\$ 148,306	\$ 503,306
5/1/2044	\$ 4,835,000			\$ 138,544	\$ 138,544
11/1/2044	\$ 4,835,000	\$ 370,000	5.50%	\$ 138,544	\$ 508,544
5/1/2045	\$ 4,465,000			\$ 128,369	\$ 128,369
11/1/2045	\$ 4,465,000	\$ 390,000	5.75%	\$ 128,369	\$ 518,369
5/1/2046	\$ 4,075,000			\$ 117,156	\$ 117,156
11/1/2046	\$ 4,075,000	\$ 415,000	5.75%	\$ 117,156	\$ 532,156
5/1/2047	\$ 3,660,000			\$ 105,225	\$ 105,225
11/1/2047	\$ 3,660,000	\$ 440,000	5.75%	\$ 105,225	\$ 545,225
5/1/2048	\$ 3,220,000			\$ 92,575	\$ 92,575
11/1/2048	\$ 3,220,000	\$ 465,000	5.75%	\$ 92,575	\$ 557,575
5/1/2049	\$ 2,755,000			\$ 79,206	\$ 79,206

Coral Lakes

Community Development District

Series 2024 Debt Service

11/1/2049	\$	2,755,000	\$	490,000	5.75%	\$	79,206	\$	569,206
5/1/2050	\$	2,265,000				\$	65,119	\$	65,119
11/1/2050	\$	2,265,000	\$	520,000	5.75%	\$	65,119	\$	585,119
5/1/2051	\$	1,745,000				\$	50,169	\$	50,169
11/1/2051	\$	1,745,000	\$	550,000	5.75%	\$	50,169	\$	600,169
5/1/2052	\$	1,195,000				\$	34,356	\$	34,356
11/1/2052	\$	1,195,000	\$	580,000	5.75%	\$	34,356	\$	614,356
5/1/2053	\$	615,000				\$	17,681	\$	17,681
11/1/2053	\$	615,000	\$	615,000	5.75%	\$	17,681	\$	632,681
			\$	9,450,000		\$	10,030,702	\$	19,480,702

Coral Lakes

Community Development District

Supporting Budget Schedules

Fiscal Year 2025

Coral Lakes

Community Development District

All Funds

Assessment Summary Fiscal Year 2025 vs. Fiscal Year 2024

ASSESSMENT ALLOCATION

Assessment Area One- Series 2024										
Product	Units	O&M Assessment			Debt Service Series 2024			Total Assessments per Unit		
		FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024	Dollar Change
Single Family 40'	311	\$ 500.10	\$ 129.91	\$ 370.19	\$ 1,308.65	\$ -	\$ 1,308.65	\$ 1,808.75	\$ 129.91	\$ 1,678.84
Single Family 50'	181	\$ 625.13	\$ 162.39	\$ 462.74	\$ 1,635.81	\$ -	\$ 1,635.81	\$ 2,260.94	\$ 162.39	\$ 2,098.55
Single Family 60'	4	\$ 750.15	\$ 194.87	\$ 555.28	\$ 1,962.97	\$ -	\$ 1,962.97	\$ 2,713.13	\$ 194.87	\$ 2,518.26
	496									

Future Aseessment Area										
Product	Units	O&M Assessment						Total Assessments per Unit		
		FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024	Dollar Change
Single Family 40'	0	\$ 500.10	\$ 129.91	\$ 370.19	\$ -	\$ -	\$ -	\$ 500.10	\$ 129.91	\$ 370.19
Single Family 50'	148	\$ 625.13	\$ 162.39	\$ 462.74	\$ -	\$ -	\$ -	\$ 625.13	\$ 162.39	\$ 462.74
Single Family 60'	161	\$ 750.15	\$ 194.87	\$ 555.28	\$ -	\$ -	\$ -	\$ 750.15	\$ 194.87	\$ 555.28
	309									

Supervisor of Elections
Leah Valenti
Charlotte County



226 Taylor Street, Unit 120
Punta Gorda, FL 33950
941-833-5400
SOECharlotteCountyFL.gov

April 19, 2024

Inframark
210 N University Dr Ste 702
Coral Springs, FL 33071

Attention: Sandra H. Demarco

Dear Ms. Demarco;

Per your request for the number of registered voters as of April 15, 2024, within Coral Lakes Community Development District, Heritage Lake Park Community Development District, Heritage Oak Park Community Development District, and Riverwood Community Development District is as follows.

Coral Lakes Community Development District –(0) zero

Please do not hesitate to contact me if you require further assistance.

Sincerely,

Vincenza F. Treppiedi, MFCEP
VBM Director
941-833-5407
vinnie@soecharlottecountyfl.gov
Representing the Office of
Hon. Leah Valenti
Supervisor of Elections
Charlotte County, FL

Your Vote is Your Voice

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

The regular meeting of the Board of Supervisors of Coral Lakes Community Development District was held on Monday, March 25, 2024, and called to order at 11:07 a.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	Chairperson
Albert Viera	Assistant Secretary
Robert Ter Doest	Assistant Secretary
Kyle Smith	Assistant Secretary

Also present were:

Angie Grunwald	District Manager
Vivek Babbar	District Counsel
Tonja Stewart	District Engineer

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 on Agenda Items

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2024-02; Setting Final Terms of 2024 Bonds AA I

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Resolution 2024-02; Setting Final Terms of 2024 Bonds AA I, was adopted. 4-0
--

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of Minutes of the December 18, 2024; Regular Meeting**
- B. Consideration of Operation and Maintenance Expenditures December 2023**
- C. Consideration of Operation and Maintenance Expenditures February 2024**
- D. Acceptance of Financials and Approval of the Check Register for February 2024**

On MOTION by Mr. de la Ossa seconded by Mr. Viera with all in favor, the Consent Agenda was approved. 4-0

FIFTH ORDER OF BUSINESS

Staff Reports

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

There being no reports, the next order of business followed.

SIXTH ORDER OF BUSINESS

**Board of Supervisors' Requests and
Comments**

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Viera with all in favor, the meeting was adjourned. 4-0
--

District Manager

Chairperson / Vice Chairperson

CORAL LAKES CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK LLC	111505	\$2,416.68		DISTRICT INVOICE MARCH 2024
Monthly Contract Subtotal		\$2,416.68		
Variable Contract				
ALBERTO VIERA	AV 032524	\$200.00		SUPERVISOR FEE - 03/25/24
CARLOS DE LA OSSA	CDLO 032524	\$200.00		SUPERVISOR FEE - 03/25/24
KYLE SMITH	KS 032524	\$200.00		SUPERVISOR FEE - 03/25/24
ROBERTUS ANTONIUS TER DOEST	RD 032524	\$200.00		SUPERVISOR FEE - 03/25/24
Variable Contract Subtotal		\$800.00		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
STRALEY ROBIN VERICKER	24336	\$537.50		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 02/29/24
Regular Services Subtotal		\$537.50		
Additional Services				
INFRAMARK LLC	112666	\$200.00		DISTRICT SERVICES MARCH 2024
Additional Services Subtotal		\$200.00		
TOTAL		\$3,954.18		

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

INVOICE#

#111505

DATE

3/1/2024

CUSTOMER ID

C4799

NET TERMS

Net 30

PO#**DUE DATE**

3/31/2024

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: March 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	375.00		375.00
Administration	1	Ea	166.67		166.67
District Management	1	Ea	1,166.67		1,166.67
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	100.00		100.00
Rental & Leases	1	Ea	16.67		16.67
Technology/Data Storage	1	Ea	25.00		25.00
Website Maintenance / Admin	1	Ea	50.00		50.00
Dissemination Services	1	Ea	416.67		416.67
Subtotal					2,416.68

Subtotal	\$2,416.68
-----------------	------------

Tax	\$0.00
------------	--------

Total Due	\$2,416.68
------------------	------------

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

MEETING DATE: March 25, 2023

DMS: Angie Grunwald

AV 032524

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary accepted	\$200.00
Nick Dister		Salary Accepted	\$200.00
Kyle Smith	✓	Salary Accepted	\$200.00
Robert Ter Doest	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

Coral Lakes CDD

MEETING DATE: March 25, 2023

CDLO 032524

DMS: Angie Grunwald

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary accepted	\$200.00
Nick Dister		Salary Accepted	\$200.00
Kyle Smith	✓	Salary Accepted	\$200.00
Robert Ter Doest	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

Coral Lakes CDD

MEETING DATE: March 25, 2023

KS 032524

DMS: Angie Grunwald

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary accepted	\$200.00
Nick Dister		Salary Accepted	\$200.00
Kyle Smith	✓	Salary Accepted	\$200.00
Robert Ter Doest	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

Coral Lakes CDD

MEETING DATE: March 25, 2023

DMS: Angie Grunwald

RD 032524

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary accepted	\$200.00
Nick Dister		Salary Accepted	\$200.00
Kyle Smith	✓	Salary Accepted	\$200.00
Robert Ter Doest	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

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

March 19, 2024

Client: 001598

Matter: 000001

Invoice #: 24336

Page: 1

RE: General

For Professional Services Rendered Through February 29, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
2/14/2024	MS	PREPARE RESOLUTION SETTING FINAL TERMS.	1.8	\$315.00
2/27/2024	JMV	REVIEW COMMUNICATION FROM INFRAMARK RE: CDD INTERLOCAL AGREEMENT WITH THE COUNTY; REVIEW COUNTY FORM.	0.5	\$187.50
2/28/2024	LB	REVIEW MEETING DATES FOR FY 2024/2025 BUDGET ADOPTION; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TO CONFIRM SAME.	0.2	\$35.00
Total Professional Services			2.5	\$537.50

March 19, 2024
Client: 001598
Matter: 000001
Invoice #: 24336

Page: 2

Total Services	\$537.50	
Total Disbursements	\$0.00	
Total Current Charges		\$537.50
Previous Balance		\$934.70
Less Payments		(\$934.70)
PAY THIS AMOUNT		\$537.50

Please Include Invoice Number on all Correspondence



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#112666

CUSTOMER ID

C4799

PO#**DATE**

3/28/2024

NET TERMS

Net 30

DUE DATE

4/27/2024

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: March 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Eric Davidson- 12-29-23- KINGS GATE GOLF CLUB : District Meeting space rental \$200	1	Ea	200.00		200.00
Subtotal					200.00

Subtotal

\$200.00

Tax

\$0.00

Total Due

\$200.00

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	122139	\$2,416.68		DISTRICT INVOICE APRIL 2024
Monthly Contract Subtotal		\$2,416.68		
Variable Contract		\$0.00		
Variable Contract Subtotal		\$0.00		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
STRALEY ROBIN VERICKER	24486	\$860.00		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 03/31/24
Regular Services Subtotal		\$860.00		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$3,276.68		

Approved (with any necessary revisions noted):

Signature: _____

Title (Check one):

[] Chariman [] Vice Chariman [] Assistant Secretary



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#122139

CUSTOMER ID

C4799

PO#**DATE**

4/3/2024

NET TERMS

Net 30

DUE DATE

5/3/2024

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 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	375.00		375.00
Administration	1	Ea	166.67		166.67
District Management	1	Ea	1,166.67		1,166.67
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	100.00		100.00
Rental & Leases	1	Ea	16.67		16.67
Technology/Data Storage	1	Ea	25.00		25.00
Website Maintenance / Admin	1	Ea	50.00		50.00
Dissemination Services	1	Ea	416.67		416.67
Subtotal					2,416.68

Subtotal \$2,416.68

Tax \$0.00

Total Due \$2,416.68

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.

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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

April 16, 2024

Client: 001598

Matter: 000001

Invoice #: 24486

Page: 1

RE: General

For Professional Services Rendered Through March 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
3/1/2024	VKB	DRAFT UNIFORM METHOD COLLECTION AGREEMENT WITH CHARLOTTE COUNTY TAX COLLECTOR; DRAFT EMAIL RE: SAME.	1.6	\$600.00
3/14/2024	VKB	REVIEW DRAFT PHASE 1A PLAT; REVIEW AND REPLY TO EMAILS RE: SAME.	0.4	\$150.00
3/25/2024	VKB	PREPARE FOR AND ATTEND BOARD MEETING VIA TELEPHONE.	0.2	\$75.00
3/25/2024	LB	REVIEW MEETING DATES FOR FY 2024/2025 BUDGET; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.2	\$35.00
Total Professional Services			2.4	\$860.00

April 16, 2024
Client: 001598
Matter: 000001
Invoice #: 24486

Page: 2

Total Services	\$860.00	
Total Disbursements	\$0.00	
Total Current Charges		\$860.00
Previous Balance		\$537.50
PAY THIS AMOUNT		\$1,397.50

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
24336	March 19, 2024	\$537.50	\$0.00	\$0.00	\$0.00	\$1,397.50
Total Remaining Balance Due						\$1,397.50

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,397.50	\$0.00	\$0.00	\$0.00

Coral Lakes Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2024

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 March 31, 2024
(In Whole Numbers)

ACCOUNT DESCRIPTION	TOTAL
<u>ASSETS</u>	
Cash - Operating Account	\$ 11,345
TOTAL ASSETS	\$ 11,345
<u>LIABILITIES</u>	
Accounts Payable	\$ 12,138
Accounts Payable - Other	730
TOTAL LIABILITIES	12,868
<u>FUND BALANCES</u>	
Unassigned:	(1,523)
TOTAL FUND BALANCES	(1,523)
TOTAL LIABILITIES & FUND BALANCES	\$ 11,345

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2024
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	118,425	40,694	(77,731)	34.36%
TOTAL REVENUES	118,425	40,694	(77,731)	34.36%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	3,000	1,800	1,200	60.00%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	2,500	1,700	59.52%
ProfServ-Info Technology	600	100	500	16.67%
ProfServ-Recording Secretary	2,400	600	1,800	25.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	15,000	1,472	13,528	9.81%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	1,000	3,500	22.22%
District Management	25,000	7,000	18,000	28.00%
Accounting Services	9,000	2,450	6,550	27.22%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	3,023	(1,223)	167.94%
Postage, Phone, Faxes, Copies	500	4	496	0.80%
Rentals & Leases	600	100	500	16.67%
Public Officials Insurance	2,500	2,250	250	90.00%
Legal Advertising	3,500	116	3,384	3.31%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	400	800	33.33%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	350	850	29.17%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	448	(348)	448.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	110,725	23,788	86,937	21.48%
<u>Other Physical Environment</u>				
Insurance - General Liability	3,200	2,750	450	85.94%
Total Other Physical Environment	3,200	2,750	450	85.94%

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2024
General Fund (001)
(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>Parks and Recreation</u>				
Misc-Contingency	4,500	-	4,500	0.00%
Total Parks and Recreation	4,500	-	4,500	0.00%
TOTAL EXPENDITURES	118,425	26,538	91,887	22.41%
Excess (deficiency) of revenues				
Over (under) expenditures	-	14,156	14,156	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(15,679)		
FUND BALANCE, ENDING		\$ (1,523)		

Bank Account Statement

Coral Lakes CDD

Bank Account Statement: Bank Account No.: 7319, Statement No.: 03-24

Currency Code

Statement Date	03/31/24	Statement Balance	12,260.86
Balance Last Statement	19,018.84	Outstanding Bank Transactions	0.00
Statement Ending Balance	12,260.86	Subtotal	12,260.86
		Outstanding Checks	-915.83
G/L Balance at 03/31/24	11,345.03	Bank Account Balance	11,345.03

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
Statement No. 03-24							
01/24/24	Bank Account Ledger Entry	1033	Check for Vendor V00018		1	-200.00	-200.00
02/29/24	Bank Account Ledger Entry	1035	Check for Vendor V00003		1	-1,522.50	-1,522.50
02/29/24	Bank Account Ledger Entry	1036	Check for Vendor V00005		1	-10,639.28	-10,639.28
02/29/24	Bank Account Ledger Entry	1037	Check for Vendor V00004		1	-934.70	-934.70
03/06/24	Bank Account Ledger Entry	JE000029	CK#154389##### - O&M		1	6,938.50	6,938.50
03/26/24	Bank Account Ledger Entry	1039	Check for Vendor V00010		1	-200.00	-200.00
03/26/24	Bank Account Ledger Entry	1040	Check for Vendor V00011		1	-200.00	-200.00
Total						-6,757.98	-6,757.98

Outstanding Payments

Posting Date	Document Type	Document No.	Description	Statement Amount
Quantity			0	Total

Outstanding Checks

Posting Date	Document Type	Check No.	Description	Statement Amount
02/22/24	Payment	1034	Check for Vendor V00013	-400.00
02/29/24	Payment	1038	Check for Vendor V00008	-115.83
03/26/24	Payment	1041	Check for Vendor V00009	-200.00
03/26/24	Payment	1042	Check for Vendor V00013	-200.00
Quantity			4	Total -915.83

Coral Lakes Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2024

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 April 30, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	TOTAL
<u>ASSETS</u>	
Cash - Operating Account	\$ 11,345
TOTAL ASSETS	\$ 11,345
<u>LIABILITIES</u>	
Accounts Payable	\$ 15,415
Accounts Payable - Other	730
TOTAL LIABILITIES	16,145
<u>FUND BALANCES</u>	
Unassigned:	(4,800)
TOTAL FUND BALANCES	(4,800)
TOTAL LIABILITIES & FUND BALANCES	\$ 11,345

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024
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	118,425	40,694	(77,731)	34.36%
TOTAL REVENUES	118,425	40,694	(77,731)	34.36%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	3,000	1,800	1,200	60.00%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	2,917	1,283	69.45%
ProfServ-Info Technology	600	125	475	20.83%
ProfServ-Recording Secretary	2,400	700	1,700	29.17%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	15,000	2,332	12,668	15.55%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	1,167	3,333	25.93%
District Management	25,000	8,167	16,833	32.67%
Accounting Services	9,000	2,825	6,175	31.39%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	3,023	(1,223)	167.94%
Postage, Phone, Faxes, Copies	500	4	496	0.80%
Rentals & Leases	600	117	483	19.50%
Public Officials Insurance	2,500	2,250	250	90.00%
Legal Advertising	3,500	116	3,384	3.31%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	500	700	41.67%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	400	800	33.33%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	448	(348)	448.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	110,725	27,066	83,659	24.44%
<u>Other Physical Environment</u>				
Insurance - General Liability	3,200	2,750	450	85.94%
Total Other Physical Environment	3,200	2,750	450	85.94%

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2024
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>Parks and Recreation</u>				
Misc-Contingency	4,500	-	4,500	0.00%
Total Parks and Recreation	4,500	-	4,500	0.00%
TOTAL EXPENDITURES	118,425	29,816	88,609	25.18%
Excess (deficiency) of revenues				
Over (under) expenditures	-	10,878	10,878	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(15,678)		
FUND BALANCE, ENDING		\$ (4,800)		

Coral Lakes CDD

Currency Code

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
Statement No.	04_24						
02/22/24	Bank Account Ledger Entry	1034	Check for Vendor V00013		1	-400.00	-400.00
03/26/24	Bank Account Ledger Entry	1041	Check for Vendor V00009		1	-200.00	-200.00
03/26/24	Bank Account Ledger Entry	1042	Check for Vendor V00013		1	-200.00	-200.00
Total						-800.00	-800.00