

**CORAL LAKES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**JULY 28, 2025**

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 Dost, Assistant Secretary  
Kyle Smith, Assistant Secretary

### District Staff

Brian Lamb, District Secretary  
Michael Perez, District Manager  
John Vericker, District Counsel  
Tonja Stewart, District Engineer

### Regular Meeting Agenda

July 28, 2025, at 11:00 a.m.

The Public Hearing and Regular Meeting of the **Coral Lakes Community Development District** will be held on **July 28, 2025, at 11:00 a.m. at the Englewood Charlotte Library 3450 North Access Road Englewood, FL 34224**. 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:** 255 157 247 294 **Call in (audio only):** [+1 646-838-1601](#)  
**Passcode:** cP662GB2      **Phone Conference ID:** 927 494 031#

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## THE PUBLIC HEARING & 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. PUBLIC HEARING ON ADOPTING FISCAL YEAR 2026 FINAL BUDGET

- A. Open Public Hearing on Adopting Final Fiscal Year 2026 Budget
- B. Discussion on Fiscal Year 2026 Budget
- C. Close Public Hearing on Adopting Final Fiscal Year 2026 Budget
- D. Consideration of Resolution 2025-02; Adopting Final Fiscal Year 2026 Budget
- E. Consideration of Resolution 2025-03; Levying O&M Assessments
- F. Consideration of Fy 2025-2026 Operations and Maintenance Budget Funding Agreement

### 4. BUSINESS ITEMS

- A. Resolution 2025-04; Redesignation of Officers
- B. Resolution 2025-05; No Fishing Policy

### 5. CONSENT AGENDA

- A. Approval of Minutes of May 19, 2025; Special Meeting
- B. Consideration of Operation and Maintenance Expenditures May 2025 & June 2025
- C. Acceptance of the Financials and Approval of the Check Register for May 2025 & June 2025

### 6. STAFF REPORTS

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

### 7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

### 8. ADJOURNMENT

## RESOLUTION 2025-02

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager submitted, prior to June 15<sup>th</sup>, 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; and

**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.

### **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 2024-2025 and/or revised projections for fiscal year 2025-2026.
- 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, 2025, and Ending September 30, 2026.”

- 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 (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$\_\_\_\_\_, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$_____
<i>Total Reserve Fund [if Applicable]</i>	\$_____
Total Debt Service Funds	\$_____
<b>Total All Funds*</b>	<b>\$_____</b>

\*Not inclusive of any collection costs or early payment discounts.

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

**Passed and Adopted on July 28, 2025.**

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 2025-2026 Adopted Budget**

# **Coral Lakes**

Community Development District

## ***Annual Operating and Debt Service Budget***

**Fiscal Year 2026**

Final Budget

Prepared by:



## Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL	
	BUDGET	THRU	March-	PROJECTED	% +/-	BUDGET
	FY 2025	2/28/25	9/30/2025	FY 2025	Budget	FY 2026
<b>REVENUES</b>						
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	\$ -	\$ 43,718	\$ -	\$ 43,718	\$ -	\$ -
Special Assmnts- Discounts	\$ -	\$ -	\$ -	\$ (1,749)	\$ -	\$ -
Developer Contributions	\$ 455,875	\$ -	\$ 455,875	\$ 455,875	\$ -	\$ 930,875
<b>TOTAL REVENUES</b>	<b>\$ 455,875</b>	<b>\$ 43,718</b>	<b>\$ 455,875</b>	<b>\$ 497,844</b>		<b>\$ 930,875</b>
<b>EXPENDITURES</b>						
<b>Financial and Administrative</b>						
Supervisor fees	\$ 3,000	\$ -	\$ 3,000	\$ 3,000	\$ -	\$ 12,000
Proserv-Construction	\$ 9,000	\$ -	\$ 9,000	\$ 9,000	\$ -	\$ 9,000
Proserv-Dissemination agent	\$ 4,200	\$ 4,583	\$ -	\$ 4,583	\$ 0	\$ 4,200
Proserv-Info technology	\$ 600	\$ 125	\$ 475	\$ 600	\$ -	\$ 600
Proserv-Recording Secretary	\$ 2,400	\$ 500	\$ 1,900	\$ 2,400	\$ -	\$ 2,400
Proserv-Trustee Fees	\$ 6,500	\$ -	\$ 6,500	\$ 6,500	\$ -	\$ 6,500
District counsel	\$ 15,000	\$ 3,581	\$ 5,133	\$ 8,714	\$ (0)	\$ 15,000
District engineer	\$ 9,500	\$ 3,509	\$ 5,030	\$ 8,539	\$ (0)	\$ 12,000
Administrative services	\$ 4,500	\$ 833	\$ 3,667	\$ 4,500	\$ -	\$ 4,500
District management	\$ 25,000	\$ 5,833	\$ 19,167	\$ 25,000	\$ -	\$ 25,000
Accounting services	\$ 9,000	\$ 1,875	\$ 7,125	\$ 9,000	\$ -	\$ 9,000
Auditing services	\$ 6,000	\$ -	\$ 6,000	\$ 6,000	\$ -	\$ 6,000
Website compliance	\$ 1,800	\$ 1,500	\$ 300	\$ 1,800	\$ -	\$ 1,800
Postage,phone, faxes, copies	\$ 500	\$ 1	\$ 499	\$ 500	\$ -	\$ 500
Rentals and leases	\$ 600	\$ 83	\$ 517	\$ 600	\$ -	\$ 600
Legal advertising	\$ 3,500	\$ (2,773)	\$ 6,273	\$ 3,500	\$ -	\$ 3,500
Bank fees	\$ 200	\$ -	\$ 200	\$ 200	\$ -	\$ 200
Financial and Revenue collections	\$ 1,200	\$ 500	\$ 700	\$ 1,200	\$ -	\$ 1,200
Meeting expenses	\$ 4,000	\$ -	\$ 4,000	\$ 4,000	\$ -	\$ 4,000
Website administration	\$ 1,200	\$ 250	\$ 950	\$ 1,200	\$ -	\$ 1,200
Office supplies	\$ 100	\$ -	\$ 100	\$ 100	\$ -	\$ 100
dues, licenses, subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ -	\$ 175
Field Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000
<b>TOTAL Financial and Administrative</b>	<b>\$ 107,975</b>	<b>\$ 20,575</b>	<b>\$ 80,535</b>	<b>\$ 101,110</b>	<b>\$ (0)</b>	<b>\$ 131,475</b>
<b>TOTAL Insurance</b>						
Insurance - General liability	\$ 3,025	\$ 3,000	\$ 25	\$ 3,025	\$ -	\$ 3,600
Public officials insurance	\$ 2,475	\$ 2,200	\$ 275	\$ 2,475	\$ -	\$ 2,800
Crime	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Insurance - Property and casualty	\$ 25,000	\$ -	\$ 25,000	\$ 25,000	\$ -	\$ 25,000
Insurance Deductible	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ -	\$ 2,500
<b>Total Financial and Administrative</b>	<b>\$ 33,000</b>	<b>\$ 5,200</b>	<b>\$ 27,800</b>	<b>\$ 33,000</b>	<b>\$ -</b>	<b>\$ 34,400</b>
<b>Other Physical Environment</b>						
Proserv-Wildlife Management Services	\$ 6,400	\$ -	\$ 6,400	\$ 6,400	\$ -	\$ 6,400
Contracts landscape	\$ 200,000	\$ -	\$ 200,000	\$ 200,000	\$ -	\$ 337,500
Contracts aquatic control	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	\$ -	\$ 22,800

# Coral Lakes

Community Development District

General Fund

## Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL	
	BUDGET	THRU	March-	PROJECTED	% +/-	BUDGET
	FY 2025	2/28/25	9/30/2025	FY 2025	Budget	FY 2026
Electricity - streetlights	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ -	\$ 90,000
R&M other landscape	\$ 9,000	\$ -	\$ 9,000	\$ 9,000	\$ -	\$ -
Security system monitoring	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ 2,500
Miscellaneous services	\$ 30,000	\$ -	\$ 30,000	\$ 30,000	\$ -	\$ 15,000
Landscaping - Pond Banks	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,000
Contract - Pool	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000
Contract - Janitorial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,100
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800
On-site Staff	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,000
Fence R&M	\$ -	\$ -				\$ 8,000
Ditch Maintenance	\$ -	\$ -				\$ 2,400
Landscaping - Mulch	\$ -	\$ -				\$ 17,500
Landscaping - Annuals	\$ -	\$ -				\$ 9,000
Landscaping - Plant Replacement	\$ -	\$ -				\$ 23,000
Landscaping - Tree Trimming	\$ -	\$ -				\$ 5,000
Irrigation	\$ -	\$ -				\$ 15,000
Debris Cleanup	\$ -	\$ -				\$ 7,500
Storm Cleanup	\$ -	\$ -				\$ 35,000
ROW Maintenance	\$ -	\$ -				\$ 25,000
Holiday Decorations	\$ -	\$ -				\$ 10,000
Community Events	\$ -	\$ -				\$ 5,000
<b>Total Other Physical Environment</b>	<b>\$ 310,400</b>	<b>\$ -</b>	<b>\$ 310,400</b>	<b>\$ 310,400</b>		<b>\$ 760,500</b>
<b>Parks &amp; Rec</b>						
<b>Total Parks and Rec</b>	<b>\$ 4,500</b>	<b>\$ -</b>	<b>\$ 4,500</b>	<b>\$ 4,500</b>		<b>\$ 4,500</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 455,875</b>	<b>\$ 25,775</b>	<b>\$ 423,235</b>	<b>\$ 449,010</b>		<b>\$ 930,875</b>
Excess (deficiency) of revenues	\$ -	\$ 17,943.00	\$ 32,639.67	\$ 48,833.67		\$ -
Net change in fund balance	\$ -	\$ 17,943.00	\$ 32,639.67	\$ 48,833.67		\$ -



## Assessment Summary

### Fiscal Year 2026 vs. Fiscal Year 2025

## ASSESSMENT ALLOCATION

Assessment Area One- Series 2024										
		O&M			Debt Service Series 2024			Total Assessment		
Product	Units	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change
Single Family 40'	311	\$ 1,021.18	\$ 500.10	\$ 521.08	\$ 1,308.65	\$ 1,308.65	\$ -	\$ 2,329.83	\$ 1,808.75	\$ 521.08
Single Family 50'	181	\$ 1,276.48	\$ 625.13	\$ 651.35	\$ 1,635.81	\$ 1,635.81	\$ -	\$ 2,912.29	\$ 2,260.94	\$ 651.35
Single Family 60'	4	\$ 1,531.78	\$ 750.15	\$ 781.63	\$ 1,962.97	\$ 1,962.97	\$ -	\$ 3,494.75	\$ 2,713.12	\$ 781.63
496										
Future Aseessments Area										
		O&M						Total Assessment		
Product	Units	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change
Single Family 40'	0	\$ 1,021.18	\$ 500.10	\$ 521.08	\$ -	\$ -	\$ -	\$ 1,021.18	\$ 500.10	\$ 521.08
Single Family 50'	148	\$ 1,276.48	\$ 625.13	\$ 651.35	\$ -	\$ -	\$ -	\$ 1,276.48	\$ 625.13	\$ 651.35
Single Family 60'	161	\$ 1,531.78	\$ 750.15	\$ 781.63	\$ -	\$ -	\$ -	\$ 1,531.78	\$ 750.15	\$ 781.63
309										

## RESOLUTION 2025-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; APPROVING THE FORM OF A BUDGET FUNDING AGREEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Coral Lakes Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

**WHEREAS**, the District is located in Charlotte County, Florida (“**County**”);

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A (“FY 2025-2026 Budget”)** and incorporated as a material part of this Resolution by this reference;

**WHEREAS**, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

**WHEREAS**, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

**WHEREAS**, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

**WHEREAS**, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

**WHEREAS**, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

**WHEREAS**, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

**WHEREAS**, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2025-2026 Budget ("**O&M Assessments**");

**WHEREAS**, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2025-2026 Budget;

**WHEREAS**, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("**Assessment Roll**");

**WHEREAS**, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes;

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law; and

**WHEREAS**, CC Burnt Store, LLC, ("**Developer**"), as the developer of certain lands within the District, has agreed to fund (in addition to its portion of the O/M Assessments) up to \$\_\_\_\_\_ of the FY 2025-2026 Budget as shown in the revenues line item of the FY 2025-2026 Budget pursuant to a budget funding agreement.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

**Section 1. Benefit from Activities and O&M Assessments.** The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

**Section 2. O&M Assessments Imposition.** Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**Section 3. Collection and Enforcement of District Assessments.**

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in

the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

**b. Direct Bill for Certain Debt Assessments.**

- i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. Debt Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule:
  1. 50% due no later than December 1, 2025
  2. 25% due no later than February 1, 2026
  3. 25% due no later than May 1, 2026
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2025-2026 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

**c. Direct Bill for Certain O&M Assessments.**

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
  1. 50% due no later than December 1, 2025
  2. 25% due no later than February 1, 2026
  3. 25% due no later than April 1, 2026
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of

collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

- d. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**Section 4. Certification of Assessment Roll.** The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

**Section 5. Assessment Roll Amendment.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**Section 6. Assessment Challenges.** The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

**Section 7. Procedural Irregularities.** Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

**Section 8. 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. 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 9. Severability.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**Section 10. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on July 28, 2025.**

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 2025-2026 Budget**

**Exhibit B: Form of Budget Funding Agreement with Developer**

**FY 2025-2026 Operations and Maintenance  
Budget Funding Agreement  
(Coral Lakes Community Development District)**

This FY 2025-2026 Operations and Maintenance Budget Funding Agreement (this “**Agreement**”) is made and entered into as of July 28, 2025, 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, whose mailing address is 111 S. Armenia Avenue, 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 2025-2026 as attached hereto as **Exhibit A** (the “**FY 2025-2026 Budget**”), which commences on October 1, 2025, and concludes on September 30, 2026;

**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 2025-2026 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 2025-2026 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 2025-2026 Budget provide a special and peculiar benefit to the Property that is equal to or in excess of the expenses reflected in the FY 2025-2026 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 2025-2026 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 2025-2026 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to \$\_\_\_\_\_ in accordance with the FY 2025-2026 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 2025-2026 Operations and Maintenance Reports, Budget Reports and Budget Amendments.** Each month during FY 2025-2026, 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 2025-2026. 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 2025-2026. The District and Developer agree that the FY 2025-2026 Budget shall be revised at the end of the 2025-2026 fiscal year to reflect the actual expenditures of the District for the period beginning on October 1, 2025 and ending on September 30, 2026. The Developer shall not be responsible for any additional costs other than those costs provided for in the FY 2025-2026 Budget. However, if the actual expenditures of the District are less than the amount shown in the FY 2025-2026 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 2025-2026 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 2025-2026 fiscal year on September 30, 2026. 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: **Eisenhower Management, Inc.**  
a Florida corporation  
as Manager

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Nicholas Dister  
Vice President

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Carlos de la Ossa  
Chair of the Board of Supervisors

**Exhibit A: FY 2025-2026 Budget**

**RESOLUTION 2025-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CORAL LAKES  
COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING THE OFFICERS OF  
THE DISTRICT, 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 Charlotte County, Florida; and

**WHEREAS**, the Board of Supervisors (hereinafter the “Board”) previously designated the Officers of the District; and

**WHEREAS**, the Board now desires to re-designate certain Officers.

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

**Section 1.**      Carlos de la Ossa is appointed Chairman.  
                     Nicholas Dister is appointed Vice Chairman.  
                     Brian Lamb is appointed Secretary.  
                     Leah Popelka is appointed Treasurer.  
                     Jayna Cooper is appointed Assistant Secretary.  
                     Alberto Viera is appointed Assistant Secretary.  
                     Robert Ter Dost is appointed Assistant Secretary.  
                     Kyle Smith is appointed Assistant Secretary.

**Section 2.**      All prior designations which are inconsistent with the designations herein are forthwith rescinded.

**Section 2.**      This Resolution shall become effective upon adoption.

**PASSED AND ADOPTED THIS 28<sup>TH</sup> DAY OF JULY 2025.**

**CORAL LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**ASSISTANT SECRETARY**

## RESOLUTION NO. 2025-05

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING A NO FISHING POLICY; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the 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 in Charlotte County, Florida;

**WHEREAS**, the District owns and maintains various common areas including, but not limited to, stormwater ponds, lakes, ponds, wetlands, upland buffer areas, and mitigation and conservation areas within the District (the “**District-Owned Property**”);

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) is authorized to establish policies for the maintenance of stormwater ponds, natural areas, and conservation areas within the District;

**WHEREAS**, the District-Owned Property was not designed for fishing or other recreational activities; and

**WHEREAS**, in an effort to reduce damage to the District-Owned Property and to reduce harm to residents and guests, the District desires to adopt a policy governing the activities on these areas.

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

1. **Incorporation of Recitals.** The above recitals are true and correct and by this reference are incorporated as a material part of this resolution.
2. **Adoption of No Fishing Policy.** The Board hereby adopts the No Fishing Policy attached hereto as **Exhibit “A”**.
3. **Conflicts.** This Resolution replaces any prior resolutions, policies, rules, actions or any portion or content included therein in conflict with this resolution.
4. **Severability.** If any section or part of a section of this resolution is declared invalid, unconstitutional, or inconsistent with any law or regulation, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such part of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
5. **Effective Date.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded, repealed, replaced, or superseded.

**PASSED AND ADOPTED THIS 28TH DAY OF JULY, 2025.**

**Attest:**

**Coral Lakes  
Community Development District**

\_\_\_\_\_  
Name:

Jayna.Cooper\_\_\_\_\_

Title: Assistant Secretary

\_\_\_\_\_  
Carlos de la Ossa

Chair of the Board of Supervisors

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## Coral Lakes Community Development District

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### Introduction

The Coral Lakes Community Development District (the “**District**”) owns and maintains various common areas including, but not limited to, stormwater ponds and stormwater drainage areas within the District.

These areas provide many benefits to the District including wildlife habitat areas, natural aesthetic views, wetland recharge areas, and stormwater drainage areas. The District maintains these areas in accordance with all applicable environmental laws and regulatory permits (in some cases these areas are not intended to be maintained and are left in their natural state). Residents are prohibited from disturbing or altering the trees and vegetation in these areas without written permission from the District.

Violators of this policy are deemed to be trespassing on District property and the trespassers will be reported to the local authorities.

**Please be advised that SWFWMD may levy fines for violations of their rules and regulations, up to \$10,000 per offense per day, pursuant to Section 373.430, Florida Statutes.**

### No Fishing Policy

1. No fishing or swimming is permitted in any District stormwater ponds.
2. No other use (including any recreational or simply walking on pond banks) of the ponds is authorized.
3. The stormwater ponds within the District are not natural lakes and were constructed for storm water management purposes.
4. The ponds are not maintained to state code for consumption of the fish found in the ponds.
5. Some of the fish found in the ponds assist in keeping mosquito and midge fly populations under control and assist in maintaining the water quality by mixing the water table.
6. This policy is adopted to support public health, safety, and welfare, by encouraging the avoidance of natural or animal hazards, and potentially avoid exacerbation of any erosion issues (which are usually very costly) due to vehicles, people, or animals standing on pond banks.
7. Violators are deemed to be trespassing on District property and the trespassers will be reported to the local authorities.

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

The SPECIAL meeting of the Board of Supervisors of Coral Lakes Community Development District was held on Monday, May 19, 2025 and called to order at 11:04 am at the Englewood Charlotte Library 3450 North Access Road Englewood, FL 34224.

Present and constituting a quorum were:

Carlos de la Ossa	Chairperson
Nicholas Dister	Vice Chairperson ( <i>via phone</i> )
Kyle Smith	Assistant Secretary
Albert Viera	Assistant Secretary ( <i>via phone</i> )
Robert Ter Doest	Assistant Secretary

Also present were:

Michael Perez	District Manager
Kathryn Hopkinson	District Counsel ( <i>via phone</i> )

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

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Perez called the meeting to order, and a quorum was established.

**SECOND ORDER OF BUSINESS**

**Public Comments on Agenda Items**

There being none, the next order of business followed.

**THIRD ORDER OF BUSINESS**

**Business Items**

**A. Acceptance of Auditing Services Engagement Letter – Grau & Associates**

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, Auditing Services Engagement Letter – *Grau & Associates*, was accepted. 5-0

**B. General Matters of District**

There being none, the next item followed.

**C. Registered Voters Count**

Mr. Perez reported zero (0) registered voters within the District.

**D. Ratification of Drainage Easement**

Mr. Perez informed this to be removed as *Juniper* is the installer and they will be the landscapers to maintain the District.

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, Drainage Easement, as discussed was ratified. 5-0

**E. Consideration of Down to Earth Proposal-Landscaping Maintenance Proposal**

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, *Down to Earth* Proposal-Landscaping Proposal, was approved. 5-0

**F. Resolution 2025-01, Approving the Proposed Budget**

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Resolution 2025-01, Approving the Proposed Budget and Setting the Public Hearing for Monday July 28, 2025 at 11:00 am at the Englewood Charlotte Library 3450 North Access Road Englewood, Florida 34224, was adopted. 5-0

**FOURTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Approval of Minutes of September 23, 2024, Audit Committee & Regular Meeting**
- B. Consideration of Operation and Maintenance Expenditures August-April 2025**
- C. Acceptance of the Financials and Approval of the Check Register for August-April 2025**

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, the Consent Agenda, was approved. 5-0

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Ms. Hopkinson confirmed details on ninety-three (93) lots that were in question.

**B. District Engineer**

**C. District Manager**

There being no additional 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**

**Audience Comments**

There being none, the next order of business followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, the meeting was adjourned at 11:13 am. 5-0

\_\_\_\_\_  
Michael Perez  
District Manager

\_\_\_\_\_  
Carlos de la Ossa  
Chairperson

**Coral Lakes CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Monthly Contract</b>					
INFRAMARK LLC	4/21/2025	148021	\$2,950.00		ACCOUNTING SVCS April 2025
INFRAMARK LLC	4/21/2025	148021	\$1,624.98		ADMIN MGMNT SVCS April 2025
INFRAMARK LLC	4/21/2025	148021	\$7,583.29		district manager April 2025
INFRAMARK LLC	4/21/2025	148021	\$100.00		FINANCIAL AND REVENUE April 2025
INFRAMARK LLC	4/21/2025	148021	\$800.00		RECORDING SECRETARY April 2025
INFRAMARK LLC	4/21/2025	148021	\$249.98		RENTAL AND LEASES April 2025
INFRAMARK LLC	4/21/2025	148021	\$200.00		TECHNOLOGY/DATA April 2025
INFRAMARK LLC	4/21/2025	148021	\$400.00		WEBSITE MAINT/ADMN April 2025
INFRAMARK LLC	4/21/2025	148021	\$416.67		DISS SVCS April 2025
INFRAMARK LLC	4/21/2025	148021	\$5,250.00	\$19,574.92	Construction Accounting April 2025
INFRAMARK LLC	5/2/2025	149108	\$700.00		Accounting Services May 2025
INFRAMARK LLC	5/2/2025	149108	\$375.00		administration services May 2025
INFRAMARK LLC	5/2/2025	149108	\$2,083.33		district manager May 2025
INFRAMARK LLC	5/2/2025	149108	\$100.00		financial and revenue collection May 2025
INFRAMARK LLC	5/2/2025	149108	\$200.00		recording secretary May 2025
INFRAMARK LLC	5/2/2025	149108	\$50.00		rental and leases May 2025
INFRAMARK LLC	5/2/2025	149108	\$50.00		technology/data storage May 2025
INFRAMARK LLC	5/2/2025	149108	\$100.00		website maintenance/admin May 2025
INFRAMARK LLC	5/2/2025	149108	\$416.67		dissemination services May 2025
INFRAMARK LLC	5/2/2025	149108	\$750.00	\$4,825.00	Construction Accounting May 2025
<b>Monthly Contract Subtotal</b>			<b>\$24,399.92</b>	<b>\$24,399.92</b>	
<b>Variable Contract</b>					
STRALEY ROBIN VERICKER	5/16/2025	26580	\$822.50	\$822.50	April 2025 District counsel
<b>Variable Contract Subtotal</b>			<b>\$822.50</b>	<b>\$822.50</b>	
<b>Utilities</b>					
FPL	4/14/2025	58474 81545 041425	\$31.16	\$31.16	SERVICE 03/24/25 - 04/14/25



**Coral Lakes CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
FPL	5/14/2025	051425 1545	\$31.67	\$31.67	ELECTRIC 04/14/25-05/14/25
FPL	5/22/2025	052225 2579	\$489.00		DEPOSIT
FPL	5/22/2025	052225 2579	\$1,202.44	\$1,691.44	ELECTRIC 04/07/25-05/07/25
<b>Utilities Subtotal</b>			<b>\$1,754.27</b>	<b>\$1,754.27</b>	
<b>Regular Services</b>					
ALBERTO VIERA	5/19/2025	AV-051925	\$200.00	\$200.00	BOARD 5/19/25
CARLOS DE LA OSSA	5/19/2025	CO-051425	\$200.00	\$200.00	BOARD 5/19/25
GRAU & ASSOCIATES	5/1/2025	27420	\$2,500.00	\$2,500.00	Auditing Service
KYLE SMITH	5/19/2025	KS-051925	\$200.00	\$200.00	BOARD 5/19/25
NICHOLAS J. DISTER	5/19/2025	ND-051925	\$200.00	\$200.00	BOARD 5/19/25
ROBERTUS ANTONIUS TER DOEST	5/19/2025	RD-051925	\$200.00	\$200.00	BOARD 5/19/25
<b>Regular Services Subtotal</b>			<b>\$3,500.00</b>	<b>\$3,500.00</b>	
<b>TOTAL</b>			<b>\$30,476.69</b>	<b>\$30,476.69</b>	



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

148021

**CUSTOMER ID**

C4799

**PO#****DATE**

4/21/2025

**NET TERMS**

Net 30

**DUE DATE**

5/21/2025

**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 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	700.00		700.00
Accounting Services (Retrobilling Oct 2024)	1	Ea	375.00		375.00
Accounting Services (Retrobilling Nov 2024)	1	Ea	375.00		375.00
Accounting Services (Retrobilling Dec 2024)	1	Ea	375.00		375.00
Accounting Services (Retrobilling Jan 2025)	1	Ea	375.00		375.00
Accounting Services (Retrobilling Feb 2025)	1	Ea	375.00		375.00
Accounting Services (Retrobilling March 2025)	1	Ea	375.00		375.00
Administration	1	Ea	375.00		375.00
Administration (Retrobilling Oct 2024)	1	Ea	208.33		208.33
Administration (Retrobilling Nov 2024)	1	Ea	208.33		208.33
Administration (Retrobilling Dec 2024)	1	Ea	208.33		208.33
Administration (Retrobilling Jan 2025)	1	Ea	208.33		208.33
Administration (Retrobilling Feb 2025)	1	Ea	208.33		208.33
Administration (Retrobilling March 2025)	1	Ea	208.33		208.33
District Management	1	Ea	2,083.33		2,083.33
District Management (Retrobilling Oct 2024)	1	Ea	916.66		916.66
District Management (Retrobilling Nov 2024)	1	Ea	916.66		916.66
District Management (Retrobilling Dec 2024)	1	Ea	916.66		916.66
District Management (Retrobilling Jan 2025)	1	Ea	916.66		916.66
District Management (Retrobilling Feb 2025)	1	Ea	916.66		916.66
District Management (Retrobilling March 2025)	1	Ea	916.66		916.66

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.



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

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Net 30

**DUE DATE**

5/21/2025

**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 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	200.00		200.00
Recording Secretary (Retrobilling Oct 2024)	1	Ea	100.00		100.00
Recording Secretary (Retrobilling Nov 2024)	1	Ea	100.00		100.00
Recording Secretary (Retrobilling Dec 2024)	1	Ea	100.00		100.00
Recording Secretary (Retrobilling Jan 2025)	1	Ea	100.00		100.00
Recording Secretary (Retrobilling Feb 2025)	1	Ea	100.00		100.00
Recording Secretary (Retrobilling March 2025)	1	Ea	100.00		100.00
Rental & Leases	1	Ea	50.00		50.00
Rental & Leases (Retrobilling Oct 2024)	1	Ea	33.33		33.33
Rental & Leases (Retrobilling Nov 2024)	1	Ea	33.33		33.33
Rental & Leases (Retrobilling Dec 2024)	1	Ea	33.33		33.33
Rental & Leases (Retrobilling Jan 2025)	1	Ea	33.33		33.33
Rental & Leases (Retrobilling Feb 2025)	1	Ea	33.33		33.33
Rental & Leases (Retrobilling March 2025)	1	Ea	33.33		33.33
Technology/Data Storage	1	Ea	50.00		50.00
Technology/Data Storage (Retrobilling Oct 2024)	1	Ea	25.00		25.00
Technology/Data Storage (Retrobilling Nov 2024)	1	Ea	25.00		25.00
Technology/Data Storage (Retrobilling Dec 2024)	1	Ea	25.00		25.00
Technology/Data Storage (Retrobilling Jan 2025)	1	Ea	25.00		25.00
Technology/Data Storage (Retrobilling Feb 2025)	1	Ea	25.00		25.00

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5/21/2025

**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 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Technology/Data Storage (Retrobilling March 2025)	1	Ea	25.00		25.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Website Maintenance / Admin (Retrobilling Oct 2024)	1	Ea	50.00		50.00
Website Maintenance / Admin (Retrobilling Nov 2024)	1	Ea	50.00		50.00
Website Maintenance / Admin (Retrobilling Dec 2024)	1	Ea	50.00		50.00
Website Maintenance / Admin (Retrobilling Jan 2025)	1	Ea	50.00		50.00
Website Maintenance / Admin (Retrobilling Feb 2025)	1	Ea	50.00		50.00
Website Maintenance / Admin (Retrobilling March 2025)	1	Ea	50.00		50.00
Dissemination Services	1	Ea	416.67		416.67
Construction Accounting	1	Ea	750.00		750.00
Construction Accounting (Retrobilling Oct 2024)	1	Ea	750.00		750.00
Construction Accounting (Retrobilling Nov 2024)	1	Ea	750.00		750.00
Construction Accounting (Retrobilling Dec 2024)	1	Ea	750.00		750.00
Construction Accounting (Retrobilling Jan 2025)	1	Ea	750.00		750.00
Construction Accounting (Retrobilling Feb 2025)	1	Ea	750.00		750.00
Construction Accounting (Retrobilling March 2025)	1	Ea	750.00		750.00
<b>Subtotal</b>					<b>19,574.92</b>

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

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*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.*



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**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 2025

# INVOICE

**INVOICE#**

148021

**CUSTOMER ID**

C4799

**PO#****DATE**

4/21/2025

**NET TERMS**

Net 30

**DUE DATE**

5/21/2025

<b>Subtotal</b>	\$19,574.92
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$19,574.92

**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.*



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**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: May 2025

<b>INVOICE#</b>
149108
<b>CUSTOMER ID</b>
C4799
<b>PO#</b>

<b>DATE</b>
5/2/2025
<b>NET TERMS</b>
Net 30
<b>DUE DATE</b>
6/1/2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	700.00		700.00
Administration	1	Ea	375.00		375.00
District Management	1	Ea	2,083.33		2,083.33
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	200.00		200.00
Rental & Leases	1	Ea	50.00		50.00
Technology/Data Storage	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Dissemination Services	1	Ea	416.67		416.67
Construction Accounting	1	Ea	750.00		750.00
<b>Subtotal</b>					<b>4,825.00</b>

<b>Subtotal</b>	\$4,825.00
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$4,825.00

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.

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Coral Lakes CDD  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

May 16, 2025

Client: 001598

Matter: 000001

Invoice #: 26580

Page: 1

RE: General

For Professional Services Rendered Through April 30, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
4/15/2025	MS	REVIEW PROPOSED BUDGET FOR FISCAL YEAR 2025-2026 RE INCREASE; PREPARE DRAFT MAILED NOTICE LETTER AND LONG FORM PULICATION AD FOR BUDGET.	1.8	\$315.00
4/25/2025	VKB	REVIEW AUDITOR'S LETTER REQUESTING RESPONSE FOR FY 23-24 AUDIT; REVIEW AND REVISE AUDIT RESPONSE LETTER.	0.9	\$337.50
4/25/2025	LC	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2024; PREPARE DRAFT AUDIT RESPONSE LETTER RE SAME.	0.5	\$87.50
4/29/2025	LC	REVIEW STATUS OF POTENTIAL BOUNDARY AMENDMENT.	0.1	\$17.50
4/29/2025	KCH	TEAMS CALL WITH INFRAMARK TEAM (B.LAMB) REGARDING BOUNDARY AMENDMENTS AND BOND ISSUENCES.	0.2	\$65.00
Total Professional Services			3.5	\$822.50

May 16, 2025  
Client: 001598  
Matter: 000001  
Invoice #: 26580

Page: 2

---

Total Services	\$822.50	
Total Disbursements	\$0.00	
Total Current Charges		\$822.50
Previous Balance		\$617.50
Less Payments		(\$617.50)
<b>PAY THIS AMOUNT</b>		<b>\$822.50</b>

*Please Include Invoice Number on all Correspondence*



**Electric Bill Statement****For:** Mar 24, 2025 to Apr 14, 2025 (21 days)**Statement Date:** Apr 14, 2025**Account Number:** 58474-81545**Service Address:**26281 CORAL LAKES DR #LIFT  
PUNTA GORDA, FL 33955**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT,**  
Here's what you owe for this billing period.**CURRENT BILL****\$31.16**

TOTAL AMOUNT YOU OWE

**May 5, 2025**

NEW CHARGES DUE BY

**Scan to  
Pay**  
or visit  
[FPL.com/  
WaystoPay](https://www.fpl.com/WaystoPay)**KEEP IN MIND**

- Thank you for enrolling in the FPL E-Mail Bill program. Now that you are participating, THIS WILL BE THE LAST PAPER BILL YOU RECEIVE FROM FPL. You will be notified of future bills by e-mail.
- Payment received after July 07, 2025 is considered LATE; a late payment charge of 1% will apply.
- This billing period is less than a month; bill factors are available upon request.
- We've installed a smart meter on your property and it's ready to give you information--by the month, day and hour--about your energy use. For more information about the benefits, including how the smart meter will be read remotely, visit [www.FPL.com/smartmeter](https://www.fpl.com/smartmeter).
- The Service/Initial Charge is a one-time charge to defray administrative costs required to start your electric service or to make a change to your account at your request.

**BILL SUMMARY**

Balance before new charges	0.00
Total new charges	31.16
<b>Total amount you owe</b>	<b>\$31.16</b>

(See page 2 for bill details.)

FPL filed a request for a new four-year rate plan, beginning in 2026, to support investments in delivering reliable service, diversifying our energy mix and keeping bills as low as possible. Visit [FPL.com/Answers](https://www.fpl.com/Answers).

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545Report Power Outages:  
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)  
711 (Relay Service)**Ways to Pay**

/ 27

5510584748154566113000000

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT  
26281 CORAL LAKES DR #LIFT  
PUNTA GORDA FL 33955**The amount enclosed includes  
the following donation:  
FPL Care To Share: \_\_\_\_\_**Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)  
for ways to pay.

58474-81545

ACCOUNT NUMBER

\$31.16

TOTAL AMOUNT YOU OWE

May 5, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:  
CORAL LAKES  
COMMUNITY DEVEL  
OPMENT DISTRICT

Account Number:  
58474-81545

FPL.com Page 2

E001

## BILL DETAILS

Balance before new charges \$0.00

### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Electric service amount	16.67
Gross receipts tax (State tax)	0.43
Franchise fee (Reqd local fee)	1.03
Taxes and charges	1.46
Initial Charge	13.00
Regulatory fee (State fee)	0.03
Total new charges	\$31.16
<b>Total amount you owe</b>	<b>\$31.16</b>

## METER SUMMARY

Meter reading - Meter KJ73469. Next meter reading May 14, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	00000		00000		0

## ENERGY USAGE

	This Month
Service to	Apr 14, 2025
kWh Used	0
Service days	21
kWh/day	0
Amount	\$18.15

## KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

## View your rates

We look forward to serving you. Please follow this link to view your current rates.

[Find out more ›](#)

## Last chance for rebates

Our ventilation rebates are set to expire this summer. Submit your requests today to secure your savings!

[Upgrade today ›](#)

## Download the app

Get instant, secure access to outage and billing info from your mobile device.

[Download now ›](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

**Electric Bill Statement****For:** Apr 14, 2025 to May 14, 2025 (30 days)**Statement Date:** May 14, 2025**Account Number:** 58474-81545**Service Address:**26281 CORAL LAKES DR #LIFT 458  
PUNTA GORDA, FL 33955**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT,**  
Here's what you owe for this billing period.**CURRENT BILL****\$31.67**

TOTAL AMOUNT YOU OWE

**Jun 4, 2025**

NEW CHARGES DUE BY

**Scan to  
Pay**  
or visit  
[FPL.com/  
WaystoPay](https://www.fpl.com/WaystoPay)**KEEP IN MIND**

- Payment received after August 05, 2025 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	31.16
Payments received	-31.16
Balance before new charges	0.00
Total new charges	31.67
<b>Total amount you owe</b>	<b>\$31.67</b>

(See page 2 for bill details.)

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545Report Power Outages:  
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)  
711 (Relay Service)**Ways to Pay**

/ 27

5510584748154587613000000

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT  
26281 CORAL LAKES DR #LIFT 458  
PUNTA GORDA FL 33955**The amount enclosed includes  
the following donation:  
FPL Care To Share: \_\_\_\_\_**Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)  
for ways to pay.

58474-81545

ACCOUNT NUMBER

\$31.67

TOTAL AMOUNT YOU OWE

Jun 4, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:  
CORAL LAKES  
COMMUNITY DEVEL  
OPMENT DISTRICT

Account Number:  
58474-81545

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	31.16
Payment received - Thank you	-31.16
Balance before new charges	\$0.00

### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Minimum base bill charge: \$6.23

Non-fuel: (\$0.096100 per kWh) \$7.78

Fuel: (\$0.027180 per kWh) \$2.20

Electric service amount 29.08

Gross receipts tax (State tax) 0.75

Franchise fee (Reqd local fee) 1.81

Taxes and charges 2.56

Regulatory fee (State fee) 0.03

Total new charges \$31.67

**Total amount you owe \$31.67**

## METER SUMMARY

Meter reading - Meter KJ73469. Next meter reading Jun 13, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	00081		00000		81

## ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	May 14, 2025	Apr 14, 2025
kWh Used	81	0
Service days	30	21
kWh/day	2	0
Amount	\$31.67	\$18.15

## KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

## Shine brighter with LEDs

Make the switch to LEDs for longer-lasting light, lower energy costs and qualify for our rebates.

[Switch and save ›](#)

## Download the app

Get instant, secure access to outage and billing info from your mobile device.

[Download now ›](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



## Deposit Certificate

Account Number: 00774-72579

## Service Address:

12301 BURNT STORE RD # SL LED  
PUNTA GORDA, FL 33955CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT,  
Here's your deposit certificate.

## DEPOSIT CERTIFICATE

**\$489.00**

TOTAL AMOUNT YOU OWE

**Jun 2, 2025**

CHARGES DUE BY

Scan to Pay  
or visit  
FPL.com/  
WaystoPay

## BILL SUMMARY

Customer:

CORAL LAKES COMMUNITY  
DEVELOPMENT DISTRICT

Account number:

00774-72579

Deposit number:

5044645

Deposit amount:

\$489.00

Issue date:

May 22, 2025

*See page 2 for terms of your deposit.*

## IMPORTANT INFORMATION

- Payment of deposit is now due. If you have already paid your deposit in full - thank you - please disregard this notice.
- Enclose payment coupon when paying by mail with check. Please bring this entire statement when paying at a pay agent location.
- Please retain this certificate with your receipt of payment.

*This included in bill for \$1,691.44*Customer Service:  
Outside Florida:(941)637-9336  
800-226-3545Report Power Outages:  
Hearing/Speech Impaired:800-4OUTAGE (468-8243)  
711 (Relay Service)

Ways to Pay



/ 28

5505007747257960098400000

0015 0016 450001

CORAL LAKES COMMUNITY  
DEVELOPMENT DISTRICT  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008DEPOSIT BILL  
STATEMENTMake check payable to FPL  
in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

00774-72579

ACCOUNT NUMBER

\$489.00

TOTAL AMOUNT OWED

Jun 2, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



**Customer Name:**  
CORAL LAKES  
COMMUNITY  
DEVELOPMENT DISTRICT

**Account Number:**  
00774-72579

FPL.com Page 2 of 2 0016 0016 450001 EDPW

### Terms of your deposit

Florida Public Service Commission rules provide for a security deposit equal to two months' average electric usage. This deposit is to secure payment of any amount that may become due to Florida Power and Light Company (FPL) for service in your name at any location. **It is not transferable between individuals, partnerships or corporations.**

The terms under which this deposit is made and accepted are:

- Upon full payment, your deposit will begin accruing interest at 2% per annum.
- After the Company has held your deposit for six months, the accrued interest will appear as a credit on your bill every June.
- The interest shall be increased to 3% after a period of no less than 23 months of continuous service and a satisfactory payment record has been established for 12 months.
- After the account has been opened for six months, it will be reviewed and billed if the initial deposit is less than two months' average billing.
- After 12 months of continuous service, the deposit may be partially refunded if the deposit amount exceeds the amount of two average billing periods.
- If payments are not received by the due date, the account may be subject to a deposit adjustment. The total amount of the deposit shall not exceed the charges for two months' average billing.
- Any deposit balance, plus interest, remaining after the settlement of all indebtedness will be refunded.

---

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



**Electric Bill Statement**

For: Apr 7, 2025 to May 7, 2025 (30 days)

**Statement Date:** May 22, 2025**Account Number:** 00774-72579**Service Address:**12301 BURNT STORE RD # SL LED  
PUNTA GORDA, FL 33955**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT,**  
Here's what you owe for this billing period.**CURRENT BILL****\$1,691.44**

TOTAL AMOUNT YOU OWE

**Jun 12, 2025**

NEW CHARGES DUE BY

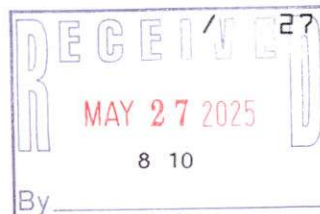
Scan to  
Pay  
or visit  
FPL.com/  
WaystoPay**KEEP IN MIND**

- Payments received after June 12, 2025 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.
- As a business customer, you may qualify for a Florida Sales Tax exemption on your electric bill. Call the Florida Department of Revenue at 1-800-352-3671 to determine if you qualify, or visit [www.FPL.com/taxexemption](http://www.FPL.com/taxexemption) for further information.

**BILL SUMMARY**

Additional Activity	489.00
Balance before new charges	489.00
Total new charges	1,202.44
<b>Total amount you owe</b>	<b>\$1,691.44</b>

(See page 2 for bill details.)

Go paperless and get your bill securely online, on time, every month.  
[FPL.com/eBill](http://FPL.com/eBill)Customer Service: (941) 637-9336  
Outside Florida: 1-800-226-3545Report Power Outages:  
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)  
711 (Relay Service)**Ways to Pay**0001 0016 450001  
#BWNDJNQ \*\*\*  
#4720043AA974279#  
CORAL LAKES COMMUNITY  
DEVELOPMENT DISTRICT  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008

48900 5505007747257904419610000

The amount enclosed includes  
the following donation:  
**FPL Care To Share:** \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit [FPL.com/PayBill](http://FPL.com/PayBill)  
for ways to pay.

00774-72579

ACCOUNT NUMBER

\$1,691.44

TOTAL AMOUNT YOU OWE

Jun 12, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: Account Number:  
CORAL LAKES 00774-72579  
COMMUNITY  
DEVELOPMENT DISTRICT

FPL.com Page 2

0002 0016 450001 E001

### BILL DETAILS

Additional activity	
Deposit Balance Due	489.00
-----	
Balance before new charges	\$489.00

#### New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	998.46
Gross receipts tax (State tax)	2.58
Franchise fee (Reqd local fee)	59.06
Utility tax (Local tax)	66.13
Florida sales tax (State tax)	64.69
County sales tax (Local tax)	10.62
-----	
Taxes and charges	203.08
Regulatory fee (State fee)	0.90
-----	
Total new charges	\$1,202.44
-----	
<b>Total amount you owe</b>	<b>\$1,691.44</b>

\*\* Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.059770 per kWh
Fuel charge:	\$0.026470 per kWh

### METER SUMMARY

Next bill date Jun 6, 2025.

#### Usage Type

Total kWh used

#### Usage

1200

### ENERGY USAGE

	<b>This Month</b>
Service to	May 7, 2025
kWh Used	1200
Service days	30
kWh/day	40
Amount	\$1,202.44

### KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

### View your rates

We look forward to serving you. Please follow this link to view your current rates.

**FPL.com/Rates**

### Shine brighter with LEDs

Make the switch to LEDs for longer-lasting light, lower energy costs and qualify for our rebates.

**FPL.com/BizLighting**

### Download the app

Get instant, secure access to outage and billing info from your mobile device.

**FPL.com/MobileApp**

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.





Customer Name: CORAL LAKES  
COMMUNITY  
DEVELOPMENT DISTRICT

Account Number: 00774-72579

FPL.com Page 1 0003 0016 450001 ESLA

For: 04-07-2025 to 05-07-2025 (30 days)  
kWh/Day: 40  
Service Address:  
12301 BURNT STORE RD # SL LED  
PUNTA GORDA, FL 33955

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
F861225	73	6000	F	48		1,200	
Energy					0.800000		38.40
Non-energy					7.500000		360.00
Fixtures					1.470000		70.56
Maintenance							
PMF0001				48			
Non-energy					9.740000		467.52
Fixtures							

\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



CORAL LAKES COMMUNITY  
DEVELOPMENT DISTRICT  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008





Customer Name: CORAL LAKES  
COMMUNITY  
DEVELOPMENT DISTRICT

Account Number: 00774-72579

FPL.com Page 2

0004 0016 450001 ESLA

For: 04-07-2025 to 05-07-2025 (30 days)

kWh/Day: 40

Service Address:

12301 BURNT STORE RD # SL LED  
PUNTA GORDA, FL 33955

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
				Energy sub total			38.40
				Non-energy sub total			898.08
				Sub total		1,200	936.48
				Energy conservation cost recovery			0.47
				Capacity payment recovery charge			0.08
				Environmental cost recovery charge			0.59
				Storm restoration recovery charge			24.86
				Transition rider credit			-2.48
				Storm protection recovery charge			6.70
				Fuel charge			31.76
				<b>Electric service amount</b>			<b>998.46</b>
				Gross receipts tax (State tax)			2.58
				Regulatory fee (State fee)			0.90
				Franchise fee (Reqd local fee)			59.06
				Utility tax (Local tax)			66.13
				Florida sales tax (State tax)			64.69
				County sales tax (Local tax)			10.62
				<b>Total</b>		<b>1,200</b>	<b>1,202.44</b>

\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



Customer Name:  
CORAL LAKES  
COMMUNITY  
DEVELOPMENT DISTRICT

Account Number:  
00774-72579

FPL.com Page 3

0005 0016 450001 ESLA

For: 04-07-2025 to 05-07-2025

Service Address:  
12301 BURNT STORE RD # SL LED  
PUNTA GORDA, FL 33955

### Summary of Changes to Total Number of Facilities By Locations

Service Location	Component Removed	Component Installed	Owner/ Maint *	Quantity	Install/ Remove Date
BURNT STORE RD 1166' E OF CORDGRASS RD		PMF0001		1	04-02-2025
BURNT STORE RD 118' W OF WATER VIOLET WAY		PMF0001		1	04-02-2025
BURNT STORE RD 119' S OF SACRED LOTUS		PMF0001		1	04-02-2025
BURNT STORE RD 125' E OF SEA WHIP WAY		PMF0001		1	04-02-2025
BURNT STORE RD 1384' E OF CORDGRASS RD		PMF0001		1	04-02-2025
BURNT STORE RD 143' E OF CORDGRASS RD		PMF0001		1	04-02-2025
BURNT STORE RD 146' SW OF DIPLORIA LN		PMF0001		1	04-02-2025
BURNT STORE RD 151' S OF DIPLORIA LN		PMF0001		1	04-02-2025
BURNT STORE RD 157' E OF CORGRASS RD		PMF0001		1	04-02-2025
BURNT STORE RD 1573' E OF CORDGRASS RD		PMF0001		1	04-02-2025
BURNT STORE RD 1763' E OF CORDGRASS RD		PMF0001		1	04-02-2025
BURNT STORE RD 1947' E OF CORDGRASS RD		PMF0001		1	04-02-2025
BURNT STORE RD		PMF0001		1	04-02-2025

\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



Customer Name:  
CORAL LAKES  
COMMUNITY  
DEVELOPMENT DISTRICT

Account Number:  
00774-72579

FPL.com Page 4

0006 0016 450001 ESLA

For: 04-07-2025 to 05-07-2025

Service Address:  
12301 BURNT STORE RD # SL LED  
PUNTA GORDA, FL 33955

#### Summary of Changes to Total Number of Facilities By Locations

Service Location	Component Removed	Component Installed	Owner/ Maint *	Quantity	Install/ Remove Date
207' N OF CORAL LAKES DR					
BURNT STORE RD		PMF0001		1	04-02-2025
209' SW OF DIPLORIA LN					
BURNT STORE RD		PMF0001		1	04-02-2025
216' E OF CORDGRASS RD					
BURNT STORE RD		PMF0001		1	04-02-2025
222' W OF WATER VIOLET WAY					
BURNT STORE RD		PMF0001		1	04-02-2025
268' N OF CORAL LAKES DR					
BURNT STORE RD		PMF0001		1	04-02-2025
27' S OF DIPLORIA LN					
BURNT STORE RD		PMF0001		1	04-02-2025
27' W OF SEA WHIP WAY					
BURNT STORE RD		PMF0001		1	04-02-2025
278' E OF BURNT STORE RD					
BURNT STORE RD		PMF0001		1	04-02-2025
284' SE OF WATER VIOLET WAY					
BURNT STORE RD		PMF0001		1	04-02-2025
321' E OF SEA WHIP WAY					
BURNT STORE RD		PMF0001		1	04-02-2025
335' SW OF DIPLORIA LN					
BURNT STORE RD		PMF0001		1	04-02-2025
348' S OF SACRED LOTUS					
BURNT STORE RD		PMF0001		1	04-02-2025
36' N OF CORAL LAKES DR					





Customer Name:  
CORAL LAKES  
COMMUNITY  
DEVELOPMENT DISTRICT

Account Number:  
00774-72579

FPL.com Page 5

0007 0016 450001 ESLA

For: 04-07-2025 to 05-07-2025

Service Address:  
12301 BURNT STORE RD # SL LED  
PUNTA GORDA, FL 33955

#### Summary of Changes to Total Number of Facilities By Locations

Service Location	Component Removed	Component Installed	Owner/ Maint *	Quantity	Install/ Remove Date
BURNT STORE RD 367' E OF CORDGRASS RD		PMF0001		1	04-02-2025
BURNT STORE RD 376' S OF DIPLORIA LN		PMF0001		1	04-02-2025
BURNT STORE RD 384' SE OF BURNT STORE RD		PMF0001		1	04-02-2025
BURNT STORE RD 396' NE OF WATER VIOLET WAY		PMF0001		1	04-02-2025
BURNT STORE RD 412' W OF WATER VIOLET WAY		PMF0001		1	04-02-2025
BURNT STORE RD 415' E OF CORDGRASS RD		PMF0001		1	04-02-2025
BURNT STORE RD 45' N OF SACRED LOTUS LN		PMF0001		1	04-02-2025
BURNT STORE RD 500' E OF CORDGRASS RD		PMF0001		1	04-02-2025
BURNT STORE RD 524' E OF SEA WHIP WAY		PMF0001		1	04-02-2025
BURNT STORE RD 559' SW OF DIPLORIA LN		PMF0001		1	04-02-2025
BURNT STORE RD 588' N OF CORAL LAKES DR		PMF0001		1	04-02-2025
BURNT STORE RD 60' E OF BURNT STORE RD		PMF0001		1	04-02-2025
BURNT STORE RD		PMF0001		1	04-02-2025

\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



Customer Name:  
CORAL LAKES  
COMMUNITY  
DEVELOPMENT DISTRICT

Account Number:  
00774-72579

FPL.com Page 6

0008 0016 450001 ESLA

For: 04-07-2025 to 05-07-2025

Service Address:  
12301 BURNT STORE RD # SL LED  
PUNTA GORDA, FL 33955

#### Summary of Changes to Total Number of Facilities By Locations

Service Location	Component Removed	Component Installed	Owner/ Maint *	Quantity	Install/ Remove Date
603' SE OF BURNT STORE RD					
BURNT STORE RD		PMF0001		1	04-02-2025
610' E OF CORDGRASS RD					
BURNT STORE RD		PMF0001		1	04-02-2025
614' NE OF WATER VIOLET WAY					
BURNT STORE RD		PMF0001		1	04-02-2025
65' S OF CORAL LAKES DR					
BURNT STORE RD		PMF0001		1	04-02-2025
67' W OF SEA WHIP WAY					
BURNT STORE RD		PMF0001		1	04-02-2025
693' E OF SEA WHIP WAY					
BURNT STORE RD		PMF0001		1	04-02-2025
795' E OF CORDGRASS RD					
BURNT STORE RD		PMF0001		1	04-02-2025
795' SW OF DIPLORIA LN					
BURNT STORE RD		PMF0001		1	04-02-2025
851' N OF CORAL LAKES DR					
BURNT STORE RD		PMF0001		1	04-02-2025
925' E OF SEA WHIP WAY					
BURNT STORE RD		PMF0001		1	04-02-2025
967' E OF CORDGRASS RD					
BURNT STORE RD		F861225	F	1	04-02-2025
1166' E OF CORDGRASS RD					
BURNT STORE RD		F861225	F	1	04-02-2025
118' W OF WATER VIOLET WAY					

\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



Customer Name:  
CORAL LAKES  
COMMUNITY  
DEVELOPMENT DISTRICT

Account Number:  
00774-72579

FPL.com Page 7

0009 0016 450001 ESLA

For: 04-07-2025 to 05-07-2025

Service Address:  
12301 BURNT STORE RD # SL LED  
PUNTA GORDA, FL 33955

#### Summary of Changes to Total Number of Facilities By Locations

Service Location	Component Removed	Component Installed	Owner/ Maint *	Quantity	Install/ Remove Date
BURNT STORE RD 119' S OF SACRED LOTUS		F861225	F	1	04-02-2025
BURNT STORE RD 125' E OF SEA WHIP WAY		F861225	F	1	04-02-2025
BURNT STORE RD 1384' E OF CORDGRASS RD		F861225	F	1	04-02-2025
BURNT STORE RD 143' E OF CORDGRASS RD		F861225	F	1	04-02-2025
BURNT STORE RD 146' SW OF DIPLORIA LN		F861225	F	1	04-02-2025
BURNT STORE RD 151' S OF DIPLORIA LN		F861225	F	1	04-02-2025
BURNT STORE RD 157' E OF CORGRASS RD		F861225	F	1	04-02-2025
BURNT STORE RD 1573' E OF CORDGRASS RD		F861225	F	1	04-02-2025
BURNT STORE RD 1763' E OF CORDGRASS RD		F861225	F	1	04-02-2025
BURNT STORE RD 1947' E OF CORDGRASS RD		F861225	F	1	04-02-2025
BURNT STORE RD 207' N OF CORAL LAKES DR		F861225	F	1	04-02-2025
BURNT STORE RD 209' SW OF DIPLORIA LN		F861225	F	1	04-02-2025
BURNT STORE RD		F861225	F	1	04-02-2025



\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER





Customer Name:  
CORAL LAKES  
COMMUNITY  
DEVELOPMENT DISTRICT

Account Number:  
00774-72579

FPL.com Page 8

0010 0016 450001 ESLA

For: 04-07-2025 to 05-07-2025

Service Address:  
12301 BURNT STORE RD # SL LED  
PUNTA GORDA, FL 33955

#### Summary of Changes to Total Number of Facilities By Locations

Service Location	Component Removed	Component Installed	Owner/ Maint *	Quantity	Install/ Remove Date
216' E OF CORDGRASS RD					
BURNT STORE RD 222' W OF WATER VIOLET WAY		F861225	F	1	04-02-2025
BURNT STORE RD 268' N OF CORAL LAKES DR		F861225	F	1	04-02-2025
BURNT STORE RD 27' S OF DIPLORIA LN		F861225	F	1	04-02-2025
BURNT STORE RD 27' W OF SEA WHIP WAY		F861225	F	1	04-02-2025
BURNT STORE RD 278' E OF BURNT STORE RD		F861225	F	1	04-02-2025
BURNT STORE RD 284' SE OF WATER VIOLET WAY		F861225	F	1	04-02-2025
BURNT STORE RD 321' E OF SEA WHIP WAY		F861225	F	1	04-02-2025
BURNT STORE RD 335' SW OF DIPLORIA LN		F861225	F	1	04-02-2025
BURNT STORE RD 348' S OF SACRED LOTUS		F861225	F	1	04-02-2025
BURNT STORE RD 36' N OF CORAL LAKES DR		F861225	F	1	04-02-2025
BURNT STORE RD 367' E OF CORDGRASS RD		F861225	F	1	04-02-2025
BURNT STORE RD 376' S OF DIPLORIA LN		F861225	F	1	04-02-2025

\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER





Customer Name:  
CORAL LAKES  
COMMUNITY  
DEVELOPMENT DISTRICT

Account Number:  
00774-72579

FPL.com Page 9

0011 0016 450001 ESLA

For: 04-07-2025 to 05-07-2025

Service Address:  
12301 BURNT STORE RD # SL LED  
PUNTA GORDA, FL 33955

#### Summary of Changes to Total Number of Facilities By Locations

Service Location	Component Removed	Component Installed	Owner/ Maint *	Quantity	Install/ Remove Date
BURNT STORE RD 384' SE OF BURNT STORE RD		F861225	F	1	04-02-2025
BURNT STORE RD 396' NE OF WATER VIOLET WAY		F861225	F	1	04-02-2025
BURNT STORE RD 412' W OF WATER VIOLET WAY		F861225	F	1	04-02-2025
BURNT STORE RD 415' E OF CORDGRASS RD		F861225	F	1	04-02-2025
BURNT STORE RD 45' N OF SACRED LOTUS LN		F861225	F	1	04-02-2025
BURNT STORE RD 500' E OF CORDGRASS RD		F861225	F	1	04-02-2025
BURNT STORE RD 524' E OF SEA WHIP WAY		F861225	F	1	04-02-2025
BURNT STORE RD 559' SW OF DIPLORIA LN		F861225	F	1	04-02-2025
BURNT STORE RD 588' N OF CORAL LAKES DR		F861225	F	1	04-02-2025
BURNT STORE RD 60' E OF BURNT STORE RD		F861225	F	1	04-02-2025
BURNT STORE RD 603' SE OF BURNT STORE RD		F861225	F	1	04-02-2025
BURNT STORE RD 610' E OF CORDGRASS RD		F861225	F	1	04-02-2025
BURNT STORE RD		F861225	F	1	04-02-2025



\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



Customer Name:  
CORAL LAKES  
COMMUNITY  
DEVELOPMENT DISTRICT

Account Number:  
00774-72579

FPL.com Page 10

0012 0016 450001 ESLA

For: 04-07-2025 to 05-07-2025

Service Address:  
12301 BURNT STORE RD # SL LED  
PUNTA GORDA, FL 33955

#### Summary of Changes to Total Number of Facilities By Locations

Service Location	Component Removed	Component Installed	Owner/ Maint *	Quantity	Install/ Remove Date
614' NE OF WATER VIOLET WAY					
BURNT STORE RD 65' S OF CORAL LAKES DR		F861225	F	1	04-02-2025
BURNT STORE RD 67' W OF SEA WHIP WAY		F861225	F	1	04-02-2025
BURNT STORE RD 693' E OF SEA WHIP WAY		F861225	F	1	04-02-2025
BURNT STORE RD 795' E OF CORDGRASS RD		F861225	F	1	04-02-2025
BURNT STORE RD 795' SW OF DIPLORIA LN		F861225	F	1	04-02-2025
BURNT STORE RD 851' N OF CORAL LAKES DR		F861225	F	1	04-02-2025
BURNT STORE RD 925' E OF SEA WHIP WAY		F861225	F	1	04-02-2025
BURNT STORE RD 967' E OF CORDGRASS RD		F861225	F	1	04-02-2025

\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

\* F - FPL OWNS & MAINTAINS   E - CUSTOMER OWNS & MAINTAINS   R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name: Coral Lakes

Board Meeting: May 19, 2025

	Name	Please X	Paid
1	Carlos de la Ossa	X	\$200.00
2	Nicholas Dister	X	\$200.00
3	Kyle Smith	X	\$200.00
4	Robert Ter Doest	X	\$200.00
5	Albert Viera	X	\$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Michael Perez  
District Manager Signature

5/20/2025  
Date

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: Coral Lakes

Board Meeting: May 19, 2025

	Name	Please X	Paid
1	Carlos de la Ossa	X	\$200.00
2	Nicholas Dister	X	\$200.00
3	Kyle Smith	X	\$200.00
4	Robert Ter Doest	X	\$200.00
5	Albert Viera	X	\$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Michael Perez  
District Manager Signature

5/20/2025  
Date

## Grau and Associates

1001 W. Yamato Road, Suite 301  
Boca Raton, FL 33431  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 27420  
Date 05/01/2025

---

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>2,500.00</u>
Current Amount Due	\$ <u><u>2,500.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,500.00	0.00	0.00	0.00	0.00	2,500.00

Payment due upon receipt.

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name: Coral Lakes

Board Meeting: May 19, 2025

	Name	Please X	Paid
1	Carlos de la Ossa	X	\$200.00
2	Nicholas Dister	X	\$200.00
3	Kyle Smith	X	\$200.00
4	Robert Ter Doest	X	\$200.00
5	Albert Viera	X	\$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Michael Perez  
District Manager Signature

5/20/2025  
Date

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name: Coral Lakes

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	Name	Please X	Paid
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The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Michael Perez  
District Manager Signature

5/20/2025  
Date



**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name: Coral Lakes

Board Meeting: May 19, 2025

	Name	Please X	Paid
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2	Nicholas Dister	X	\$200.00
3	Kyle Smith	X	\$200.00
4	Robert Ter Doest	X	\$200.00
5	Albert Viera	X	\$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Michael Perez  
District Manager Signature

5/20/2025  
Date

**Coral Lakes CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Monthly Contract</b>					
INFRAMARK LLC	6/1/2025	150849	\$700.00		June 2025 Accounting services
INFRAMARK LLC	6/1/2025	150849	\$375.00		June 2025 ADMIN MGMNT SVCS
INFRAMARK LLC	6/1/2025	150849	\$2,083.33		June 2025 DISTRICT MANAGER
INFRAMARK LLC	6/1/2025	150849	\$100.00		June 2025 FINANCIAL AND REVENUE
INFRAMARK LLC	6/1/2025	150849	\$200.00		June 2025 RECORDING SECRETARY
INFRAMARK LLC	6/1/2025	150849	\$50.00		June 2025 RENTAL AND LEASES
INFRAMARK LLC	6/1/2025	150849	\$50.00		June 2025 TECHNOLOGY/DATA
INFRAMARK LLC	6/1/2025	150849	\$416.67		June 2025 DISS SVCS
INFRAMARK LLC	6/1/2025	150849	\$100.00		June 2025 Website maint/admin
INFRAMARK LLC	6/1/2025	150849	\$750.00	\$4,825.00	June 2025 Construction accounting
JUNIPER LANDSCAPING OF FLORIDA, LLC	6/16/2025	339541	\$6,594.62	\$6,594.62	June 2025 Landscaping service
STRALEY ROBIN VERICKER	6/20/2025	26750	\$1,170.00	\$1,170.00	May 2025 District Counsel services
<b>Monthly Contract Subtotal</b>			<b>\$12,589.62</b>	<b>\$12,589.62</b>	
<b>Utilities</b>					
FPL	6/6/2025	060625 2579	\$1,336.30	\$1,336.30	5/7 - 6/6/2025 Electricity
FPL	6/13/2025	061325 1545	\$28.43	\$28.43	5/14 - 6/13/2025 Electricity
FPL	6/17/2025	061725 2579	\$1,041.25	\$1,041.25	4/7 - 6/6/2025 Electricity
<b>Utilities Subtotal</b>			<b>\$2,405.98</b>	<b>\$2,405.98</b>	
<b>Regular Services</b>					
GRAU & ASSOCIATES	6/2/2025	27639	\$2,300.00	\$2,300.00	2024 Auditing services
STANTEC CONSULTING SERVICES INC	5/16/2025	2400881	\$5,781.00	\$5,781.00	May 2025 Dist Engineer
<b>Regular Services Subtotal</b>			<b>\$8,081.00</b>	<b>\$8,081.00</b>	
<b>Additional Services</b>					
INFRAMARK LLC	6/17/2025	151828	\$4.83		May 2025 Postage
INFRAMARK LLC	6/17/2025	151828	\$40.14	\$44.97	May 2025 Meeting rental at the library

<p style="text-align: center;"><b>Coral Lakes CDD</b> <b>Summary of Operations and Maintenance Invoices</b></p>
---

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Additional Services Subtotal			\$44.97	\$44.97	
TOTAL			\$23,121.57	\$23,121.57	



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

150849

**DATE**

6/1/2025

**BILL TO**

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

**CUSTOMER ID**

C4799

**NET TERMS**

Net 30

**PO#****DUE DATE**

7/1/2025

Services provided for the Month of: June 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	700.00		700.00
Administration	1	Ea	375.00		375.00
District Management	1	Ea	2,083.33		2,083.33
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	200.00		200.00
Rental & Leases	1	Ea	50.00		50.00
Technology/Data Storage	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Dissemination Services	1	Ea	416.67		416.67
Construction Accounting	1	Ea	750.00		750.00
<b>Subtotal</b>					<b>4,825.00</b>

**Subtotal**

\$4,825.00

**Tax**

\$0.00

**Total Due**

\$4,825.00

**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.*

**Please Remit Payment to:**

Juniper Landscaping of Florida, LLC  
PO Box 628395  
Orlando FL 32862-8395



Invoice 339541

Bill To
Coral Lakes Charlotte County c/o Inframark 313 Campus Street Celebration, FL 34747

Date	Due Date
06/16/25	7/16/2025
Account Owner	PO#
ALBERTO TOUCET PEREZ	

Item	Amount
#346745 - Coral Lakes Charlotte County 2025 Maintenance Contract June 2025	\$6,594.62

**Grand Total** \$6,594.62

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$6,594.62	\$0.00	\$0.00	\$0.00	\$0.00

\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

JuniperLandscaping.com  
(239) 561-5980

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Coral Lakes CDD  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

June 20, 2025

Client: 001598

Matter: 000001

Invoice #: 26750

Page: 1

RE: General

For Professional Services Rendered Through May 31, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
5/8/2025	VKB	REVIEW AND REVISE RESOLUTION ADOPTING PRELIMINARY BUDGET AND SETTING PUBLIC HEARING FOR FINAL BUDGET ADOPTION.	0.2	\$75.00
5/8/2025	MS	RECEIVE AND REVIEW EMAIL FROM B. CARPIO RE BUDGET PUBLIC HEARING DATE CHANGING; REVISE, FINALIZE, AND TRANSMIT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING.	0.3	\$52.50
5/9/2025	KCH	PHONE CALL WITH C.DELAOSA REGARDING DEEDING OF PROPERTY TO CDD.	0.2	\$65.00
5/13/2025	MS	REVISE, FINALIZE AND TRANSMIT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING.	0.2	\$35.00
5/16/2025	KCH	PREPARE FOR AND ATTEND EPG OPERATIONS MEETING IN PERSON.	0.3	\$97.50
5/18/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$130.00
5/19/2025	CAW	REVIEW QUIT CLAIM DEED FROM THE ASSOCIATION TO THE DISTRICT; REVIEW PLAT OF CORAL LAKES - PHASE 1B.	0.2	\$65.00
5/19/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING VIA TEAMS; REVIEW CORAL LAKES PHASE 1B PLAT AND PREPARE QUIT CLAIM DEED FOR COMMON AREAS AND EASEMENTS FROM HOA TO CDD.	1.5	\$487.50
5/21/2025	KCH	PREPARE RESOLUTION AUTHORIZING SPENDING AUTHORITY FOR CHAIR AND DISTRICT MANAGER WITH BOS RATIFICATION.	0.5	\$162.50
Total Professional Services			3.8	\$1,170.00

June 20, 2025  
Client: 001598  
Matter: 000001  
Invoice #: 26750

Page: 2

---

Total Services	\$1,170.00	
Total Disbursements	\$0.00	
Total Current Charges		\$1,170.00
Previous Balance		\$822.50
Less Payments		(\$822.50)
<b>PAY THIS AMOUNT</b>		<b>\$1,170.00</b>

***Please Include Invoice Number on all Correspondence***

**Electric Bill Statement**

For: May 7, 2025 to Jun 6, 2025 (30 days)

Statement Date: Jun 6, 2025

Account Number: 00774-72579

**Service Address:**12301 BURNT STORE RD # SL LED  
PUNTA GORDA, FL 33955**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT,**  
Here's what you owe for this billing period.**CURRENT BILL****\$3,027.74**

TOTAL AMOUNT YOU OWE

**Jun 27, 2025**

NEW CHARGES DUE BY

Scan to  
Pay  
or visit  
FPL.com/  
WaystoPay**KEEP IN MIND**

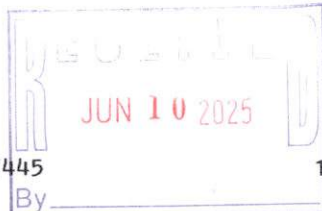
- Payments received after June 27, 2025 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

**BILL SUMMARY**

Amount of your last bill	1,691.44
Balance before new charges	1,691.44*
Total new charges	1,336.30
<b>Total amount you owe</b>	<b>\$3,027.74</b>

**\* \$489.00 of this amount is PAST DUE --  
PLEASE PAY IMMEDIATELY**

(See page 2 for bill details.)

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Outside Florida: 1-800-226-3545Report Power Outages:  
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)  
711 (Relay Service)**Ways to Pay**

/ 27

169144 5505007747257924772030000

0001 0004 047445

10

By \_\_\_\_\_

CORAL LAKES COMMUNITY  
DEVELOPMENT DISTRICT  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008The amount enclosed includes  
the following donation:  
**FPL Care To Share:** \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit **FPL.com/PayBill**  
for ways to pay.

00774-72579

ACCOUNT NUMBER

\$3,027.74

TOTAL AMOUNT YOU OWE

Jun 27, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name: Account Number:  
CORAL LAKES 00774-72579  
COMMUNITY  
DEVELOPMENT DISTRICT

FPL.com Page 2

0002 0004 047445

E001

### BILL DETAILS

Amount of your last bill	1,691.44
Balance before new charges	\$1,691.44 *
<b>New Charges</b>	
Rate: SL-1 STREET LIGHTING SERVICE	
Electric service amount **	1,113.27
Gross receipts tax (State tax)	2.58
Franchise fee (Reqd local fee)	65.84
Utility tax (Local tax)	69.78
Florida sales tax (State tax)	71.99
County sales tax (Local tax)	11.84
Taxes and charges	222.03
Regulatory fee (State fee)	1.00
Total new charges	\$1,336.30
<b>Total amount you owe</b>	<b>\$3,027.74</b>
<b>* \$489.00 of this amount is PAST DUE -- PLEASE PAY IMMEDIATELY</b>	

\*\* Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.059770 per kWh
Fuel charge:	\$0.026470 per kWh

### METER SUMMARY

Next bill date Jul 8, 2025.

#### Usage Type

Total kWh used

#### Usage

1200

### ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Jun 6, 2025	May 7, 2025
kWh Used	1200	1200
Service days	30	30
kWh/day	40	40
Amount	\$1,336.30	\$1,202.44

### KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Customer Name: Account Number:  
CORAL LAKES 00774-72579  
COMMUNITY  
DEVELOPMENT DISTRICT

FPL.com Page 1 0003 0004 047445 ESLA

For: 05-07-2025 to 06-06-2025 (30 days)

kWh/Day: 40

Service Address:

12301 BURNT STORE RD # SL LED  
PUNTA GORDA, FL 33955

### Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
F861225	73	6000	F	48		1,200	
Energy					0.800000		38.40
Non-energy							
Fixtures					7.500000		360.00
Maintenance					1.470000		70.56
PMF0001				48			
Non-energy							
Fixtures					9.740000		467.52
Additional lighting facility charge							
Non-energy							114.81

\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



CORAL LAKES COMMUNITY  
DEVELOPMENT DISTRICT  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008





Customer Name:  
CORAL LAKES  
COMMUNITY  
DEVELOPMENT DISTRICT

Account Number:  
00774-72579

FPL.com Page 2

0004 0004 047445 ESLA

For: 05-07-2025 to 06-06-2025 (30 days)

kWh/Day: 40

Service Address:

12301 BURNT STORE RD # SL LED  
PUNTA GORDA, FL 33955

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							38.40
Non-energy sub total							1,012.89
Sub total						1,200	1,051.29
Energy conservation cost recovery							0.47
Capacity payment recovery charge							0.08
Environmental cost recovery charge							0.59
Storm restoration recovery charge							24.86
Transition rider credit							-2.48
Storm protection recovery charge							6.70
Fuel charge							31.76
<b>Electric service amount</b>							<b>1,113.27</b>
Gross receipts tax (State tax)							2.58
Regulatory fee (State fee)							1.00
Franchise fee (Reqd local fee)							65.84
Utility tax (Local tax)							69.78
Florida sales tax (State tax)							71.99
County sales tax (Local tax)							11.84
<b>Total</b>						<b>1,200</b>	<b>1,336.30</b>

\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

**Electric Bill Statement****For:** May 14, 2025 to Jun 13, 2025 (30 days)**Statement Date:** Jun 13, 2025**Account Number:** 58474-81545**Service Address:**26281 CORAL LAKES DR #LIFT 458  
PUNTA GORDA, FL 33955**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT,**  
Here's what you owe for this billing period.**CURRENT BILL****\$28.43**

TOTAL AMOUNT YOU OWE

**Jul 7, 2025**

NEW CHARGES DUE BY

**Scan to  
Pay**  
or visit  
[FPL.com/  
WaystoPay](https://www.fpl.com/WaystoPay)**KEEP IN MIND**

- Payment received after September 04, 2025 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	31.67
Payments received	-31.67
Balance before new charges	0.00
Total new charges	28.43
<b>Total amount you owe</b>	<b>\$28.43</b>

(See page 2 for bill details.)

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545Report Power Outages:  
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)  
711 (Relay Service)**Ways to Pay**

/ 27

5510584748154593482000000

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT  
26281 CORAL LAKES DR #LIFT 458  
PUNTA GORDA FL 33955The amount enclosed includes  
the following donation:**FPL Care To Share:** \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)  
for ways to pay.

58474-81545

ACCOUNT NUMBER

\$28.43

TOTAL AMOUNT YOU OWE

Jul 7, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name:  
CORAL LAKES  
COMMUNITY DEVEL  
OPMENT DISTRICT

Account Number:  
58474-81545

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	31.67
Payment received - Thank you	-31.67
Balance before new charges	\$0.00

### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Minimum base bill charge: \$10.53

Non-fuel: (\$0.096100 per kWh) \$2.12

Fuel: (\$0.027180 per kWh) \$0.60

Electric service amount 26.12

Gross receipts tax (State tax) 0.67

Franchise fee (Reqd local fee) 1.62

Taxes and charges 2.29

Regulatory fee (State fee) 0.02

Total new charges \$28.43

**Total amount you owe \$28.43**

## METER SUMMARY

Meter reading - Meter KJ73469. Next meter reading Jul 15, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	00103		00081		22

## ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Jun 13, 2025	May 14, 2025
kWh Used	22	81
Service days	30	30
kWh/day	0	2
Amount	\$28.43	\$31.67

## KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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**Electric Bill Statement**

For: Apr 7, 2025 to Jun 6, 2025 (60 days)

**Statement Date:** Jun 17, 2025**Account Number:** 00774-72579**Service Address:**12301 BURNT STORE RD # SL LED  
PUNTA GORDA, FL 33955**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT,**  
Here's what you owe for this billing period.**CURRENT BILL****\$1,041.25**

TOTAL AMOUNT YOU OWE

**Jul 8, 2025**

NEW CHARGES DUE BY

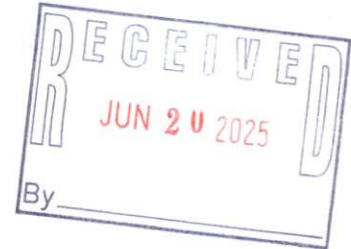
Scan to  
Pay  
or visit  
FPL.com/  
WaystoPay**KEEP IN MIND**

- Payment received after September 08, 2025 is considered LATE; a late payment charge of 1% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

**BILL SUMMARY**

Amount of your last bill	3,027.74
Payments received	-1,691.44
Additional Activity	-2,538.74
Balance before new charges	-1,202.44
Total new charges	2,243.69
<b>Total amount you owe</b>	<b>\$1,041.25</b>

(See page 2 for bill details.)

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Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)  
711 (Relay Service)**Ways to Pay**

/ 27

120244 5505007747257955214010000

0001 0008 048560

10

CORAL LAKES COMMUNITY  
DEVELOPMENT DISTRICT  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008The amount enclosed includes  
the following donation:  
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this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit **FPL.com/PayBill**  
for ways to pay.

00774-72579

ACCOUNT NUMBER

\$1,041.25

TOTAL AMOUNT YOU OWE

Jul 8, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: CORAL LAKES  
COMMUNITY  
DEVELOPMENT DISTRICT

Account Number:  
00774-72579

FPL.com Page 2

0002 0008 048560

E001

### BILL DETAILS

Amount of your last bill	3,027.74
Payment received - Thank you	-1,691.44
Additional activity	
Credit	-2,538.74
Balance before new charges	-\$1,202.44
<b>New Charges</b>	
Rate: SL-1 STREET LIGHTING SERVICE	
Electric service amount **	2,111.73
Gross receipts tax (State tax)	5.16
Franchise fee (Reqd local fee)	124.90
Taxes and charges	130.06
Regulatory fee (State fee)	1.90
Total new charges	\$2,243.69
<b>Total amount you owe</b>	<b>\$1,041.25</b>

\*\* Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.059770 per kWh
Fuel charge:	\$0.026470 per kWh

### METER SUMMARY

Next bill date Jul 8, 2025.

#### Usage Type

Total kWh used

#### Usage

2400

### ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Jun 6, 2025	May 7, 2025
kWh Used	1200	1200
Service days	30	30
kWh/day	40	40
Amount	\$1,182.69	\$1,061.00

### KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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[FPL.com/MobileApp](https://www.fpl.com/MobileApp)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.





Customer Name:  
CORAL LAKES  
COMMUNITY  
DEVELOPMENT DISTRICT

Account Number:  
00774-72579

FPL.com Page 1

0003 0008 048560 ESLA

For: 05-07-2025 to 06-06-2025 (30 days)

kWh/Day: 40

Service Address:

12301 BURNT STORE RD # SL LED  
PUNTA GORDA, FL 33955

### Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
F861225	73	6000	F	48		1,200	
Energy					0.800000		38.40
Non-energy							
Fixtures					7.500000		360.00
Maintenance					1.470000		70.56
PMF0001				48			
Non-energy							
Fixtures					9.740000		467.52
Additional lighting facility charge							
Non-energy							114.81

\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



CORAL LAKES COMMUNITY  
DEVELOPMENT DISTRICT  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008







Customer Name: CORAL LAKES  
COMMUNITY  
DEVELOPMENT DISTRICT

Account Number: 00774-72579

FPL.com Page 2 0004 0008 048560 ESLA

For: 05-07-2025 to 06-06-2025 (30 days)

kWh/Day: 40

Service Address:

12301 BURNT STORE RD # SL LED  
PUNTA GORDA, FL 33955

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							38.40
Non-energy sub total							1,012.89
Sub total						1,200	1,051.29
Energy conservation cost recovery							0.47
Capacity payment recovery charge							0.08
Environmental cost recovery charge							0.59
Storm restoration recovery charge							24.86
Transition rider credit							-2.48
Storm protection recovery charge							6.70
Fuel charge							31.76
<b>Electric service amount</b>							<b>1,113.27</b>
Gross receipts tax (State tax)							2.58
Regulatory fee (State fee)							1.00
Franchise fee (Reqd local fee)							65.84
<b>Total</b>						<b>1,200</b>	<b>1,182.69</b>

\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



Customer Name:  
CORAL LAKES  
COMMUNITY  
DEVELOPMENT DISTRICT

Account Number:  
00774-72579

FPL.com Page 3

0005 0008 048560 ESLA

For: 04-07-2025 to 05-07-2025 (30 days)

kWh/Day: 40

Service Address:

12301 BURNT STORE RD # SL LED  
PUNTA GORDA, FL 33955

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
F861225	73	6000	F	48		1,200	
Energy					0.800000		38.40
Non-energy					7.500000		360.00
Fixtures					1.470000		70.56
Maintenance							
PMF0001				48			
Non-energy					9.740000		467.52
Fixtures							



\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



Customer Name:  
CORAL LAKES  
COMMUNITY  
DEVELOPMENT DISTRICT

Account Number:  
00774-72579

FPL.com Page 4

0006 0008 048560 ESLA

For: 04-07-2025 to 05-07-2025 (30 days)

kWh/Day: 40

Service Address:

12301 BURNT STORE RD # SL LED  
PUNTA GORDA, FL 33955

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							38.40
Non-energy sub total							898.08
Sub total						1,200	936.48
Energy conservation cost recovery							0.47
Capacity payment recovery charge							0.08
Environmental cost recovery charge							0.59
Storm restoration recovery charge							24.86
Transition rider credit							-2.48
Storm protection recovery charge							6.70
Fuel charge							31.76
<b>Electric service amount</b>							<b>998.46</b>
Gross receipts tax (State tax)							2.58
Regulatory fee (State fee)							0.90
Franchise fee (Reqd local fee)							59.06
<b>Total</b>						<b>1,200</b>	<b>1,061.00</b>



Customer Name:  
CORAL LAKES  
COMMUNITY  
DEVELOPMENT DISTRICT

Account Number:  
00774-72579

FPL.com Page 5

0007 0008 048560 ESLA

For: 05-07-2025 to 06-06-2025

Service Address:  
12301 BURNT STORE RD # SL LED  
PUNTA GORDA, FL 33955

### Account Activity Summary

Previous Statement Balance			3,027.74
Payments			1,691.44CR
Additional Activity			
Months Credited			
Service To Date			
05-07-2025	1,202.44CR		
Other Activity (+ or -)	1,336.30CR		
Total Additional Activity	2,538.74CR	.....	2,538.74CR
New Charges			
Months Rebilled			
Service To Date			
05-07-2025		1,061.00	
Current Month Bill			
Service To Date			
06-06-2025		1,182.69	
Total New Charges		2,243.69	.....2,243.69
Total Now Due			1,041.25



## Grau and Associates

1001 W. Yamato Road, Suite 301  
Boca Raton, FL 33431  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 27639  
Date 06/02/2025

---

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>2,300.00</u>
Current Amount Due	\$ <u><u>2,300.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,300.00	2,500.00	0.00	0.00	0.00	4,800.00

Payment due upon receipt.

Invoice Number	2400881
Invoice Date	May 16, 2025
Purchase Order	238202140
Customer Number	195452
Project Number	238202140

**Bill To**

Coral Lakes CDD  
Inframark - Attn: Accounts  
Payable  
210 N. University  
Suite 702  
Coral Springs FL 33071  
United States

**EFT/ACH Remit To (Preferred)**

Stantec Consulting Services Inc. (SCSI)  
Bank of America  
ABA No. : 111000012  
Account No: 3752096026  
Email Remittance: eft@stantec.com

**Alternative Remit To**

Stantec Consulting Services  
Inc. (SCSI)  
13980 Collections Center Drive  
Chicago IL 60693  
United States

<b>Project</b>	<b>Coral Lakes CDD.</b>			
	Project Manager	Stewart, Tonja L	Contract Upset	13,780.00
	Current Invoice Total (USD)	5,781.00	Contract Billed to Date	7,132.75
			For Period Ending	<b>May 9, 2025</b>

**Top Task      2025      2025 Engineering Cons Ser**

**Professional Services**

Billing Level		Current Hours	Rate	Current Amount
Level 07	Nurse, Vanessa M	30.75	167.00	5,135.25
Level 09	Henke, Emily Kirsten	0.25	183.00	45.75
Level 14	Stewart, Tonja L	2.50	240.00	600.00
<b>Subtotal Professional Services</b>		<u>33.50</u>		<u>5,781.00</u>

Top Task Subtotal	2025 Engineering Cons Ser	5,781.00
<b>Total Fees &amp; Disbursements</b>		<u>5,781.00</u>
<b>INVOICE TOTAL (USD)</b>		<b>5,781.00</b>

**Net Due in 30 Days or in accordance with terms of the contract**

**Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager**



# Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-05-01	238202140	2025	Direct - Regular	HENKE, EMILY KIRSTEN	0.25	183.00	45.75	PULL GIS DATA	
2025-04-15	238202140	2025	Direct - Regular	NURSE, VANESSA M	0.25	167.00	41.75	REQUISITIONS	
2025-04-25	238202140	2025	Direct - Regular	NURSE, VANESSA M	0.50	167.00	83.50	UPDATED SWFWMD INSPECTION SPREADSHEET	
2025-04-30	238202140	2025	Direct - Overtime	NURSE, VANESSA M	0.50	167.00	83.50	PREPARED NEW OWNERSHIP, EASEMENT & MAINTENANCE MAPS	
2025-04-30	238202140	2025	Direct - Regular	NURSE, VANESSA M	8.00	167.00	1,336.00	PREPARED NEW OWNERSHIP, EASEMENT & MAINTENANCE MAPS	
2025-05-01	238202140	2025	Direct - Overtime	NURSE, VANESSA M	2.50	167.00	417.50	PREPARED NEW OWNERSHIP, EASEMENT & MAINTENANCE MAPS	
2025-05-02	238202140	2025	Direct - Overtime	NURSE, VANESSA M	7.00	167.00	1,169.00	PREPARED NEW OWNERSHIP, EASEMENT & MAINTENANCE MAPS	
2025-05-05	238202140	2025	Direct - Regular	NURSE, VANESSA M	1.00	167.00	167.00	PREPARED NEW OWNERSHIP, EASEMENT & MAINTENANCE MAPS	
2025-05-06	238202140	2025	Direct - Regular	NURSE, VANESSA M	4.00	167.00	668.00	PREPARED NEW OWNERSHIP, EASEMENT & MAINTENANCE MAPS	
2025-05-07	238202140	2025	Direct - Regular	NURSE, VANESSA M	7.00	167.00	1,169.00	PREPARED NEW OWNERSHIP, EASEMENT & MAINTENANCE MAPS	
2025-04-17	238202140	2025	Direct - Regular	STEWART, TONJA L	1.00	240.00	240.00	REQUISITIONS	
2025-04-28	238202140	2025	Direct - Regular	STEWART, TONJA L	1.50	240.00	360.00	PREPARE INFORMATION FOR LONG TERM PAVEMENT MAINTENANCE.	
Total Project 238202140					33.50		\$5,781.00		



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

151828

**DATE**

6/17/2025

**CUSTOMER ID**

C4799

**NET TERMS**

Net 30

**PO#****DUE DATE**

7/17/2025

**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: May 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Michael A Perez 04-24-25 CHARLOTTECOUNTY : room for meeting \$40.14	1	Ea	40.14		40.14
Postage	7	Ea	0.69		4.83
<b>Subtotal</b>					<b>44.97</b>

**Subtotal**

\$44.97

**Tax**

\$0.00

**Total Due**

\$44.97

**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 Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
May 31, 2025

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 May 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<b><u>ASSETS</u></b>						
Cash - Operating Account	\$ 1,875	\$ -	\$ -	\$ -	\$ -	\$ 1,875
Due From Other Funds	-	-	2,435	-	-	2,435
Investments:						
Acquisition & Construction Account	-	-	1,554,202	-	-	1,554,202
Reserve Fund	-	651,888	-	-	-	651,888
Revenue Fund	-	254,184	-	-	-	254,184
Fixed Assets						
Land	-	-	-	1,042,401	-	1,042,401
Construction Work In Process	-	-	-	4,090,390	-	4,090,390
Amount To Be Provided	-	-	-	-	9,450,000	9,450,000
<b>TOTAL ASSETS</b>	<b>\$ 1,875</b>	<b>\$ 906,072</b>	<b>\$ 1,556,637</b>	<b>\$ 5,132,791</b>	<b>\$ 9,450,000</b>	<b>\$ 17,047,375</b>
<b><u>LIABILITIES</u></b>						
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unearned Revenue	20,867	-	-	-	-	20,867
Bonds Payable - Series 2022A-2	-	-	-	-	9,450,000	9,450,000
Due To Other Funds	-	2,435	-	-	-	2,435
<b>TOTAL LIABILITIES</b>	<b>20,867</b>	<b>2,435</b>	<b>-</b>	<b>-</b>	<b>9,450,000</b>	<b>9,473,302</b>

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<b>FUND BALANCES</b>						
Restricted for:						
Debt Service	-	903,637	-	-	-	903,637
Capital Projects	-	-	1,556,637	-	-	1,556,637
Unassigned:	(18,992)	-	-	5,132,791	-	5,113,799
<b>TOTAL FUND BALANCES</b>	<b>(18,992)</b>	<b>903,637</b>	<b>1,556,637</b>	<b>5,132,791</b>	<b>-</b>	<b>7,574,073</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,875</b>	<b>\$ 906,072</b>	<b>\$ 1,556,637</b>	<b>\$ 5,132,791</b>	<b>\$ 9,450,000</b>	<b>\$ 17,047,375</b>

**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2025  
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
<b><u>REVENUES</u></b>				
Special Assmnts- CDD Collected	\$ -	\$ 43,718	\$ 43,718	0.00%
Developer Contribution	455,875	-	(455,875)	0.00%
<b>TOTAL REVENUES</b>	<b>455,875</b>	<b>43,718</b>	<b>(412,157)</b>	<b>9.59%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	3,000	1,000	2,000	33.33%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	2,917	1,283	69.45%
ProfServ-Info Technology	600	375	225	62.50%
ProfServ-Recording Secretary	2,400	1,500	900	62.50%
ProfServ-Trustee Fees	6,500	4,256	2,244	65.48%
District Counsel	15,000	6,029	8,971	40.19%
District Engineer	9,500	4,063	5,437	42.77%
Administrative Services	4,500	2,833	1,667	62.96%
District Management	25,000	15,500	9,500	62.00%
Accounting Services	9,000	5,525	3,475	61.39%
Auditing Services	6,000	2,500	3,500	41.67%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	5	495	1.00%
Rentals & Leases	600	383	217	63.83%
Public Officials Insurance	2,475	2,200	275	88.89%
Insurance -Property & Casualty	25,000	-	25,000	0.00%
Insurance Deductible	2,500	-	2,500	0.00%
Legal Advertising	3,500	(2,756)	6,256	-78.74%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	700	500	58.33%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	750	450	62.50%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
<b>Total Administration</b>	<b>137,950</b>	<b>49,455</b>	<b>88,495</b>	<b>35.85%</b>

**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2025  
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
<b><u>Other Physical Environment</u></b>				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Contracts-Landscape	200,000	-	200,000	0.00%
Contracts-Aquatic Control	10,000	-	10,000	0.00%
Electricity - Streetlights	50,000	1,754	48,246	3.51%
Insurance - General Liability	3,025	3,000	25	99.17%
R&M-Other Landscape	9,000	-	9,000	0.00%
Security System Monitoring	5,000	-	5,000	0.00%
Miscellaneous Services	30,000	2,500	27,500	8.33%
<b>Total Other Physical Environment</b>	<b>313,425</b>	<b>7,254</b>	<b>306,171</b>	<b>2.31%</b>
<b><u>Parks and Recreation</u></b>				
Misc-Contingency	4,500	-	4,500	0.00%
<b>Total Parks and Recreation</b>	<b>4,500</b>	<b>-</b>	<b>4,500</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>455,875</b>	<b>56,709</b>	<b>399,166</b>	<b>12.44%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(12,991)	(12,991)	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Capital Improvement	-	92,711	92,711	0.00%
Construction in Progress	-	(98,711)	(98,711)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(6,000)</b>	<b>(6,000)</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ (18,991)	\$ (18,991)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>14,949</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (4,042)</b>		

**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2025  
Debt Service Fund (201)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 20,990	\$ 20,990	0.00%
Special Assmnts- CDD Collected	-	884,347	884,347	0.00%
Developer Contribution	651,825	-	(651,825)	0.00%
<b>TOTAL REVENUES</b>	<b>651,825</b>	<b>905,337</b>	<b>253,512</b>	<b>138.89%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Principal Debt Retirement	145,000	255,000	(110,000)	175.86%
Interest Expense	506,825	512,722	(5,897)	101.16%
<b>Total Administration</b>	<b>651,825</b>	<b>767,722</b>	<b>(115,897)</b>	<b>117.78%</b>
<b>TOTAL EXPENDITURES</b>	<b>651,825</b>	<b>767,722</b>	<b>(115,897)</b>	<b>117.78%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	137,615	137,615	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>766,022</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 903,637</b>		

**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2025  
Capital Projects Fund (301)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 61,930	\$ 61,930	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>61,930</b>	<b>61,930</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	1,951,907	(1,951,907)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>1,951,907</b>	<b>(1,951,907)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>1,951,907</b>	<b>(1,951,907)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,889,977)	(1,889,977)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>3,446,614</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,556,637</b>		

# Bank Account Statement

Coral Lakes CDD

Wednesday, June 11, 2025  
Page 1

Bank Account No. 7319

Statement No. 05\_25

Statement Date 05/31/2025

<b>G/L Account No. 101001 Balance</b>	1,874.85	<b>Statement Balance</b>	31,722.45
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	31,722.45
<b>Subtotal</b>	1,874.85	<b>Outstanding Checks</b>	-29,847.60
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	1,874.85
<b>Ending G/L Balance</b>	1,874.85		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
<b>Total Deposits</b>							0.00
<b>Checks</b>							
							0.00
04/17/2025	Payment	1092	INFRAMARK LLC	Check for Vendor V00005	-2.07	-2.07	0.00
04/22/2025	Payment	1095	U.S. BANK	Check for Vendor V00026	-4,256.13	-4,256.13	0.00
			STANTEC				
04/24/2025	Payment	1096	CONSULTING SERVICES INC	Check for Vendor V00019	-554.25	-554.25	0.00
05/01/2025	Payment	1098	FPL	Check for Vendor V00027	-31.16	-31.16	0.00
05/22/2025	Payment	1102	ALBERTO VIERA	Check for Vendor V00010	-200.00	-200.00	0.00
05/22/2025	Payment	1103	CARLOS DE LA OSSA	Check for Vendor V00011	-200.00	-200.00	0.00
05/22/2025	Payment	1104	KYLE SMITH	Check for Vendor V00009	-200.00	-200.00	0.00
<b>Total Checks</b>					-5,443.61	-5,443.61	0.00
<b>Adjustments</b>							
<b>Total Adjustments</b>							
<b>Outstanding Checks</b>							
05/08/2025	Payment	1099	INFRAMARK LLC	Check for Vendor V00005			-19,576.99
05/21/2025	Payment	1100	GRAU & ASSOCIATES	Check for Vendor V00028			-2,500.00
05/21/2025	Payment	1101	INFRAMARK LLC	Check for Vendor V00005			-4,825.00
05/22/2025	Payment	1105	NICHOLAS J. DISTER	Check for Vendor V00018			-200.00
			ROBERTUS				
05/22/2025	Payment	1106	ANTONIUS TER DOEST	Check for Vendor V00013			-200.00
05/28/2025	Payment	1107	FPL	Check for Vendor V00027			-31.67
05/28/2025	Payment	1108	STRALEY ROBIN VERICKER	Check for Vendor V00004			-822.50
05/28/2025	Payment	1109	FPL	Check for Vendor V00027			-1,691.44



# Bank Account Statement

Coral Lakes CDD

Bank Account No.	7319		
Statement No.	05_25	Statement Date	05/31/2025

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Total Outstanding Checks	-29,847.60
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Outstanding Deposits

Total Outstanding Deposits

# **Coral Lakes Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
June 30, 2025

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 June 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<b><u>ASSETS</u></b>						
Cash - Operating Account	\$ 34,517	\$ -	\$ -	\$ -	\$ -	\$ 34,517
Due From Other Funds	-	-	2,435	-	-	2,435
Investments:						
Acquisition & Construction Account	-	-	1,559,372	-	-	1,559,372
Reserve Fund	-	651,888	-	-	-	651,888
Revenue Fund	-	257,198	-	-	-	257,198
Fixed Assets						
Land	-	-	-	1,042,401	-	1,042,401
Construction Work In Process	-	-	-	4,090,390	-	4,090,390
Amount To Be Provided	-	-	-	-	9,450,000	9,450,000
<b>TOTAL ASSETS</b>	<b>\$ 34,517</b>	<b>\$ 909,086</b>	<b>\$ 1,561,807</b>	<b>\$ 5,132,791</b>	<b>\$ 9,450,000</b>	<b>\$ 17,088,201</b>
<b><u>LIABILITIES</u></b>						
Accounts Payable	\$ 21,863	\$ -	\$ -	\$ -	\$ -	\$ 21,863
Unearned Revenue	20,867	-	-	-	-	20,867
Bonds Payable - Series 2022A-2	-	-	-	-	9,450,000	9,450,000
Due To Other Funds	-	2,435	-	-	-	2,435
<b>TOTAL LIABILITIES</b>	<b>42,730</b>	<b>2,435</b>	<b>-</b>	<b>-</b>	<b>9,450,000</b>	<b>9,495,165</b>

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<b>FUND BALANCES</b>						
Restricted for:						
Debt Service	-	906,651	-	-	-	906,651
Capital Projects	-	-	1,561,807	-	-	1,561,807
Unassigned:	(8,213)	-	-	5,132,791	-	5,124,578
<b>TOTAL FUND BALANCES</b>	<b>(8,213)</b>	<b>906,651</b>	<b>1,561,807</b>	<b>5,132,791</b>	<b>-</b>	<b>7,593,036</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 34,517</b>	<b>\$ 909,086</b>	<b>\$ 1,561,807</b>	<b>\$ 5,132,791</b>	<b>\$ 9,450,000</b>	<b>\$ 17,088,201</b>

**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2025  
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
<b><u>REVENUES</u></b>				
Special Assmnts- CDD Collected	\$ -	\$ 43,718	\$ 43,718	0.00%
Developer Contribution	455,875	34,007	(421,868)	7.46%
<b>TOTAL REVENUES</b>	<b>455,875</b>	<b>77,725</b>	<b>(378,150)</b>	<b>17.05%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	3,000	1,000	2,000	33.33%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	3,333	867	79.36%
ProfServ-Info Technology	600	425	175	70.83%
ProfServ-Recording Secretary	2,400	1,700	700	70.83%
ProfServ-Trustee Fees	6,500	4,256	2,244	65.48%
District Counsel	15,000	7,199	7,801	47.99%
District Engineer	9,500	9,844	(344)	103.62%
Administrative Services	4,500	3,208	1,292	71.29%
District Management	25,000	17,583	7,417	70.33%
Accounting Services	9,000	6,225	2,775	69.17%
Auditing Services	6,000	4,800	1,200	80.00%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	10	490	2.00%
Rentals & Leases	600	473	127	78.83%
Public Officials Insurance	2,475	2,200	275	88.89%
Insurance -Property & Casualty	25,000	-	25,000	0.00%
Insurance Deductible	2,500	-	2,500	0.00%
Legal Advertising	3,500	(2,650)	6,150	-75.71%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	800	400	66.67%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	850	350	70.83%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
<b>Total Administration</b>	<b>137,950</b>	<b>62,931</b>	<b>75,019</b>	<b>45.62%</b>

**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2025  
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
<b><u>Other Physical Environment</u></b>				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Contracts-Landscape	200,000	6,595	193,405	3.30%
Contracts-Aquatic Control	10,000	-	10,000	0.00%
Electricity - Streetlights	50,000	4,160	45,840	8.32%
Insurance - General Liability	3,025	3,000	25	99.17%
R&M-Other Landscape	9,000	-	9,000	0.00%
Security System Monitoring	5,000	-	5,000	0.00%
Miscellaneous Services	30,000	2,500	27,500	8.33%
<b>Total Other Physical Environment</b>	<b>313,425</b>	<b>16,255</b>	<b>297,170</b>	<b>5.19%</b>
<b><u>Parks and Recreation</u></b>				
Misc-Contingency	4,500	-	4,500	0.00%
<b>Total Parks and Recreation</b>	<b>4,500</b>	<b>-</b>	<b>4,500</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>455,875</b>	<b>79,186</b>	<b>376,689</b>	<b>17.37%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,461)	(1,461)	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Capital Improvement	-	92,711	92,711	0.00%
Construction in Progress	-	(99,461)	(99,461)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(6,750)</b>	<b>(6,750)</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ (8,211)	\$ (8,211)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>14,949</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 6,738</b>		

**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2025  
Debt Service Fund (201)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 24,004	\$ 24,004	0.00%
Special Assmnts- CDD Collected	-	884,347	884,347	0.00%
Developer Contribution	651,825	-	(651,825)	0.00%
<b>TOTAL REVENUES</b>	<b>651,825</b>	<b>908,351</b>	<b>256,526</b>	<b>139.36%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Principal Debt Retirement	145,000	255,000	(110,000)	175.86%
Interest Expense	506,825	512,722	(5,897)	101.16%
<b>Total Administration</b>	<b>651,825</b>	<b>767,722</b>	<b>(115,897)</b>	<b>117.78%</b>
<b>TOTAL EXPENDITURES</b>	<b>651,825</b>	<b>767,722</b>	<b>(115,897)</b>	<b>117.78%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	140,629	140,629	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>766,022</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 906,651</u></b>		

**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2025  
Capital Projects Fund (301)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 67,100	\$ 67,100	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>67,100</b>	<b>67,100</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	1,951,907	(1,951,907)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>1,951,907</b>	<b>(1,951,907)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>1,951,907</b>	<b>(1,951,907)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(1,884,807)	(1,884,807)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>3,446,614</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,561,807</b>		



## Coral Lakes CDD

**Statement Date** 06/30/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
06/25/2025		JE000233	Developer Contribution	D.R. Horton Inc. O&M Funding - Ck #096180	6,491.21	6,491.21	0.00
06/25/2025		JE000234	Developer Contribution	D.R. Horton Inc. O&M Funding - Ck #096183	11,828.34	11,828.34	0.00
06/25/2025		JE000235	Developer Contribution	D.R. Horton Inc. O&M Funding - Ck #096184	15,687.10	15,687.10	0.00
Total Deposits					34,006.65	34,006.65	0.00
Checks							
							0.00
05/08/2025	Payment	1099	INFRAMARK LLC	Check for Vendor V00005	-19,576.99	-19,576.99	0.00
05/21/2025	Payment	1100	GRAU & ASSOCIATES	Check for Vendor V00028	-2,500.00	-2,500.00	0.00
05/21/2025	Payment	1101	INFRAMARK LLC	Check for Vendor V00005	-4,825.00	-4,825.00	0.00
05/22/2025	Payment	1106	ROBERTUS ANTONIUS TER DOEST	Check for Vendor V00013	-200.00	-200.00	0.00
05/28/2025	Payment	1107	FPL	Check for Vendor V00027	-31.67	-31.67	0.00
05/28/2025	Payment	1108	STRALEY ROBIN VERICKER	Check for Vendor V00004	-822.50	-822.50	0.00
05/28/2025	Payment	1109	FPL	Check for Vendor V00027	-1,691.44	-1,691.44	0.00
06/19/2025	Payment	1110	FPL	Check for Vendor V00027	-1,364.73	-1,364.73	0.00
Total Checks					-31,012.33	-31,012.33	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
05/22/2025	Payment	1105	NICHOLAS J. DISTER	Check for Vendor V00018			-200.00
Total Outstanding Checks							-200.00
Outstanding Deposits							

# Bank Account Statement

Coral Lakes CDD

<b>Bank Account No.</b>	7319	<b>Statement Date</b>	06/30/2025
<b>Statement No.</b>	06_25		

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**Total Outstanding Deposits**

**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 05/01/2025 to 05/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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**GENERAL FUND - 001**

001	1098	05/01/25	FPL	58474 81545 041425	SERVICE 03/24/25 - 04/14/25	Electricity - General	543006-53100	\$31.16
001	1099	05/08/25	INFRAMARK LLC	147939	postage	Postage, Phone, Faxes, Copies	541024-51301	\$2.07
001	1099	05/08/25	INFRAMARK LLC	148021	management services April 2025 and retro billing	ACCOUNTING SVCS April 2025	532001-51301	\$2,950.00
001	1099	05/08/25	INFRAMARK LLC	148021	management services April 2025 and retro billing	ADMIN MGMNT SVCS April 2025	531148-51301	\$1,624.98
001	1099	05/08/25	INFRAMARK LLC	148021	management services April 2025 and retro billing	district manager April 2025	531150-51301	\$7,583.29
001	1099	05/08/25	INFRAMARK LLC	148021	management services April 2025 and retro billing	FINANCIAL AND REVENUE April 2025	549150-51301	\$100.00
001	1099	05/08/25	INFRAMARK LLC	148021	management services April 2025 and retro billing	RECORDING SECRETARY April 2025	531036-51301	\$800.00
001	1099	05/08/25	INFRAMARK LLC	148021	management services April 2025 and retro billing	RENTAL AND LEASES April 2025	544025-51301	\$249.98
001	1099	05/08/25	INFRAMARK LLC	148021	management services April 2025 and retro billing	TECHNOLOGY/DATA April 2025	531020-51301	\$200.00
001	1099	05/08/25	INFRAMARK LLC	148021	management services April 2025 and retro billing	WEBSITE MAINT/ADMN April 2025	549936-51301	\$400.00
001	1099	05/08/25	INFRAMARK LLC	148021	management services April 2025 and retro billing	DISS SVCS April 2025	531142-51301	\$416.67
001	1099	05/08/25	INFRAMARK LLC	148021	management services April 2025 and retro billing	Construction Accounting April 2025	565001-51301	\$5,250.00
001	1100	05/21/25	GRAU & ASSOCIATES	27420	Auditing Service - FY'24	Auditing Service	532002-51301	\$2,500.00
001	1101	05/21/25	INFRAMARK LLC	149108	management services May 2025	Accounting Services May 2025	532001-51301	\$700.00
001	1101	05/21/25	INFRAMARK LLC	149108	management services May 2025	administration services May 2025	531148-51301	\$375.00
001	1101	05/21/25	INFRAMARK LLC	149108	management services May 2025	district manager May 2025	531150-51301	\$2,083.33
001	1101	05/21/25	INFRAMARK LLC	149108	management services May 2025	financial and revenue collection May 2025	549150-51301	\$100.00
001	1101	05/21/25	INFRAMARK LLC	149108	management services May 2025	recording secretary May 2025	531036-51301	\$200.00
001	1101	05/21/25	INFRAMARK LLC	149108	management services May 2025	rental and leases May 2025	544025-51301	\$50.00
001	1101	05/21/25	INFRAMARK LLC	149108	management services May 2025	technology/data storage May 2025	531020-51301	\$50.00
001	1101	05/21/25	INFRAMARK LLC	149108	management services May 2025	website maintenance/admin May 2025	549936-51301	\$100.00
001	1101	05/21/25	INFRAMARK LLC	149108	management services May 2025	dissemination services May 2025	531142-51301	\$416.67
001	1101	05/21/25	INFRAMARK LLC	149108	management services May 2025	Construction Accounting May 2025	565001-51301	\$750.00
001	1102	05/22/25	ALBERTO VIERA	AV-051925	BOARD 5/19/25	Supervisor Fees	511100-51101	\$200.00
001	1103	05/22/25	CARLOS DE LA OSSA	CO-051425	BOARD 5/19/25	Supervisor Fees	511100-51101	\$200.00
001	1104	05/22/25	KYLE SMITH	KS-051925	BOARD 5/19/25	Supervisor Fees	511100-51101	\$200.00
001	1105	05/22/25	NICHOLAS J. DISTER	ND-051925	BOARD 5/19/25	Supervisor Fees	511100-51101	\$200.00
001	1106	05/22/25	ROBERTUS ANTONIUS TER DOEST	RD-051925	BOARD 5/19/25	Supervisor Fees	511100-51101	\$200.00
001	1107	05/28/25	FPL	051425 1545	ELECTRIC 04/14/25-05/14/25	Electricity - General	543006-53100	\$31.67
001	1108	05/28/25	STRALEY ROBIN VERICKER	26580	April 2025 District counsel	District Counsel	531146-51401	\$822.50
001	1109	05/28/25	FPL	052225 2579	ELECTRIC DEPOSIT AND BILL 04/07/25-05/07/25	DEPOSIT	543006-53100	\$489.00
001	1109	05/28/25	FPL	052225 2579	ELECTRIC DEPOSIT AND BILL 04/07/25-05/07/25	ELECTRIC 04/07/25-05/07/25	543006-53100	\$1,202.44

**Fund Total** **\$30,478.76**

**Total Checks Paid** **\$30,478.76**

**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 06/01/2025 to 06/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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**GENERAL FUND - 001**

**CHECK # 1110**

001	06/19/25	V00027	FPL	060625 2579	ELECTRIC 05/07/25 - 06/06/25	5/7 - 6/6/2025 Electricity	543006-53100	\$1,336.30
001	06/19/25	V00027	FPL	061325 1545	ELECTRIC 05/14/25 - 06/13/25	5/14 - 6/13/2025 Electricity	543006-53100	\$28.43

<b>Check Total</b>	<b>\$1,364.73</b>
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<b>Fund Total</b>	<b>\$1,364.73</b>
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<b>Total Checks Paid</b>	<b>\$1,364.73</b>
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