

# *Coral Lakes Community Development District*

**January 26, 2026  
Agenda Package**

**TEAMS MEETING INFORMATION**

[Join the meeting now](#)

**Meeting ID:** 230 129 964 121 **Passcode:** X7FU6zm2

**Dial-in by phone** +1 646-838-1601 **Pin:** 717 630 098#

2005 PAN AM CIRCLE SUITE 300  
TAMPA, FLORIDA 33607

## **CLEAR PARTNERSHIPS**



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

# 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  
Jayna Cooper, District Manager  
John Vericker, District Counsel  
Tonja Stewart, District Engineer  
Rollamay Turkoane, District Manager

## Regular Meeting Agenda

January 26, 2026, at 11:00 a.m.

The Regular Meeting of the **Coral Lakes Community Development District** will be held on **January 26, 2026, 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:** 230 129 964 121 **Call in (audio only):** [+1 646-838-1601](#)  
**Passcode:** X7FU6zm2 **Phone Conference ID:** 717 630 098#

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## THE REGULAR MEETING OF THE BOARD OF SUPERVISORS

### 1. CALL TO ORDER/ROLL CALL

### 2. PUBLIC COMMENTS ON AGENDA ITEMS

*(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*

### 3. BUSINESS ITEMS

- A. Consideration of Resolution 2026-01; Designation of Officers
- B. Consideration of Arbitrage Rebate Counselors, LLC Proposal – Annual Arbitrage Calculations Series 2024 Special Assessment Bonds

### 4. CONSENT AGENDA

- A. Approval of Minutes of September 22, 2025; Regular Meeting
- B. Consideration of Operation and Maintenance Expenditures September 2025 – December 2026
- C. Acceptance of the Financials and Approval of the Check Register for September 2025 – December 2026
- D. Ratification of First Amendment to the Management Services Master Agreement between Coral Lakes CDD and Inframark, LLC
- E. Ratification of Sitex Aquatics Aquatic Management Maintenance Services Agreement
- F. Ratification of Grau & Associates Audit Engagement Letter
- G. Ratification of Phase 1 B Irrigation Pump Conveyance from D.R. Horton to CDD *(under separate cover)*

### 5. STAFF REPORTS

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

### 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

### 7. ADJOURNMENT

**RESOLUTION 2026-01**

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

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

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes* **, the Board of Supervisors (“Board ”)**, shall organize by electing one of its members as Chair and by electing a Secretary, and such other officers as the Board may deem necessary.

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

**1. District Officers.** The District officers are as follows:

- Carlos de la Ossa \_\_\_\_\_ is appointed Chairperson.
- Nicholas Dister \_\_\_\_\_ is appointed Vice-Chairperson.
- Brian Lamb \_\_\_\_\_ is appointed Secretary.
- Albert Viera \_\_\_\_\_ is appointed Assistant Secretary.
- Kyle Smith \_\_\_\_\_ is appointed Assistant Secretary.
- Robert Ter Dost \_\_\_\_\_ is appointed Assistant Secretary.
- Jayna Cooper \_\_\_\_\_ is appointed Assistant Secretary.
- Rollamay Turkoane \_\_\_\_\_ is appointed Assistant Secretary.
- Eric Davidson \_\_\_\_\_ is appointed Treasurer.

**2. Conflicts.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

**3. Effective Date.** This Resolution shall become effective immediately upon its adoption. Adopted this

26<sup>th</sup> day of January, 2026.

Attest:

**Coral Lakes Community Development District**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair of the Board of Supervisors

# Arbitrage Rebate Counselors, LLC

*Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds*

November 12, 2025

Coral Lakes Community Development District  
c/o Jayna Cooper, District Manager  
Inframark  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

Re: Proposal – Annual Arbitrage Calculations – Coral Lakes CDD – \$9,450,000 Special Assessment Bonds, Series 2024 (Assessment Area One Project) (the “2024 Series”)

Dear Coral Lakes Community Development District:

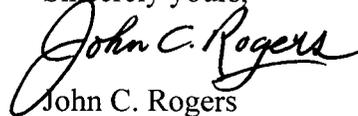
Arbitrage Rebate Counselors hereby contracts with Coral Lakes Community Development District to provide annual arbitrage calculations for the above-referenced 2024 Series.

The annual arbitrage calculations for the 2024 Series will cover the one-year period January 29, 2024 to January 29, 2025, and each successive one-year period thereafter ending on January 29<sup>th</sup>.

Services to be provided include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) calculating bond yield, (4) computing arbitrage liability, (5) performing “spending exceptions” analysis, (6) preparing arbitrage opinion letter, and (7) assisting with arrangements for paying any arbitrage due.

Our fee to prepare each annual arbitrage calculation for the 2024 Series is \$400.00. Coral Lakes CDD may terminate this contract at any time at its discretion.

Sincerely yours,



John C. Rogers  
President

Acknowledged and accepted:

Signed: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

32 Whitmarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: [jcrogers279@gmail.com](mailto:jcrogers279@gmail.com)

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

1           The regular meeting of the Board of Supervisors of Coral Lakes Community  
2 Development District was held on Monday, September 22, 2025 at 11:00 am at the Englewood  
3 Charlotte Library 3450 North Access Road Englewood, FL 34224.

4  
5           Present and constituting a quorum were:

6		
7	Carlos de la Ossa	Chairperson
8	Nicholas Dister	Vice Chairperson <i>(via phone)</i>
9	Kyle Smith	Assistant Secretary
10	Albert Viera	Assistant Secretary <i>(via phone)</i>
11	Robert Ter Doest	Assistant Secretary

12  
13           Also present were:

14		
15	Jayna Cooper	District Manager
16	Viveck Babbar	District Counsel <i>(via phone)</i>

17  
18           *This is not a certified or verbatim transcript but rather represents the context and*  
19 *summary of the meeting. The full meeting is available in audio format upon request. Contact*  
20 *the District Office for any related costs for an audio copy.*

21  
22 **FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

24  
25 **SECOND ORDER OF BUSINESS**

**Public Comments on Agenda Items**

26           There being no members of the public present, the next order of business followed.

27  
28 **THIRD ORDER OF BUSINESS**

**Business Items**

29 **A. Consideration of FY 2025-2026 Operations and Maintenance Budget Funding**  
30 **Agreement**

31  
32 

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, 33 Fiscal Year 2025-2026 Operations and Maintenance Budget Funding 34 Agreement, not to exceed the amount of \$446,805.00, was approved. 5-0
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35  
36 **B. Consideration of Resolution 2025-06; Setting the FY 2025-2026 Meeting Schedule**

37           The following is the Fiscal Year 2026 CDD Meeting Schedule:

- 38  
39
  - October 27, 2025
  - 40           • November 24, 2025
  - 41           • December 22, 2025

- 42 • January 26, 2026
- 43 • February 23, 2026
- 44 • March 23, 2026
- 45 • April 27, 2026
- 46 • May 18, 2026 (*Adjusted due to Memorial Day*)
- 47 • June 22, 2026
- 48 • July 27, 2026
- 49 • August 24, 2026
- 50 • September 28, 2026

51  
 52 *All meetings will convene at 11:00 a.m. at the Englewood Charlotte Library 3450 North Access Road*  
 53 *Englewood, FL 34224.*

54  
 55 On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor,  
 56 Resolution 2025-06; Setting the Fiscal Year 2025-2026 Meeting Schedule,  
 57 was adopted. 5-0

58  
 59 **C. Consideration of Goals & Objectives**

60  
 61 On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor,  
 62 Goals & Objectives, were approved. 5-0

63  
 64 **D. Consideration of Grau & Associates Audit Engagement Letter**

65  
 66 On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor,  
 67 *Grau & Associates* Audit Engagement Letter, in the amount of \$4,900.00,  
 68 was accepted. 5-0

69  
 70 **FOURTH ORDER OF BUSINESS**

**Consent Agenda**

- 71 **A. Approval of Minutes of July 28, 2025; Public Hearing & Regular Meeting**
- 72 **B. Consideration of Operation and Maintenance Expenditures July 2025 & August**
- 73 **2025**
- 74 **C. Acceptance of the Financials and Approval of the Check Register for July 2025 &**
- 75 **August 2025**

76  
 77 On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor,  
 78 Consent Agenda, was approved. 5-0

80 **FIFTH ORDER OF BUSINESS** **Staff Reports**

81 **A. District Counsel**

82 **B. District Engineer**

83 **C. District Manager**

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

85 **SIXTH ORDER OF BUSINESS** **Board of Supervisors' Requests and**

86 **Comments**

87 There being none, the next order of business followed.

88 **SEVENTH ORDER OF BUSINESS** **Adjournment**

89 There being no further business,

90

91

92

93 On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor,

94 meeting adjourned at 11:02 am. 5-0

95

96

97

98

99

100 Jayna Cooper Carlos de la Ossa

District Manager 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	9/5/2025	158198	\$700.00		ACCOUNTING SVCS
INFRAMARK LLC	9/5/2025	158198	\$375.00		ADMIN MGMNT SVCS
INFRAMARK LLC	9/5/2025	158198	\$2,083.33		DISTRICT MANAGER
INFRAMARK LLC	9/5/2025	158198	\$100.00		FINANCIAL AND REVENUE
INFRAMARK LLC	9/5/2025	158198	\$200.00		RECORDING SECRETARY
INFRAMARK LLC	9/5/2025	158198	\$50.00		RENTAL AND LEASES
INFRAMARK LLC	9/5/2025	158198	\$50.00		TECHNOLOGY/DATA
INFRAMARK LLC	9/5/2025	158198	\$100.00		WEBSITE MAINT/ADMN
INFRAMARK LLC	9/5/2025	158198	\$416.67		DISSEMINATION SVCS
INFRAMARK LLC	9/5/2025	158198	\$750.00	\$4,825.00	CONSTRUCTION ACCOUNTING
JUNIPER LANDSCAPING OF FLORIDA, LLC	9/4/2025	356034	\$6,594.62	\$6,594.62	LANDSCAPE MAINTENANCE CONTRACT
JUNIPER LANDSCAPING OF FLORIDA, LLC	7/1/2025	344550	\$6,594.62	\$6,594.62	LANDSCAPE MAINTENANCE CONTRACT
JUNIPER LANDSCAPING OF FLORIDA, LLC	8/1/2025	350224	\$6,594.62	\$6,594.62	LANDSCAPE MAINTENANCE CONTRACT
<b>Monthly Contract Subtotal</b>			<b>\$24,608.86</b>	<b>\$24,608.86</b>	
<b>Utilities</b>					
FPL	9/8/2025	090825-2579	\$1,182.69	\$1,182.69	ELECTRIC
FPL	9/15/2025	091525-1545	\$28.20	\$28.20	ELECTRIC
<b>Utilities Subtotal</b>			<b>\$1,210.89</b>	<b>\$1,210.89</b>	
<b>Regular Services</b>					
ALBERTO VIERA	9/22/2025	AV-092225	\$200.00	\$200.00	BOARD 9/22/25
CARLOS DE LA OSSA	9/22/2025	CO-092225	\$200.00	\$200.00	BOARD 9/22/25
EGIS INSURANCE	9/3/2025	29000	\$6,012.00	\$6,012.00	INSURANCE
KYLE SMITH	9/22/2025	KS-092225	\$200.00	\$200.00	BOARD 9/22/25
NICHOLAS J. DISTER	9/22/2025	ND-092225	\$200.00	\$200.00	BOARD 9/22/25
ROBERTUS ANTONIUS TER DOEST	9/22/2025	RD-092225	\$200.00	\$200.00	BOARD 9/22/25
SUN NEWSPAPERS	6/30/2025	3964113	\$532.40	\$532.40	LEGAL ADVERTISING

<b>Coral Lakes CDD</b> <b>Summary of Operations and Maintenance Invoices</b>
---

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
SUN NEWSPAPERS	6/30/2025	3964134	\$112.97	\$112.97	LEGAL ADVERTISING
<b>Regular Services Subtotal</b>			<b>\$7,657.37</b>	<b>\$7,657.37</b>	
<b>TOTAL</b>			<b>\$33,477.12</b>	<b>\$33,477.12</b>	



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

158198

**DATE**

9/5/2025

**BILL TO**

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

**CUSTOMER ID**

C4799

**NET TERMS**

Due On Receipt

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

9/5/2025

Services provided for the Month of: **September 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.*

**Please Remit Payment to:**

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



Invoice 356034

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

<b>Date</b>	<b>Due Date</b>
09/04/25	10/4/2025
<b>Account Owner</b>	<b>PO#</b>
ALBERTO TOUCET PEREZ	

Item	Amount
<b>#346745 - Coral Lakes Charlotte County 2025 Maintenance Contract September 2025</b>	<b>\$6,594.62</b>

**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	\$6,594.62	\$6,594.62	\$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.

**Please Remit Payment to:**

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



Invoice 344550

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

<b>Date</b>	<b>Due Date</b>
07/01/25	7/31/2025
<b>Account Owner</b>	<b>PO#</b>
ALBERTO TOUCET PEREZ	

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

<b>Subtotal</b>	<u>\$6,594.62</u>
<b>Less Payments/Credits</b>	<u>(\$0.00)</u>
<b>Balance Due</b>	<b>\$6,594.62</b>

\*\*\*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.

**Please Remit Payment to:**

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



Invoice 350224

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

<b>Date</b>	<b>Due Date</b>
08/01/25	8/31/2025
<b>Account Owner</b>	<b>PO#</b>
ALBERTO TOUCET PEREZ	

Item	Amount
<b>#346745 - Coral Lakes Charlotte County 2025 Maintenance Contract August 2025</b>	<b>\$6,594.62</b>

**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	\$6,594.62	\$6,594.62	\$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.



**Electric Bill Statement**  
For: Aug 7, 2025 to Sep 8, 2025 (32 days)  
**Statement Date:** Sep 8, 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**

\$1,182.69

TOTAL AMOUNT YOU OWE

Sep 29, 2025

NEW CHARGES DUE BY



**Scan to Pay**  
or visit  
FPL.com/  
WaystoPay

**KEEP IN MIND**

- Payment received after December 01, 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	1,029.08
Payments received	-1,029.08
Balance before new charges	0.00
Total new charges	1,182.69
<b>Total amount you owe</b>	<b>\$1,182.69</b>

*(See page 2 for bill details.)*

FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit [FPL.com/Answers](http://FPL.com/Answers).

Customer Service: (941) 637-9336  
Outside Florida: 1-800-226-3545

Report Power Outages:  
Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243)  
711 (Relay Service)



**Ways to Pay**



5505007747257929628110000

0001 0004 048889

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



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 33188-0001



Visit [FPL.com/PayBill](http://FPL.com/PayBill)  
for ways to pay.

00774-72579  
ACCOUNT NUMBER

\$1,182.69  
TOTAL AMOUNT YOU OWE

Sep 29, 2025  
NEW CHARGES DUE BY

\$  
AMOUNT ENCLOSED



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

**Account Number:** 00774-72579

**BILL DETAILS**

Amount of your last bill	1,029.08
Payment received - Thank you	-1,029.08
Balance before new charges	\$0.00
<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
Taxes and charges	68.42
Regulatory fee (State fee)	1.00
Total new charges	\$1,182.69
<b>Total amount you owe</b>	<b>\$1,182.69</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 Oct 8, 2025.

<b>Usage Type</b>	<b>Usage</b>
Total kWh used	1200

**ENERGY USAGE COMPARISON**

	<b>This Month</b>	<b>Last Month</b>
Service to	Sep 8, 2025	Aug 7, 2025
kWh Used	1200	1200
Service days	32	30
kWh/day	38	40
Amount	\$1,182.69	\$1,182.69

**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.

**Enhanced HVAC rebates**

Take advantage of increased A/C and new variable frequency drive rebates. Upgrade today to maximize savings and comfort.

[FPL.com/BizHVAC](http://FPL.com/BizHVAC)

**Download the app**

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

[FPL.com/MobileApp](http://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: Account Number:  
 CORAL LAKES 00774-72579  
 COMMUNITY  
 DEVELOPMENT DISTRICT

For: 08-07-2025 to 09-08-2025 (32 days)  
 kWh/Day: 38  
 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

For: 08-07-2025 to 09-08-2025 (32 days)  
 kWh/Day: 38  
 Service Address:  
 12301 BURNT STORE RD # SL LED  
 PUNTA GORDA, FL 33955

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
							38.40
							1,012.89
						1,200	1,051.29
							0.47
							0.08
							0.59
							24.86
							-2.48
							6.70
							31.76
							<b>1,113.27</b>
							2.58
							1.00
							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



**Electric Bill Statement**

**For:** Aug 14, 2025 to Sep 15, 2025 (32 days)

**Statement Date:** Sep 15, 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**

**\$28.20**

TOTAL AMOUNT YOU OWE

**Oct 7, 2025**

NEW CHARGES DUE BY



Scan to Pay  
or visit  
[FPL.com/WaystoPay](https://FPL.com/WaystoPay)

**KEEP IN MIND**

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

**BILL SUMMARY**

Amount of your last bill	55.41
Payments received	-55.41
Balance before new charges	0.00
<b>Total new charges</b>	<b>28.20</b>
<b>Total amount you owe</b>	<b>\$28.20</b>

(See page 2 for bill details.)

FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit [FPL.com/Answers](https://FPL.com/Answers).

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545

Report Power Outages:  
Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243)  
711 (Relay Service)



**Ways to Pay**



/ 27

5510584748154570282000000

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:

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT  
26281 CORAL LAKES DR #LIFT 458  
PUNTA GORDA FL 33955

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://FPL.com/PayBill) for ways to pay.

58474-81545  
ACCOUNT NUMBER

\$28.20  
TOTAL AMOUNT YOU OWE

Oct 7, 2025  
NEW CHARGES DUE BY

\$  
AMOUNT ENCLOSED



**Customer Name:**  
CORAL LAKES  
COMMUNITY DEVEL  
OPMENT DISTRICT

**Account Number:**  
58474-81545

### BILL DETAILS

Amount of your last bill	55.41
Payments received - Thank you	-55.41
Balance before new charges	\$0.00

#### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.87
Minimum base bill charge:	\$10.82
Non-fuel: (\$0.096100 per kWh)	\$1.73
Fuel: (\$0.027180 per kWh)	\$0.49
Electric service amount	25.91
Gross receipts tax (State tax)	0.66
Franchise fee (Reqd local fee)	1.61
Taxes and charges	2.27
Regulatory fee (State fee)	0.02
Total new charges	\$28.20
<b>Total amount you owe</b>	<b>\$28.20</b>

### METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	00139		00121		18

### ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Sep 15, 2025	Aug 14, 2025
kWh Used	18	18
Service days	32	30
kWh/day	0	0
Amount	\$28.20	\$28.20

### 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.

### Enhanced HVAC rebates

Take advantage of increased A/C and new variable frequency drive rebates. Upgrade today to maximize savings and comfort.

[See all rebates](#)

### 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.

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name: Board Coral Lakes CDD

Meeting Date: September 22, 2025

Name	In Attendance Please X	Paid
1 Carlos de la Ossa	X	\$200
2 Robert Ter Doest	X	\$200
3 Nick Dister	<b>X</b>	\$200
4 Kyle Smith	X	\$200
5 Alberto Viera	X	\$200

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

Approved for payment:

Jayna Cooper  
District Manager Signature

9/262025  
Date

**\*\* PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE \*\***

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name: Board Coral Lakes CDD

Meeting Date: September 22, 2025

Name	In Attendance Please X	Paid
1 Carlos de la Ossa	X	\$200
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3 Nick Dister	X	\$200
4 Kyle Smith	X	\$200
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The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Jayna Cooper  
District Manager Signature

9/262025  
Date

**\*\* PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE \*\***

# INVOICE



<b>Customer</b>	Coral Lakes CDD
<b>Acct #</b>	1331
<b>Date</b>	09/03/2025
<b>Customer Service</b>	Christina Wood
<b>Page</b>	1 of 1

**Coral Lakes CDD**  
**c/o Inframark fka Meritus**  
**2005 Pan Am Circle, Ste 300**  
**Tampa 33607**

Payment Information	
<b>Invoice Summary</b>	\$ 6,012.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#29000
1001251010	

**Thank You**

Please detach and return with payment



Customer: Coral Lakes CDD

Invoice	Effective	Transaction	Description	Amount
29000	10/01/2025	Renew policy	Policy #1001251010 10/01/2025-10/01/2026 Florida Insurance Alliance  Package - Renew policy Due Date: 9/3/2025	6,012.00

Please Remit Payment To:  
 Egis Insurance and Risk Advisors  
 P.O. Box 748555

Total	
\$	6,012.00

**Thank You**

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349  
 TO PAY VIA ACH: Accretive Global Insurance Services LLC  
 Routing ACH: 121000358 Account: 1291776914

<b>Remit Payment To: Egis Insurance Advisors</b> P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939	<b>Date</b>
	accounting@egisadvisors.com	09/03/2025

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name: Board Coral Lakes CDD

Meeting Date: September 22, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Robert Ter Doest	X	\$200
3	Nick Dister	<b>X</b>	\$200
4	Kyle Smith	X	\$200
5	Alberto Viera	X	\$200

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

Approved for payment:

Jayna Cooper  
District Manager Signature

9/262025  
Date

**\*\* PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE \*\***

**Attendance Confirmation**  
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BOARD OF SUPERVISORS

District Name: Board Coral Lakes CDD

Meeting Date: September 22, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
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The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Jayna Cooper  
District Manager Signature

9/262025  
Date

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**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name: Board Coral Lakes CDD

Meeting Date: September 22, 2025

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

Approved for payment:

Jayna Cooper  
District Manager Signature

9/262025  
Date

**\*\* PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE \*\***

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

**06/30/25**

**TICKET #: 3964112**  
 Hearing/BOS Mtg  
 4 X 11  
 Submitted by: Brittney Carpio  
 Publish: 07/03/25  
 433970 3964113

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

Acct#: <b>433970</b>  <b>MONICA ALVAREZ          CORAL LAKES CDD          2005 PAN AM CIRCLE STE 300          TAMPA, FL 33607</b>  Telephone: <b>(813) 873-7300</b>	Date: <b>06/30/25</b> Ad Date: <b>07/03/25</b> Class: <b>3138</b> Ad ID: <b>3964113</b> Ad Taker: <b>MPRESCOTT</b> Sales Person: <b>200</b> Words: <b>16</b> Lines: <b>6</b> Agate Lines: <b>7</b> Depth: <b>0.708</b> Inserts: <b>1</b> Description: <b>Hearing/BOS Mtg</b>
---	---

Other Charges:	<b>\$0.00</b>	Gross:	<b>\$532.40</b>
Discount:	<b>\$0.00</b>	Paid Amount:	<b>- \$0.00</b>
Surcharge:	<b>\$0.00</b>	Amount Due:	<b>\$532.40</b>
Credits:	<b>\$0.00</b>		
Bill Depth:	<b>0.708</b>		

Publication	Start	Stop	Inserts	Cost
For Billing Only	07/03/25	07/03/25	1	\$532.40

Ad Note:

Customer Note:

*We Appreciate Your Business!  
 Thank You MONICA ALVAREZ!*



TICKET #: 3964112  
Hearing/BOS Mtg  
4 X 11  
Submitted by: Brittney Carpio  
Publish: 07/03/25  
433970 3964113

**PUBLISHER’S AFFIDAVIT OF  
PUBLICATION STATE OF FLORIDA COUNTY  
OF CHARLOTTE:**

Before the undersigned authority personally appeared Amber Douglas, who on oath says that she is the Legal Advertising Representative of The Daily Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice that was published in said newspaper in the issue(s)

07/03/25

as well as being posted online at [www.yoursun.com](http://www.yoursun.com) and [www.floridapublicnotices.com](http://www.floridapublicnotices.com).

Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

(Signature of Affiant)

Sworn and subscribed before me this 9th day of September, 2025

(Signature of Notary Public)



Personally known   X   OR      Produced Identification

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

**06/30/25**

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

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

Acct#: <b>433970</b>	Date: <b>06/30/25</b>
<b>MONICA ALVAREZ    CORAL LAKES CDD    2005 PAN AM CIRCLE STE 300    TAMPA, FL 33607</b>	Ad Date: <b>07/10/25</b>
Telephone: <b>(813) 873-7300</b>	Class: <b>3126</b>
	Ad ID: <b>3964134</b>
	Ad Taker: <b>MPRESCOTT</b>
	Sales Person: <b>200</b>
	Words: <b>353</b>
	Lines: <b>79</b>
	Agate Lines: <b>89</b>
	Depth: <b>9.333</b>
	Inserts: <b>1</b>
	Description: <b>O&amp;M Budget Mtg</b>

Other Charges:	<b>\$0.00</b>	Gross:	<b>\$112.97</b>
Discount:	<b>\$0.00</b>	Paid Amount:	<b>- \$0.00</b>
Surcharge:	<b>\$0.00</b>	Amount Due:	<b>\$112.97</b>
Credits:	<b>\$0.00</b>		
Bill Depth:	<b>9.333</b>		

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	07/10/25	07/10/25	1	\$112.97

Ad Note:

Customer Note:

The Board of Supervisors (the "Board") of the Coral Lakes Community Development District (the "District") will hold a public hearing and a meeting on Monday July 28, 2025, at 11:00 a.m. at the at The Englewood Charlotte Library, 3450 N Access Rd, Englewood, FL 34224. The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at [www.corallakescdd.com/](http://www.corallakescdd.com/) at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at [Michael.Perez@infra-mark.com](mailto:Michael.Perez@infra-mark.com) or via phone at (656) 209-7919.

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

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

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

Michael Perez  
 District Manager  
 Publish: 07/10/25  
 433970 3964134

*We Appreciate Your Business!  
 Thank You MONICA ALVAREZ!*



**PUBLISHER’S AFFIDAVIT OF PUBLICATION STATE OF FLORIDA COUNTY OF CHARLOTTE:**

Before the undersigned authority personally appeared Amber Douglas, who on oath says that she is the Legal Advertising Representative of The Daily Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice that was published in said newspaper in the issue(s)

07/10/25

as well as being posted online at [www.yoursun.com](http://www.yoursun.com) and [www.floridapublicnotices.com](http://www.floridapublicnotices.com).

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(Signature of Affiant)

Sworn and subscribed before me this 9th day of September, 2025

(Signature of Notary Public)



Personally known  X  OR   Produced Identification

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

The Board of Supervisors (the “Board”) of the Coral Lakes Community Development District (the “District”) will hold a public hearing and a meeting on Monday July 28, 2025, at 11:00 a.m. at the at The Englewood Charlotte Library, 3450 N Access Rd, Englewood, FL 34224. The purpose of the public hearing is to receive public comments on the proposed adoption of the District’s fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District’s website at [www.corallakescdd.com/](http://www.corallakescdd.com/) at least 2 days before the meeting, or may be obtained by contacting the District Manager’s office via email at [Michael.Perez@inframark.com](mailto:Michael.Perez@inframark.com) or via phone at (656) 209-7919.

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Michael Perez  
District Manager  
Publish: 07/10/25  
433970 3964134

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Monthly Contract</b>					
FPL	10/15/2025	101525-1545	\$28.08	\$28.08	ELECTRIC
INFRAMARK LLC	10/8/2025	160746	\$750.00		ACCOUNTING SERVICES
INFRAMARK LLC	10/8/2025	160746	\$375.00		ADMINISTRATIVE SERVICES
INFRAMARK LLC	10/8/2025	160746	\$2,083.33		DISTRICT MANAGEMENT SERVICES
INFRAMARK LLC	10/8/2025	160746	\$416.67		FINANCIAL AND REVENUE
INFRAMARK LLC	10/8/2025	160746	\$200.00		RECORDING SECRETARY
INFRAMARK LLC	10/8/2025	160746	\$50.00		RENTAL AND LEASES
INFRAMARK LLC	10/8/2025	160746	\$50.00		TECHNOLOGY/DATA
INFRAMARK LLC	10/8/2025	160746	\$100.00		WEBSITE MAINT/ADMN
INFRAMARK LLC	10/8/2025	160746	\$416.67		DISSEMINATION SVCS
INFRAMARK LLC	10/8/2025	160746	\$500.00		CONSTRUCTION ACCOUNTING
INFRAMARK LLC	10/8/2025	160746	\$1,000.00	\$5,941.67	FIELD MANAGEMENT
JUNIPER LANDSCAPING OF FLORIDA, LLC	10/3/2025	361214	\$6,594.62	\$6,594.62	LANDSCAPE MAINTENANCE CONTRACT
SITEX AQUATICS	10/1/2025	10300-B	\$1,225.00	\$1,225.00	OCT 25-AQUATIC MAINTENANCE
<b>Monthly Contract Subtotal</b>			<b>\$13,789.37</b>	<b>\$13,789.37</b>	
<b>Variable Contract</b>					
STRALEY ROBIN VERICKER	10/22/2025	27399	\$662.50	\$662.50	PROFESSIONAL COUNSEL SERVICES
<b>Variable Contract Subtotal</b>			<b>\$662.50</b>	<b>\$662.50</b>	
<b>Utilities</b>					
CHARLOTTE COUNTY UTILITIES	8/26/2025	082625-8156	\$16.41	\$16.41	WATER
CHARLOTTE COUNTY UTILITIES	9/25/2025	092525-8156	\$481.53	\$481.53	WATER
CHARLOTTE COUNTY UTILITIES	10/24/2025	102425-8156	\$376.79	\$376.79	SERVICE 09/23/25 - 10/22/25
FPL	10/8/2025	100825-2579 ACH	\$1,182.69	\$1,182.69	ELECTRIC
<b>Utilities Subtotal</b>			<b>\$2,057.42</b>	<b>\$2,057.42</b>	
<b>Regular Services</b>					
FLORIDA COMMERCE	10/1/2025	93666	\$175.00	\$175.00	DISTRICT FILING FEES
INFRAMARK LLC	9/22/2025	159239	\$64.95	\$64.95	POSTAGE
INFRAMARK LLC	10/24/2025	161787	\$3.70	\$3.70	POSTAGE

<b>Coral Lakes CDD</b> <b>Summary of Operations and Maintenance Invoices</b>
---

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
STRALEY ROBIN VERICKER	9/26/2025	27219	\$110.00	\$110.00	DISTRICT COUNSEL
<b>Regular Services Subtotal</b>			<b>\$353.65</b>	<b>\$353.65</b>	
<b>Additional Services</b>					
SITEX AQUATICS	9/29/2025	10232-B	\$10,750.00	\$10,750.00	One time CATTAIL REMOVAL TRUXOR IN POND
<b>Additional Services Subtotal</b>			<b>\$10,750.00</b>	<b>\$10,750.00</b>	
<b>TOTAL</b>			<b>\$27,612.94</b>	<b>\$27,612.94</b>	



**Electric Bill Statement**

**For:** Sep 15, 2025 to Oct 15, 2025 (30 days)

**Statement Date:** Oct 15, 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**

**\$28.08**

TOTAL AMOUNT YOU OWE

**Nov 5, 2025**

NEW CHARGES DUE BY



Scan to Pay  
or visit  
[FPL.com/WaystoPay](https://FPL.com/WaystoPay)

**KEEP IN MIND**

- Payment received after January 02, 2026 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	28.20
Payments received	-28.20
Balance before new charges	0.00
Total new charges	28.08
<b>Total amount you owe</b>	<b>\$28.08</b>

(See page 2 for bill details.)

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545

Report Power Outages:  
Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243)  
711 (Relay Service)



**Ways to Pay**



/ 27

5510584748154558082000000

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:

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT  
26281 CORAL LAKES DR #LIFT 458  
PUNTA GORDA FL 33955

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://FPL.com/PayBill) for ways to pay.

58474-81545

ACCOUNT NUMBER

\$28.08

TOTAL AMOUNT YOU OWE

Nov 5, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



**Customer Name:**  
CORAL LAKES  
COMMUNITY DEVEL  
OPMENT DISTRICT

**Account Number:**  
58474-81545

### BILL DETAILS

Amount of your last bill	28.20
Payment received - Thank you	-28.20
Balance before new charges	\$0.00

#### New Charges

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

Base charge:	\$12.87
Minimum base bill charge:	\$10.96
Non-fuel: (\$0.096100 per kWh)	\$1.54
Fuel: (\$0.027180 per kWh)	\$0.43
Electric service amount	25.80
Gross receipts tax (State tax)	0.66
Franchise fee (Reqd local fee)	1.60
Taxes and charges	2.26
Regulatory fee (State fee)	0.02
Total new charges	\$28.08
<b>Total amount you owe</b>	<b>\$28.08</b>

### METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	00155		00139		16

### ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Oct 15, 2025	Sep 15, 2025
kWh Used	16	18
Service days	30	32
kWh/day	0	0
Amount	\$28.08	\$28.20

### 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.

### Easy way to save lives

As you set clocks back on Nov. 2 to end daylight saving time, change smoke alarm batteries to save lives.

### 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.



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

160746

**DATE**

10/8/2025

**BILL TO**

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

**CUSTOMER ID**

C4799

**NET TERMS**

Due On Receipt

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

10/8/2025

Services provided for the Month of: **October 2025**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	750.00		750.00
Administration	1	Ea	375.00		375.00
District Management	1	Ea	2,083.33		2,083.33
Financial & Revenue Collection	1	Ea	416.67		416.67
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	500.00		500.00
Field Services	1	Ea	1,000.00		1,000.00
<b>Subtotal</b>					<b>5,941.67</b>

<b>Subtotal</b>	\$5,941.67
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$5,941.67

**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 361214

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

<b>Date</b>	<b>Due Date</b>
10/03/25	11/2/2025
<b>Account Owner</b>	<b>PO#</b>
ALBERTO TOUCET PEREZ	

Item	Amount
<b>#346745 - Coral Lakes Charlotte County 2025 Maintenance Contract October 2025</b>	<b>\$6,594.62</b>

**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)
\$13,189.24	\$0.00	\$6,594.62	\$6,594.62	\$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.

**INVOICE**

Sitex Aquatics, LLC  
PO Box 917  
Parrish, FL 34219

office@sitexaquatics.com  
+1 (813) 564-2322



**Bill to**

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

**Invoice details**

Invoice no.: 10300-b  
Terms: Net 30  
Invoice date: 10/01/2025  
Due date: 10/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Aquatic Maintenance</b>	Monthly Lake Maintenance: Seven Waterways	1	\$1,225.00	\$1,225.00

**Total \$1,225.00**

**Ways to pay**



[View and pay](#)

# 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

October 22, 2025  
Client: 001598  
Matter: 000001  
Invoice #: 27399

Page: 1

RE: General

For Professional Services Rendered Through September 30, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
9/3/2025	LC	CORRESPONDENCE FROM AND TO J. COOPER RE DEVELOPER BUDGET FUNDING AGREEMENTS; WORK ON DEVELOPER FUNDING AGREEMENT; PREPARE AFFIDAVIT OF ANTI-HUMAN TRAFFICKING FOR FY 2026 BUDGET.	0.7	\$122.50
9/4/2025	KCH	PREPARE AQUATICS SERVICES AGREEMENT WITH SITEX AQUATICS.	1.2	\$390.00
9/19/2025	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.2	\$75.00
9/22/2025	VKB	PREPARE FOR AND ATTEND BOARD MEETING VIA TEAMS.	0.2	\$75.00
Total Professional Services			2.3	\$662.50

October 22, 2025  
Client: 001598  
Matter: 000001  
Invoice #: 27399

Page: 2

---

Total Services	\$662.50	
Total Disbursements	\$0.00	
Total Current Charges		\$662.50
Previous Balance		\$110.00
<b>PAY THIS AMOUNT</b>		<b>\$772.50</b>

*Please Include Invoice Number on all Correspondence*

**Outstanding Invoices**

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
27219	September 26, 2025	\$110.00	\$0.00	\$0.00	\$0.00	\$772.50
<b>Total Remaining Balance Due</b>						<b>\$772.50</b>

*AGED ACCOUNTS RECEIVABLE*

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$772.50	\$0.00	\$0.00	\$0.00



# UTILITIES DEPARTMENT

PO Box 516000, Punta Gorda, FL 33951-6000  
 941.764.4300 or 800.524.3494; TDD: 941.764.4535; Fax: 941.764.4557  
 Email: CCUSupport@CharlotteCountyFL.gov • Web: CharlotteCountyFL.gov  
 LIKE US ON FACEBOOK: CHARLOTTE COUNTY UTILITIES

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	CURRENT CHARGES PAST DUE AFTER
CORAL LAKES COM DEV DISTRICT Service Address: 12800 SEAGRASS DR	219864-148156	26-AUG-2025	17-SEP-2025

Previous Balance: 0  
 Previous Payment Amount: 24280.00  
 Credit Fwd Amount: (\$24280.00)CR

**Current Charges**  
 Meter Installation 990.00  
 Water Plt Cap Charge 12,035.00  
 Sewer Plt Cap Charge 11,255.00  
 Com Water Usage 4.22  
 Com Sewer Charge 7.45  
 Customer Charge 4.74  
**TOTAL \$16.41**

Current Read	Previous Read	Usage (TGals)	Service Period		Days
			From	To	
0	0	0	08/20/2025	08/21/2025	1

The BOCC has approved a rate increase of 2.23% per the FPSC Index - Effective October 1st, 2025

We are excited to announce that our new online bill notification and payment system is live! Visit <https://www.charlottecountyfl.gov/MyUtilityBill> for more information.

For prompter service, try calling our office Tuesday through Friday  
**Important Messages:**  
 Please ensure contact information is current.

PLEASE RETURN BOTTOM PORTION WITH YOUR PAYMENT TO AVOID A DELAY IN PROCESSING

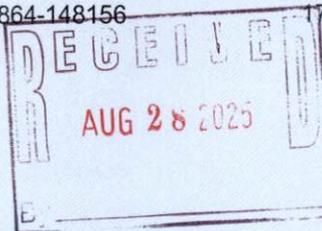


**CHARLOTTE COUNTY**  
FLORIDA

REMIT TO: UTILITIES DEPT  
 PO Box 516000  
 Punta Gorda, FL 33951-6000

HEARTSHIP DONATION:  \$1  \$2  \$5  \$10  Other \$ \_\_\_\_\_  
 Service Address: 12800 SEAGRASS DR

ACCOUNT NUMBER	CURRENT BILL DUE DATE	TOTAL DUE
219864-148156	17-SEP-2025	\$16.41



Amount Paid \$ \_\_\_\_\_

CORAL LAKES COM DEV DISTRICT  
 % INFRAMARK  
 2005 PAN AM CIR  
 SUITE 300  
 TAMPA, FL 33607  
 USA

Check here if you have made an account change or are requesting a paper copy of the current Water Quality Report on reverse side



# UTILITIES DEPARTMENT

PO Box 516000, Punta Gorda, FL 33951-6000  
 941.764.4300 or 800.524.3494; TDD: 941.764.4535; Fax: 941.764.4557  
 Email: CCUSupport@CharlotteCountyFL.gov • Web: CharlotteCountyFL.gov  
 LIKE US ON FACEBOOK: CHARLOTTE COUNTY UTILITIES

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	CURRENT CHARGES PAST DUE AFTER
CORAL LAKES COM DEV DISTRICT Service Address: 12800 SEAGRASS DR	219864-148156	25-SEP-2025	17-OCT-2025

Previous Balance: 16.41  
 Previous Payment Amount: 0  
 PAST DUE AMOUNT: 16.41  
**Current Charges**  
 Com Water Usage 191.19  
 Com Sewer Charge 285.60  
 Customer Charge 4.74  
**TOTAL \$497.94**

			Service Period		
Current Read	Previous Read	Usage (TGals)	From	To	Days
10	0	10	08/21/2025	09/23/2025	33

The BOCC has approved a rate increase of 2.23% per the FPSC Index - Effective October 1st, 2025

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For prompter service, try calling our office Tuesday through Friday  
**Important Messages:**  
 Effective September 2, 2025, Call Center hours are 8:30 a.m.-4:30 p.m.



PLEASE RETURN BOTTOM PORTION WITH YOUR PAYMENT TO AVOID A DELAY IN PROCESSING



**CHARLOTTE COUNTY**  
FLORIDA

**REMIT TO: UTILITIES DEPT**  
 PO Box 516000  
 Punta Gorda, FL 33951-6000

**HEARTSHIP DONATION:**  \$1  \$2  \$5  \$10  Other \$ \_\_\_\_\_

Service Address: 12800 SEAGRASS DR

ACCOUNT NUMBER	CURRENT BILL DUE DATE	TOTAL DUE
219864-148156	17-OCT-2025	\$497.94

Amount Paid \$ \_\_\_\_\_

CORAL LAKES COM DEV DISTRICT  
 % INFRAMARK  
 2005 PAN AM CIR  
 SUITE 300  
 TAMPA, FL 33607  
 USA

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# UTILITIES DEPARTMENT

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 941.764.4300 or 800.524.3494; TDD: 941.764.4535; Fax: 941.764.4557  
 Email: CCUSupport@CharlotteCountyFL.gov • Web: CharlotteCountyFL.gov  
 LIKE US ON FACEBOOK: CHARLOTTE COUNTY UTILITIES

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	CURRENT CHARGES PAST DUE AFTER
CORAL LAKES COM DEV DISTRICT Service Address: 12800 SEAGRASS DR	219864-148156	24-OCT-2025	17-NOV-2025

Previous Balance: 497.94  
 Previous Payment Amount: 0  
**PAST DUE AMOUNT:** 467.19

**Current Charges**  
 Initial Connection 45.00  
 Water Deposit Int AP 5.75 CR  
 Sewer Deposit Int AP 25.00 CR  
 Com Water Usage 129.31  
 Com Sewer Charge 228.38  
 Customer Charge 4.85  
**TOTAL \$874.73**

			Service Period		
Current Read	Previous Read	Usage (TGals)	From	To	Days
10	10	0	09/23/2025	10/22/2025	29

The BOCC has approved a rate increase of 2.23% per the FPSC Index — Effective October 1st, 2025

We are currently transitioning to a new online billing and payment system. During this process, you will continue to receive a paper bill through the end of 2025 - even if you have already signed up for electronic billing. If you have not yet enrolled in our new system, please visit <https://www.charlottecountyfl.gov/MyUtilityBill> to get started.

*\$ 376.79 due*

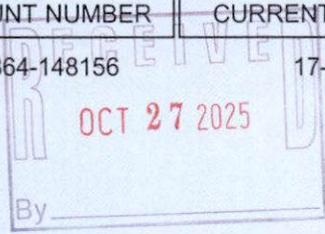
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PLEASE RETURN BOTTOM PORTION WITH YOUR PAYMENT TO AVOID A DELAY IN PROCESSING

**CHARLOTTE COUNTY**  
 FLORIDA  
**REMIT TO: UTILITIES DEPT**  
 PO Box 516000  
 Punta Gorda, FL 33951-6000

**HEARTSHIP DONATION:**  \$1  \$2  \$5  \$10  Other \$ \_\_\_\_\_  
 Service Address: 12800 SEAGRASS DR

ACCOUNT NUMBER	CURRENT BILL DUE DATE	TOTAL DUE
219864-148156	17-NOV-2025	\$874.73



Amount Paid \$ 376.79

CORAL LAKES COM DEV DISTRICT  
 % INFRAMARK  
 2005 PAN AM CIR  
 SUITE 300  
 TAMPA, FL 33607  
 USA

Check here if you have made an account change or are requesting a paper copy of the current Water Quality Report on reverse side



**Electric Bill Statement**

**For:** Sep 8, 2025 to Oct 8, 2025 (30 days)

**Statement Date:** Oct 8, 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**

**\$1,182.69**

TOTAL AMOUNT YOU OWE

**Oct 29, 2025**

NEW CHARGES DUE BY



**Scan to Pay**  
or visit  
FPL.com/  
WaystoPay

**KEEP IN MIND**

- Payment received after December 26, 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	1,182.69
Payments received	-1,182.69
Balance before new charges	0.00
<b>Total new charges</b>	<b>1,182.69</b>
<b>Total amount you owe</b>	<b>\$1,182.69</b>

*(See page 2 for bill details.)*

Enroll in FPL eBill® by Nov. 7 and receive a \$10 eGift card.  
FPL.com/Online

Customer Service: (941) 637-9336  
Outside Florida: 1-800-226-3545

Report Power Outages:  
Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243)  
711 (Relay Service)

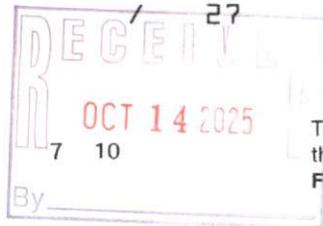


**Ways to Pay**



0001 0004 047095

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



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 33188-0001

5505007747257929628110000



Visit **FPL.com/PayBill**  
for ways to pay.

00774-72579

ACCOUNT NUMBER

\$1,182.69

TOTAL AMOUNT YOU OWE

Oct 29, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

**Account Number:** 00774-72579

**BILL DETAILS**

Amount of your last bill	1,182.69
Payment received - Thank you	-1,182.69
Balance before new charges	\$0.00
<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
Taxes and charges	68.42
Regulatory fee (State fee)	1.00
Total new charges	\$1,182.69
<b>Total amount you owe</b>	<b>\$1,182.69</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 Nov 6, 2025.

<b>Usage Type</b>	<b>Usage</b>
Total kWh used	1200

**ENERGY USAGE COMPARISON**

	<b>This Month</b>	<b>Last Month</b>
Service to	Oct 8, 2025	Sep 8, 2025
kWh Used	1200	1200
Service days	30	32
kWh/day	40	38
Amount	\$1,182.69	\$1,182.69

**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.

**Easy way to save lives**

As you set clocks back on Nov. 2 to end daylight saving time, change smoke alarm batteries to save lives.

**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: Account Number:  
 CORAL LAKES 00774-72579  
 COMMUNITY  
 DEVELOPMENT DISTRICT

For: 09-08-2025 to 10-08-2025 (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: Account Number:  
 CORAL LAKES 00774-72579  
 COMMUNITY  
 DEVELOPMENT DISTRICT

For: 09-08-2025 to 10-08-2025 (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

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

<b>Date Invoiced: 10/01/2025</b>				<b>Invoice No: 93666</b>
<b>Annual Fee: \$175.00</b>	<b>1st Late Fee: \$0.00</b>	<b>2nd Late Fee: \$0.00</b>	<b>Received: \$0.00</b>	<b>Total Due, Postmarked by 12/02/2025: \$175.00</b>

**STEP 1:** Review the following profile and make any needed changes.

**1. Special District's Name, Registered Agent's Name and Registered Office Address:**

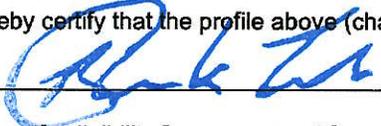
**Coral Lakes Community Development District**  
 Mr. Brian K. Lamb  
 Inframark  
 2005 Pan Am Circle, Suite 300  
 Tampa, Florida 33607



- 2. Telephone:** 813-873-7300 Ext:
- 3. Fax:** 813-873-7070
- 4. Email:** brian.lamb@inframark.com
- 5. Status:** Independent
- 6. Governing Body:** Elected
- 7. Website Address:** CoralLakesCDD.com
- 8. County(ies):** Charlotte
- 9. Special Purpose(s):** Community Development
- 10. Boundary Map on File:** 10/28/2022
- 11. Creation Document on File:** 10/28/2022
- 12. Date Established:** 10/26/2022
- 13. Creation Method:** Local Ordinance
- 14. Local Governing Authority:** Charlotte County
- 15. Creation Document(s):** County Ordinance 2022-040
- 16. Statutory Authority:** Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds:** Yes
- 18. Revenue Source(s):** Assessments

**STEP 2:** Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature:  Date 10/7/2025

**STEP 3:** Pay the annual state fee or certify eligibility for zero annual fee.

- a. Pay the Annual Fee:** Pay the annual fee by following the instructions at [www.FloridaJobs.org/SpecialDistrictFee](http://www.FloridaJobs.org/SpecialDistrictFee).
- b. Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

- 1. \_\_\_ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,
- 2. \_\_\_ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: \_\_\_ Denied: \_\_\_ Reason: \_\_\_\_\_

**STEP 4:** Make a copy of this document for your records.

**STEP 5:** Email this document to [SpecialDistricts@Commerce.fl.gov](mailto:SpecialDistricts@Commerce.fl.gov) or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

159239

**DATE**

9/22/2025

**BILL TO**

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

**CUSTOMER ID**

C4799

**NET TERMS**

Due On Receipt

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

9/22/2025

Services provided for the Month of: August 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Hanna M Simpson: NIC*-DOS DIVISION OF C : \$61.25	1	Ea	61.25		61.25
Postage	5	Ea	0.74		3.70
<b>Subtotal</b>					<b>64.95</b>

<b>Subtotal</b>	\$64.95
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$64.95

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

**INVOICE#**

161787

**DATE**

10/24/2025

**BILL TO**

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

**CUSTOMER ID**

C4799

**NET TERMS**

Due On Receipt

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

10/24/2025

Services provided for the Month of: September 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	5	Ea	0.74		3.70
<b>Subtotal</b>					<b>3.70</b>

<b>Subtotal</b>	\$3.70
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$3.70

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

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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

September 26, 2025  
Client: 001598  
Matter: 000001  
Invoice #: 27219

Page: 1

RE: General

For Professional Services Rendered Through August 31, 2025

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## SERVICES

Date	Person	Description of Services	Hours	Amount
8/11/2025	MS	REVIEW EMMA RE QUARTER REPORT FILINGS FOR SERIES 2024 BOND AND STATUS OF FILING OF FISCAL YEAR 2024 AUDIT REPORT.	0.2	\$35.00
8/29/2025	VKB	REVIEW AND REPLY TO EMAIL FROM J. COOPER RE: REVISED BUDGETS AND REQUEST FOR BUDGET FUNDING AGREEMENT.	0.2	\$75.00
Total Professional Services			0.4	\$110.00

September 26, 2025  
Client: 001598  
Matter: 000001  
Invoice #: 27219

Page: 2

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Total Services	\$110.00	
Total Disbursements	\$0.00	
Total Current Charges		\$110.00
Previous Balance		\$995.00
<i>Less Payments</i>		<i>(\$995.00)</i>
<b>PAY THIS AMOUNT</b>		<b>\$110.00</b>

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

**INVOICE**

Sitex Aquatics, LLC  
PO Box 917  
Parrish, FL 34219

office@sitexaquatics.com  
+1 (813) 564-2322



**Bill to**

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

**Invoice details**

Invoice no.: 10232-b  
Terms: Net 30  
Invoice date: 09/29/2025  
Due date: 10/29/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Physical Removals</b>	1-time Cattail removal via TRUXOR in Pond #1  Pre-cut spraying to prevent regrowth: Included 2. Cattail cut & removal: Included 3. Haul off & Dump Fees: Included	1	\$10,750.00	\$10,750.00
<b>Total</b>						<b>\$10,750.00</b>

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
<b>Monthly Contract</b>						
INFRAMARK LLC	11/11/2025	163577	\$416.67			DISSEMINATION SERVICES
INFRAMARK LLC	11/11/2025	163577	\$100.00			WEBSITE MAINT/ADMN
INFRAMARK LLC	11/11/2025	163577	\$50.00			TECHNOLOGY/DATA
INFRAMARK LLC	11/11/2025	163577	\$50.00			RENTAL AND LEASES
INFRAMARK LLC	11/11/2025	163577	\$200.00			RECORDING SECRETARY
INFRAMARK LLC	11/11/2025	163577	\$416.67			FINANCIAL AND REVENUE
INFRAMARK LLC	11/11/2025	163577	\$2,083.33			DISTRICT MANAGER
INFRAMARK LLC	11/11/2025	163577	\$375.00			ADMINISTRATIVE FEES
INFRAMARK LLC	11/11/2025	163577	\$750.00			ACCOUNTING SERVICES
INFRAMARK LLC	11/11/2025	163577	\$500.00			CONSTRUCTION ACCOUNTING
INFRAMARK LLC	11/11/2025	163577	\$1,000.00	\$5,941.67	\$5,941.67	FIELD SERVICES
JUNIPER LANDSCAPING OF FLORIDA, LLC	11/1/2025	366952	\$6,594.61			LANDSCAPE MAINTENANCE CONTRACT
SITEX AQUATICS	11/1/2025	10408-B	\$1,225.00			AQUATIC MAINTENANCE
<b>Monthly Contract Subtotal</b>			<b>\$13,761.28</b>			
<b>Utilities</b>						
FPL	11/6/2025	110625-2579	\$1,182.69			ELECTRIC
FPL	11/13/2025	111325-1545	\$28.20		\$1,210.89	ELETRIC
<b>Utilities Subtotal</b>			<b>\$1,210.89</b>			
<b>Regular Services</b>						
DISCLOSURE TECHNOLOGY SERVICES, LLC	10/27/2025	1483	\$2,500.00			OCT 25- DTS - CDA SAAS 1YR SUPSCRIPTION
<b>Regular Services Subtotal</b>			<b>\$2,500.00</b>			
<b>TOTAL</b>			<b>\$17,472.17</b>			



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

163577

**DATE**

11/11/2025

**BILL TO**

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

**CUSTOMER ID**

C4799

**NET TERMS**

Due On Receipt

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

11/11/2025

Services provided for the Month of: November 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	750.00		750.00
Administration	1	Ea	375.00		375.00
Construction Accounting	1	Ea	500.00		500.00
Dissemination Services	1	Ea	416.67		416.67
District Management	1	Ea	2,083.33		2,083.33
Field Services	1	Ea	1,000.00		1,000.00
Financial & Revenue Collection	1	Ea	416.67		416.67
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
<b>Subtotal</b>					<b>5,941.67</b>

<b>Subtotal</b>	\$5,941.67
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$5,941.67

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 366952

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

<b>Date</b>	<b>Due Date</b>
11/01/25	12/1/2025
<b>Account Owner</b>	<b>PO#</b>
SHAWNA HUMBLE	

Item	Amount
<b>#346745 - Coral Lakes Charlotte County 2025 Maintenance Contract November 2025</b>	<b>\$6,594.61</b>

**Grand Total**      **\$6,594.61**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$6,594.61	\$6,594.62	\$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.

# INVOICE

Sitex Aquatics, LLC  
PO Box 917  
Parrish, FL 34219

office@sitexaquatics.com  
+1 (813) 564-2322



## Bill to

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

---

## Invoice details

Invoice no.: 10408-b  
Terms: Net 30  
Invoice date: 11/01/2025  
Due date: 12/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Aquatic Maintenance</b>	Monthly Lake Maintenance: Seven Waterways	1	\$1,225.00	\$1,225.00

---

**Total** **\$1,225.00**

## Ways to pay



[View and pay](#)



**Electric Bill Statement**

**For:** Oct 8, 2025 to Nov 6, 2025 (29 days)

**Statement Date:** Nov 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**

\$1,182.69

TOTAL AMOUNT YOU OWE

Dec 1, 2025

NEW CHARGES DUE BY



**Scan to Pay**  
or visit  
FPL.com/  
WaystoPay

**KEEP IN MIND**

- Payment received after January 28, 2026 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	1,182.69
Payments received	-1,182.69
<hr/>	
Balance before new charges	0.00
Total new charges	1,182.69
<hr/>	
<b>Total amount you owe</b>	<b>\$1,182.69</b>

(See page 2 for bill details.)

Enroll in FPL eBill® by Dec. 8 and receive a \$10 eGift card.  
FPL.com/Paperless

Customer Service: (941) 637-9336  
Outside Florida: 1-800-226-3545

Report Power Outages:  
Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243)  
711 (Relay Service)



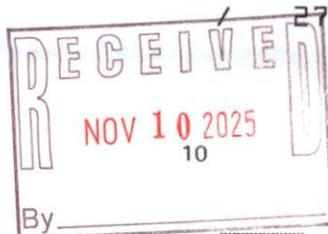
**Ways to Pay**



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0001 0004 046005

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



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 33188-0001



Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)  
for ways to pay.

00774-72579  
ACCOUNT NUMBER

\$1,182.69  
TOTAL AMOUNT YOU OWE

Dec 1, 2025  
NEW CHARGES DUE BY

\$ \_\_\_\_\_  
AMOUNT ENCLOSED



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

**BILL DETAILS**

Amount of your last bill	1,182.69
Payment received - Thank you	-1,182.69
Balance before new charges	\$0.00
<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
Taxes and charges	68.42
Regulatory fee (State fee)	1.00
Total new charges	\$1,182.69
<b>Total amount you owe</b>	<b>\$1,182.69</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 Dec 5, 2025.

<b>Usage Type</b>	<b>Usage</b>
Total kWh used	1200

**ENERGY USAGE COMPARISON**

	This Month	Last Month
Service to	Nov 6, 2025	Oct 8, 2025
kWh Used	1200	1200
Service days	29	30
kWh/day	41	40
Amount	\$1,182.69	\$1,182.69

**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.

**Download the app**

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

[FPL.com/MobileApp](http://FPL.com/MobileApp)

**Bigger LED rebates**

Don't miss out on our increased rebates up to \$40 per qualifying LED fixture when you make the switch.

[FPL.com/BizLighting](http://FPL.com/BizLighting)

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

For: 10-08-2025 to 11-06-2025 (29 days)  
 kWh/Day: 41  
 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

For: 10-08-2025 to 11-06-2025 (29 days)  
kWh/Day: 41  
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



**Electric Bill Statement**

**For:** Oct 15, 2025 to Nov 13, 2025 (29 days)

**Statement Date:** Nov 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**

**\$28.20**

TOTAL AMOUNT YOU OWE

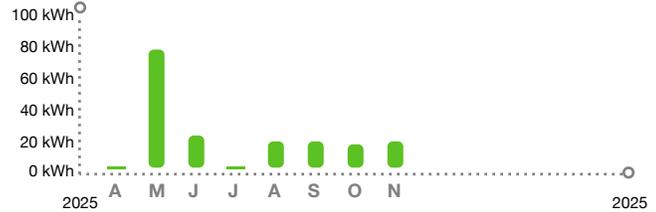
**Dec 4, 2025**

NEW CHARGES DUE BY



Scan to Pay  
or visit  
[FPL.com/  
WaystoPay](http://FPL.com/WaystoPay)

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	28.08
Payments received	-28.08
Balance before new charges	0.00
Total new charges	28.20
<b>Total amount you owe</b>	<b>\$28.20</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after February 03, 2026 is considered LATE; a late payment charge of 1% will apply.

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545

Report Power Outages:  
Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243)  
711 (Relay Service)



**Ways to Pay**



/ 27

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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 33188-0001

Visit [FPL.com/PayBill](http://FPL.com/PayBill) for ways to pay.

58474-81545

ACCOUNT NUMBER

\$28.20

TOTAL AMOUNT YOU OWE

Dec 4, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



**Customer Name:**  
CORAL LAKES  
COMMUNITY DEVEL  
OPMENT DISTRICT

**Account Number:**  
58474-81545

### BILL DETAILS

Amount of your last bill	28.08
Payment received - Thank you	-28.08
Balance before new charges	\$0.00

#### New Charges

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

Base charge:	\$12.87
Minimum base bill charge:	\$10.82
Non-fuel: (\$0.096100 per kWh)	\$1.73
Fuel: (\$0.027180 per kWh)	\$0.49
Electric service amount	25.91
Gross receipts tax (State tax)	0.66
Franchise fee (Reqd local fee)	1.61
Taxes and charges	2.27
Regulatory fee (State fee)	0.02
Total new charges	\$28.20
<b>Total amount you owe</b>	<b>\$28.20</b>

### METER SUMMARY

Meter reading - Meter KJ73469. Next meter reading Dec 12, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	00173		00155		18

### ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Nov 13, 2025	Oct 15, 2025
kWh Used	18	16
Service days	29	30
kWh/day	0	0
Amount	\$28.20	\$28.08

### 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.

## Download the app

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

[Download now](#)

## Bigger LED rebates

Don't miss out on our increased rebates up to \$40 per qualifying LED fixture when you make the switch.

[Claim rebates](#)

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.

**DISCLOSURE TECHNOLOGY SERVICES, LLC**

PO Box 812681  
Boca Raton, FL 33481 US  
+1 3059034654  
accounting@dtsmuni.com



**INVOICE**

**BILL TO**  
Inframark  
CDD:  
Coral Lakes Community Development District

**INVOICE** 1483  
**DATE** 10/27/2025

**BOND SERIES** ...  
Special Assessment Bonds Series 2024 Assessment Area One Project

DESCRIPTION	AMOUNT
DTS MUNI – CDA SaaS, 1 Year Subscription, Year 2026 Continuing Disclosures	2,500.00

Wire: City National Bank of Florida  
ABA/Routing- 066004367  
Account #- 30000615862  
Account Name-Disclosure Technology Services LLC

**BALANCE DUE \$2,500.00**

Checks: Disclosure Technology Services, LLC  
PO Box 812681  
Boca Raton, FL 33481

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
<b>Monthly Contract</b>						
INFRAMARK LLC	11/25/2025	164526	\$23.08			RENTAL & LEASES
INFRAMARK LLC	11/25/2025	164526	\$3.70	\$26.78		POSTAGE
INFRAMARK LLC	12/1/2025	165703	\$750.00			ACCOUNTING SERVICES
INFRAMARK LLC	12/1/2025	165703	\$375.00			ADMINISTRATIVE FEES
INFRAMARK LLC	12/1/2025	165703	\$2,083.33			DISTRICT MANAGEMENT
INFRAMARK LLC	12/1/2025	165703	\$416.67			FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	12/1/2025	165703	\$50.00			RENTAL AND LEASES
INFRAMARK LLC	12/1/2025	165703	\$50.00			TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	12/1/2025	165703	\$100.00			WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	12/1/2025	165703	\$500.00			CONSTRUCTION ACCOUNTING
INFRAMARK LLC	12/1/2025	165703	\$416.67			DISSEMINATION SERVICES
INFRAMARK LLC	12/1/2025	165703	\$1,000.00			FIELD SERVICES
INFRAMARK LLC	12/1/2025	165703	\$200.00	\$5,941.67		RECORDING SECRETARY
INFRAMARK LLC	12/22/2025	166666	\$2.96		\$5,971.41	POSTAGE
JUNIPER LANDSCAPING OF FLORIDA, LLC	12/1/2025	370376	\$6,594.61			LANDSCAPE MAINTENANCE CONTRACT
SITEX AQUATICS	12/1/2025	10504-B	\$1,225.00			AQUATIC MAINTENANCE
<b>Monthly Contract Subtotal</b>			<b>\$13,791.02</b>			
<b>Variable Contract</b>						
STANTEC CONSULTING SERVICES INC	11/20/2025	2488768	\$362.00			ENG SVCS
STRALEY ROBIN VERICKER	12/23/2025	27725	\$942.50			PROFESSIONAL SERVICES
<b>Variable Contract Subtotal</b>			<b>\$1,304.50</b>			
<b>Utilities</b>						
CHARLOTTE COUNTY UTILITIES	11/26/2025	112625-8156	\$440.36			WATER
FPL	12/5/2025	120525-2579	\$1,182.69			ELECTRIC
FPL	12/12/2025	121225-1545	\$27.99		\$1,210.68	ELECTRIC
<b>Utilities Subtotal</b>			<b>\$1,651.04</b>			
<b>Regular Services</b>						
CHARLOTTE CTY TAX COLLECTOR	12/16/2025	251216AB	\$31.86			POSTAGE FOR MAILING 2025 TAXES

<p><b>Coral Lakes CDD</b></p> <p><b>Summary of Operations and Maintenance Invoices</b></p>
--

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
<b>Regular Services Subtotal</b>			<b>\$31.86</b>			
<b>TOTAL</b>			<b>\$16,778.42</b>			



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

164526

**DATE**

11/25/2025

**BILL TO**

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

**CUSTOMER ID**

C4799

**NET TERMS**

Due On Receipt

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

11/25/2025

Services provided for the Month of: **October 2025**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Jana Cooper- 9-17-25 CHARLOTTECOUNTY : Meeting Room Rental at Library: \$23.08	1	Ea	23.08		23.08
Postage	5	Ea	0.74		3.70
<b>Subtotal</b>					<b>26.78</b>

<b>Subtotal</b>	\$26.78
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$26.78

**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

**INVOICE#**

165703

**DATE**

12/1/2025

**BILL TO**

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

**CUSTOMER ID**

C4799

**NET TERMS**

Due On Receipt

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

12/1/2025

Services provided for the Month of: December 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	750.00		750.00
Administration	1	Ea	375.00		375.00
Construction Accounting	1	Ea	500.00		500.00
Dissemination Services	1	Ea	416.67		416.67
District Management	1	Ea	2,083.33		2,083.33
Field Services	1	Ea	1,000.00		1,000.00
Financial & Revenue Collection	1	Ea	416.67		416.67
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
<b>Subtotal</b>					<b>5,941.67</b>

<b>Subtotal</b>	\$5,941.67
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$5,941.67

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

**INVOICE#**

166666

**DATE**

12/22/2025

**BILL TO**

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

**CUSTOMER ID**

C4799

**NET TERMS**

Due On Receipt

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

12/22/2025

Services provided for the Month of: November 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	4	Ea	0.74		2.96
<b>Subtotal</b>					<b>2.96</b>

<b>Subtotal</b>	\$2.96
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$2.96

**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 370376

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

<b>Date</b>	<b>Due Date</b>
12/01/25	12/31/2025
<b>Account Owner</b>	<b>PO#</b>
SHAWNA HUMBLE	

Item	Amount
#346745 - Coral Lakes Charlotte County 2025 Maintenance Contract December 2025	\$6,594.61

**Grand Total**      **\$6,594.61**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$13,189.22	\$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.

**INVOICE**

Sitex Aquatics, LLC  
PO Box 917  
Parrish, FL 34219

office@sitexaquatics.com  
+1 (813) 564-2322



**Bill to**

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

**Invoice details**

Invoice no.: 10504-b  
Terms: Net 30  
Invoice date: 12/01/2025  
Due date: 12/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Aquatic Maintenance</b>	Monthly Lake Maintenance: Seven Waterways and 2 Ditches	1	\$1,225.00	\$1,225.00

**Total \$1,225.00**

**Ways to pay**



[View and pay](#)



INVOICE

**Invoice Number** 2488768  
**Invoice Date** November 20, 2025  
**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: [eff@stantec.com](mailto:eff@stantec.com)

**Alternative Remit To**  
 Stantec Consulting Services Inc.  
 (SCSI)  
 13980 Collections Center Drive  
 Chicago IL 60693  
 United States  
 Federal Tax ID  
 11-2167170

**Project Description:** Coral Lakes CDD.

<b>Stantec Project Manager:</b>	Stewart, Tonja L
<b>Authorization Amount:</b>	\$25,780.00
<b>Authorization Previously Billed:</b>	\$8,009.50
<b>Authorization Budget Remaining:</b>	\$17,408.50
<b>Authorization Billed to Date:</b>	\$8,371.50
<b>Current Invoice Due:</b>	\$362.00
<b>For Period Ending:</b>	November 20, 2025

**Email Invoice:** [InframarkCMS@payableslockbox.com](mailto:InframarkCMS@payableslockbox.com)  
**CC:** [bryan.radcliff@inframark.com](mailto:bryan.radcliff@inframark.com)

**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**

INVOICE

Invoice Number

2488768

Project Number

238202140

**Top Task 2025**

**2025 Engineering Cons Ser**

**Professional Services**

Billing Level	Date	Hours	Rate	Current Amount
Level 07				
Nurse, Vanessa M	2025-06-30	0.25	167.00	41.75
		<b>0.25</b>		<b>41.75</b>
Level 09				
Nurse, Vanessa M	2025-07-22	0.25	183.00	45.75
Nurse, Vanessa M	2025-08-19	0.50	183.00	91.50
Nurse, Vanessa M	2025-08-20	0.50	183.00	91.50
Nurse, Vanessa M	2025-08-22	0.25	183.00	45.75
Nurse, Vanessa M	2025-09-02	0.25	183.00	45.75
		<b>1.75</b>		<b>320.25</b>
<b>Professional Services Subtotal</b>		<b>2.00</b>		<b>362.00</b>

**Top Task 2025 Total**

**362.00**

Total Fees & Disbursements

\$362.00

**INVOICE TOTAL (USD)**

**\$362.00**

Billing Backup

Date	Project	Task	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-06-30	238202140	2025	NURSE, VANESSA M	0.25	167.00	41.75	COORDINATION RE: NEW MAPPING	
2025-07-22	238202140	2025	NURSE, VANESSA M	0.25	183.00	45.75	DOWNLOADED FY2025 BUDGET AND UPDATED LATEST DM INFO IN PREPARATION TO OPEN NEW FY2025 TASK	
2025-08-19	238202140	2025	NURSE, VANESSA M	0.50	183.00	91.50	ENTERED FY2026 TASK INFO INTO PIPELINE & PREPARED TASK 2026 PSF	
2025-08-20	238202140	2025	NURSE, VANESSA M	0.50	183.00	91.50	REQUISITIONS	
2025-08-22	238202140	2025	NURSE, VANESSA M	0.25	183.00	45.75	REQUISITIONS	
2025-09-02	238202140	2025	NURSE, VANESSA M	0.25	183.00	45.75	SENT FY2026 INFO TO PA TO OPEN 2026 TASK	
<b>Total subTask 2025</b>				<b>2.00</b>		<b>362.00</b>		
<b>Total Top Task 2025</b>				<b>2.00</b>		<b>362.00</b>		
<b>Total Project 238202140</b>				<b>2.00</b>		<b>362.00</b>		



# UTILITIES DEPARTMENT

PO Box 516000, Punta Gorda, FL 33951-6000  
 941.764.4300 or 800.524.3494; TDD: 941.764.4535; Fax: 941.764.4557  
 Email: CCUSupport@CharlotteCountyFL.gov • Web: CharlotteCountyFL.gov  
 LIKE US ON FACEBOOK: CHARLOTTE COUNTY UTILITIES

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	CURRENT CHARGES PAST DUE AFTER
CORAL LAKES COM DEV DISTRICT Service Address: 12800 SEAGRASS DR	219864-148156	26-NOV-2025	17-DEC-2025

**Previous Balance:** 874.73  
**Previous Payment Amount:** 874.73  
**Current Charges**  
 Com Water Usage 168.97  
 Com Sewer Charge 266.54  
 Customer Charge 4.85  
**TOTAL \$440.36**

			Service Period		
Current Read	Previous Read	Usage (TGals)	From	To	Days
16	10	6	10/22/2025	11/24/2025	33

The BOCC has approved a rate increase of 2.23% per the FPSC Index — Effective October 1st, 2025

We are currently transitioning to a new online billing and payment system. During this process, you will continue to receive a paper bill through the end of 2025 - even if you have already signed up for electronic billing. If you have not yet enrolled in our new system, please visit <https://www.charlottecountyfl.gov/MyUtilityBill> to get started.

The Board of County Commissioners will hold a public hearing to consider a rate increase for Utilities customers. The hearing is scheduled for 10 a.m. on Dec. 9, 2025, in Room 119, 18500 Murdock Circle, Port Charlotte, Florida.

For prompter service, try calling our office Tuesday through Friday  
**Important Messages:**  
 Effective September 2, 2025, Call Center hours are 8:30 a.m.-4:30 p.m.

PLEASE RETURN BOTTOM PORTION WITH YOUR PAYMENT TO AVOID A DELAY IN PROCESSING



**CHARLOTTE COUNTY**  
FLORIDA

**REMIT TO: UTILITIES DEPT**  
 PO Box 516000  
 Punta Gorda, FL 33951-6000

**HEARTSHIP DONATION:**  \$1  \$2  \$5  \$10  Other \$ \_\_\_\_\_  
 Service Address: 12800 SEAGRASS DR

ACCOUNT NUMBER	CURRENT BILL DUE DATE	TOTAL DUE
219864-148156	17-DEC-2025	\$440.36

Amount Paid \$ \_\_\_\_\_

CORAL LAKES COM DEV DISTRICT  
 % INFRAMARK  
 2005 PAN AM CIR  
 SUITE 300  
 TAMPA, FL 33607  
 USA

Check here if you have made an account change or are requesting a paper copy of the current Water Quality Report on reverse side



Electric Bill Statement

For: Nov 6, 2025 to Dec 5, 2025 (29 days)

Statement Date: Dec 5, 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**

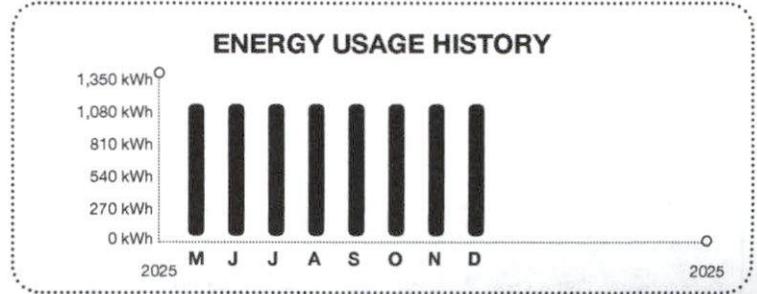
\$1,182.69

TOTAL AMOUNT YOU OWE

Dec 26, 2025

NEW CHARGES DUE BY

Switch to FPL eBill® today and get your bill wherever you are.  
[FPL.com/eBill](http://FPL.com/eBill)



**BILL SUMMARY**

Amount of your last bill	1,182.69
Payments received	-1,182.69
Balance before new charges	0.00
<b>Total new charges</b>	<b>1,182.69</b>
<b>Total amount you owe</b>	<b>\$1,182.69</b>

*(See page 2 for bill details.)*

**KEEP IN MIND**

- Payment received after February 25, 2026 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.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher next month due to greater number of service days. Visit [www.FPL.com](http://www.FPL.com) for more information.

New rates take effect Jan. 1, 2026. Learn more at [FPL.com/rates](http://FPL.com/rates).

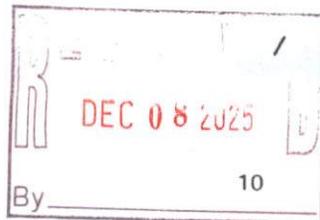
Customer Service: (941) 637-9336  
Outside Florida: 1-800-226-3545

Report Power Outages:  
Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243)  
711 (Relay Service)



**Ways to Pay**



27

5505007747257929628110000

0001 0004 046401

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



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 33188-0001



Visit [FPL.com/PayBill](http://FPL.com/PayBill) for ways to pay.

00774-72579  
ACCOUNT NUMBER

\$1,182.69  
TOTAL AMOUNT YOU OWE

Dec 26, 2025  
NEW CHARGES DUE BY

\$  
AMOUNT ENCLOSED



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

**BILL DETAILS**

Amount of your last bill	1,182.69
Payment received - Thank you	-1,182.69
Balance before new charges	\$0.00

**New Charges**

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
Taxes and charges	68.42
Regulatory fee (State fee)	1.00
Total new charges	\$1,182.69
<b>Total amount you owe</b>	<b>\$1,182.69</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 Jan 7, 2026.

**Usage Type**

Total kWh used

**Usage**

1200

**ENERGY USAGE COMPARISON**

	This Month	Last Month
Service to	Dec 5, 2025	Nov 6, 2025
kWh Used	1200	1200
Service days	29	29
kWh/day	41	41
Amount	\$1,182.69	\$1,182.69

**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.

**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: Account Number:  
 CORAL LAKES 00774-72579  
 COMMUNITY  
 DEVELOPMENT DISTRICT

For: 11-06-2025 to 12-05-2025 (29 days)  
 kWh/Day: 41  
 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

For: 11-06-2025 to 12-05-2025 (29 days)  
kWh/Day: 41  
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



**Electric Bill Statement**

**For:** Nov 13, 2025 to Dec 12, 2025 (29 days)

**Statement Date:** Dec 12, 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**

**\$27.99**

TOTAL AMOUNT YOU OWE

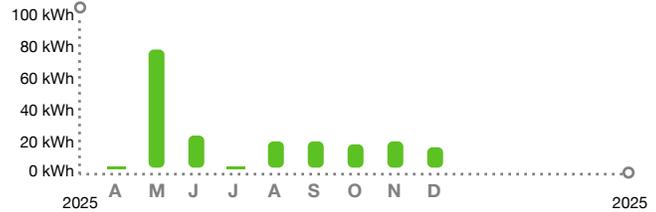
**Jan 2, 2026**

NEW CHARGES DUE BY



Scan to Pay  
or visit  
[FPL.com/WaystoPay](https://FPL.com/WaystoPay)

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	28.20
Payments received	-28.20
Balance before new charges	0.00
Total new charges	27.99
<b>Total amount you owe</b>	<b>\$27.99</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after March 04, 2026 is considered LATE; a late payment charge of 1% will apply.

New rates take effect Jan. 1, 2026. Learn more at [FPL.com/rates](https://FPL.com/rates).

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545

Report Power Outages:  
Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243)  
711 (Relay Service)



**Ways to Pay**



/ 27

551058474815455997200000

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 33188-0001

Visit [FPL.com/PayBill](https://FPL.com/PayBill) for ways to pay.

58474-81545

ACCOUNT NUMBER

\$27.99

TOTAL AMOUNT YOU OWE

Jan 2, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



**Customer Name:** CORAL LAKES  
COMMUNITY DEVEL  
OPMENT DISTRICT

**Account Number:** 58474-81545

### BILL DETAILS

Amount of your last bill	28.20
Payment received - Thank you	-28.20
Balance before new charges	\$0.00

#### New Charges

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

Base charge:	\$12.87
Minimum base bill charge:	\$11.11
Non-fuel: (\$0.096100 per kWh)	\$1.35
Fuel: (\$0.027180 per kWh)	\$0.38
Electric service amount	25.71
Gross receipts tax (State tax)	0.66
Franchise fee (Reqd local fee)	1.60
Taxes and charges	2.26
Regulatory fee (State fee)	0.02
Total new charges	\$27.99
<b>Total amount you owe</b>	<b>\$27.99</b>

### METER SUMMARY

Meter reading - Meter KJ73469. Next meter reading Jan 13, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	00187		00173		14

### ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Dec 12, 2025	Nov 13, 2025
kWh Used	14	18
Service days	29	29
kWh/day	0	0
Amount	\$27.99	\$28.20

### 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.

## 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.



# Charlotte County Tax Collector

Vickie L. Potts

taxcollector.charlottecountyfl.gov

Charlotte County Tax Collector  
 18500 Murdock Circle  
 Port Charlotte, FL 33948

**INVOICE**  
 INVOICE #251216AB  
 DATE 12/16/2025

**TO: CORAL LAKES CDD**

RE: Postage for mailing 2025 Notice of Taxes in accordance with FS 197.322(3)

QUANTITY	DESCRIPTION	TOTAL
	Coral Lakes Capital	\$ 15.93
	Coral Lakes Maint	\$ 15.93
	SUBTOTAL	\$ 31.86
	SALES TAX	
	SHIPPING & HANDLING	
	DUE	\$ 31.86

Make check payable to **Charlotte County Tax Collector**  
 If you have any questions concerning this invoice, contact  
 Joette Maynard  
 Director of Finance  
 941-743-1361  
 Joette.Maynard@CharlotteCountyFL.Gov

# **Coral Lakes Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
September 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 September 30, 2025

*(In Whole Numbers)*

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>DEBT SERVICE FUND</b>	<b>CAPITAL PROJECTS FUND</b>	<b>GENERAL FIXED ASSETS FUND</b>	<b>GENERAL LONG-TERM DEBT FUND</b>	<b>TOTAL</b>
<b><u>ASSETS</u></b>						
Cash - Operating Account	\$ 34,666	\$ -	\$ -	\$ -	\$ -	\$ 34,666
Due From Other Funds	-	-	2,435	-	-	2,435
Investments:						
Acquisition & Construction Account	-	-	1,574,048	-	-	1,574,048
Reserve Fund	-	651,888	-	-	-	651,888
Revenue Fund	-	411,632	-	-	-	411,632
Prepaid Insurance	6,012	-	-	-	-	6,012
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>\$ 40,678</b>	<b>\$ 1,063,520</b>	<b>\$ 1,576,483</b>	<b>\$ 5,132,791</b>	<b>\$ 9,450,000</b>	<b>\$ 17,263,472</b>
<b><u>LIABILITIES</u></b>						
Accounts Payable	\$ 28,939	\$ -	\$ -	\$ -	\$ -	\$ 28,939
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>49,806</b>	<b>2,435</b>	<b>-</b>	<b>-</b>	<b>9,450,000</b>	<b>9,502,241</b>

**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of September 30, 2025

*(In Whole Numbers)*

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>DEBT SERVICE FUND</b>	<b>CAPITAL PROJECTS FUND</b>	<b>GENERAL FIXED ASSETS FUND</b>	<b>GENERAL LONG-TERM DEBT FUND</b>	<b>TOTAL</b>
<b><u>FUND BALANCES</u></b>						
Nonspendable:						
Prepaid Insurance	6,012	-	-	-	-	6,012
Restricted for:						
Debt Service	-	1,061,085	-	-	-	1,061,085
Capital Projects	-	-	1,576,483	-	-	1,576,483
Unassigned:	(15,140)	-	-	5,132,791	-	5,117,651
<b>TOTAL FUND BALANCES</b>	<b>(9,128)</b>	<b>1,061,085</b>	<b>1,576,483</b>	<b>5,132,791</b>	<b>-</b>	<b>7,761,231</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 40,678</b>	<b>\$ 1,063,520</b>	<b>\$ 1,576,483</b>	<b>\$ 5,132,791</b>	<b>\$ 9,450,000</b>	<b>\$ 17,263,472</b>

**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 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>				
Interest - Investments	\$ -	\$ (14,850)	\$ (14,850)	0.00%
Special Assmnts- CDD Collected	-	43,718	43,718	0.00%
Developer Contribution	455,875	88,025	(367,850)	19.31%
<b>TOTAL REVENUES</b>	<b>455,875</b>	<b>116,893</b>	<b>(338,982)</b>	<b>25.64%</b>

**EXPENDITURES**

**Administration**

Supervisor Fees	3,000	2,800	200	93.33%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	4,583	(383)	109.12%
ProfServ-Info Technology	600	575	25	95.83%
ProfServ-Recording Secretary	2,400	2,300	100	95.83%
ProfServ-Trustee Fees	6,500	4,256	2,244	65.48%
District Counsel	15,000	10,587	4,413	70.58%
District Engineer	9,500	10,721	(1,221)	112.85%
Administrative Services	4,500	4,333	167	96.29%
District Management	25,000	23,833	1,167	95.33%
Accounting Services	9,000	9,825	(825)	109.17%
Auditing Services	6,000	4,800	1,200	80.00%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	77	423	15.40%
Rentals & Leases	600	823	(223)	137.17%
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	(2,005)	5,505	-57.29%
Bank Fees	200	753	(553)	376.50%
Financial & Revenue Collections	1,200	1,100	100	91.67%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	1,150	50	95.83%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
<b>Total Administration</b>	<b>137,950</b>	<b>84,386</b>	<b>53,564</b>	<b>61.17%</b>

**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 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	26,378	173,622	13.19%
Contracts-Aquatic Control	10,000	10,750	(750)	107.50%
Electricity - Streetlights	50,000	6,456	43,544	12.91%
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>49,084</b>	<b>264,341</b>	<b>15.66%</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>133,470</b>	<b>322,405</b>	<b>29.28%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(16,577)	(16,577)	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Capital Improvement	-	92,711	92,711	0.00%
Construction in Progress	-	(100,211)	(100,211)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(7,500)</b>	<b>(7,500)</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ (24,077)	\$ (24,077)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>14,949</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (9,128)</b>		

**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 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>REVENUES</b>				
Interest - Investments	\$ -	\$ 33,834	\$ 33,834	0.00%
Special Assmnts- CDD Collected	-	1,028,951	1,028,951	0.00%
Developer Contribution	651,825	-	(651,825)	0.00%
<b>TOTAL REVENUES</b>	<b>651,825</b>	<b>1,062,785</b>	<b>410,960</b>	<b>163.05%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Principal Debt Retirement	145,000	255,000	(110,000)	175.86%
Interest Expense Series	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	-	295,063	295,063	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>766,022</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,061,085</b>		

**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 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	\$ -	\$ 82,524	\$ 82,524	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>82,524</b>	<b>82,524</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	1,952,655	(1,952,655)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>1,952,655</b>	<b>(1,952,655)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>1,952,655</b>	<b>(1,952,655)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,870,131)	(1,870,131)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>3,446,614</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 1,576,483</u></b>		

# Bank Account Statement

Monday, October 13, 2025  
Page 1

Coral Lakes CDD

**Bank Account No.** 7319  
**Statement No.** 09\_25

**Statement Date** 09/30/2025

<b>G/L Account No. 101001 Balance</b>	34,665.77	<b>Statement Balance</b>	51,312.46
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	51,312.46
<b>Subtotal</b>	34,665.77	<b>Outstanding Checks</b>	-16,646.69
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	34,665.77
<b>Ending G/L Balance</b>	34,665.77		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
09/30/2025		JE000276	Interest - Investments	Interest Earned	99.07	99.07	0.00
<b>Total Deposits</b>					99.07	99.07	0.00
<b>Checks</b>							
							0.00
08/12/2025	Payment	1122	ROBERTUS ANTONIUS TER DOEST	Check for Vendor V00013	-200.00	-200.00	0.00
09/02/2025	Payment	1131	STRALEY ROBIN VERICKER	Check for Vendor V00004	-995.00	-995.00	0.00
09/12/2025	Payment	1132	SUN NEWSPAPERS	Check for Vendor V00008	-645.37	-645.37	0.00
09/17/2025	Payment	1133	EGIS INSURANCE	Check for Vendor V00007	-6,012.00	-6,012.00	0.00
09/17/2025	Payment	1134	FPL	Check for Vendor V00027	-1,182.69	-1,182.69	0.00
09/25/2025	Payment	1135	FPL	Check for Vendor V00027	-28.20	-28.20	0.00
09/26/2025	Payment	1136	ALBERTO VIERA	Check for Vendor V00010	-200.00	-200.00	0.00
09/26/2025	Payment	1137	CARLOS DE LA OSSA	Check for Vendor V00011	-200.00	-200.00	0.00
09/26/2025	Payment	1138	KYLE SMITH	Check for Vendor V00009	-200.00	-200.00	0.00
09/26/2025	Payment	1140	ROBERTUS ANTONIUS TER DOEST	Check for Vendor V00013	-200.00	-200.00	0.00
09/22/2025		JE000277	Bank Fees	Bank fees	-221.37	-221.37	0.00
<b>Total Checks</b>					-10,084.63	-10,084.63	0.00

**Adjustments**

**Total Adjustments**

**Outstanding Checks**

08/12/2025	Payment	1120	INFRAMARK LLC	Check for Vendor V00005			-5,027.07
08/20/2025	Payment	1130	INFRAMARK LLC	Check for Vendor V00005			-4,825.00
09/26/2025	Payment	1139	NICHOLAS J. DISTER	Check for Vendor V00018			-200.00

# Bank Account Statement

Monday, October 13, 2025

Coral Lakes CDD

Page 2

**Bank Account No.** 7319

**Statement No.** 09\_25

**Statement Date**

09/30/2025

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09/29/2025	Payment	1141	JUNIPER LANDSCAPING OF FLORIDA, LLC	Check for Vendor V00029	-6,594.62
<b>Total Outstanding Checks</b>					-16,646.69

**Outstanding Deposits**

**Total Outstanding Deposits**

# **Coral Lakes Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
October 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 October 31, 2025

*(In Whole Numbers)*

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>DEBT SERVICE FUND</b>	<b>CAPITAL PROJECTS FUND</b>	<b>GENERAL FIXED ASSETS FUND</b>	<b>GENERAL LONG-TERM DEBT FUND</b>	<b>TOTAL</b>
<b><u>ASSETS</u></b>						
Cash - Operating Account	\$ 13,449	\$ -	\$ -	\$ -	\$ -	\$ 13,449
Accounts Receivable > 120	550,237	169,758	-	-	-	719,995
Due From Other Funds	-	-	2,435	-	-	2,435
Investments:						
Acquisition & Construction Account	-	-	1,579,022	-	-	1,579,022
Reserve Fund	-	651,888	-	-	-	651,888
Revenue Fund	-	414,994	-	-	-	414,994
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>\$ 563,686</b>	<b>\$ 1,236,640</b>	<b>\$ 1,581,457</b>	<b>\$ 5,132,791</b>	<b>\$ 9,450,000</b>	<b>\$ 17,964,574</b>
<b><u>LIABILITIES</u></b>						
Accounts Payable	\$ 27,080	\$ -	\$ -	\$ -	\$ -	\$ 27,080
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>47,947</b>	<b>2,435</b>	<b>-</b>	<b>-</b>	<b>9,450,000</b>	<b>9,500,382</b>
<b><u>FUND BALANCES</u></b>						
Restricted for:						
Debt Service	-	1,234,205	-	-	-	1,234,205
Capital Projects	-	-	1,581,457	-	-	1,581,457
Unassigned:	515,739	-	-	5,132,791	-	5,648,530
<b>TOTAL FUND BALANCES</b>	<b>515,739</b>	<b>1,234,205</b>	<b>1,581,457</b>	<b>5,132,791</b>	<b>-</b>	<b>8,464,192</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 563,686</b>	<b>\$ 1,236,640</b>	<b>\$ 1,581,457</b>	<b>\$ 5,132,791</b>	<b>\$ 9,450,000</b>	<b>\$ 17,964,574</b>

**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 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>				
Interest - Investments	\$ -	\$ 58	\$ 58	0.00%
Special Assmnts- CDD Collected	-	550,237	550,237	0.00%
Developer Estimated Contribution	930,875	-	(930,875)	0.00%
<b>TOTAL REVENUES</b>	<b>930,875</b>	<b>550,295</b>	<b>(380,580)</b>	<b>59.12%</b>

**EXPENDITURES**

**Administration**

Supervisor Fees	12,000	-	12,000	0.00%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	2,917	1,283	69.45%
ProfServ-Info Technology	600	50	550	8.33%
ProfServ-Recording Secretary	2,400	200	2,200	8.33%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
Field Maintenance	12,000	1,000	11,000	8.33%
District Counsel	15,000	-	15,000	0.00%
District Engineer	12,000	-	12,000	0.00%
Administrative Services	4,500	375	4,125	8.33%
District Management	25,000	2,083	22,917	8.33%
Accounting Services	9,000	1,250	7,750	13.89%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	-	500	0.00%
Rentals & Leases	600	50	550	8.33%
Insurance - General Liability	3,600	-	3,600	0.00%
Public Officials Insurance	2,800	-	2,800	0.00%
Insurance -Property & Casualty	25,000	6,012	18,988	24.05%
Crime	500	-	500	0.00%
Insurance Deductible	2,500	-	2,500	0.00%
Legal Advertising	3,500	-	3,500	0.00%
Bank Fees	200	226	(26)	113.00%
Financial & Revenue Collections	1,200	417	783	34.75%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	100	1,100	8.33%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
<b>Total Administration</b>	<b>165,875</b>	<b>14,855</b>	<b>151,020</b>	<b>8.96%</b>

**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 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%
Pest Control	1,800	-	1,800	0.00%
Contracts-Janitorial	5,100	-	5,100	0.00%
On-Site Staff	35,000	-	35,000	0.00%
Contracts-Landscape	337,500	6,595	330,905	1.95%
Contracts-Aquatic Control	22,800	1,225	21,575	5.37%
Contracts-Pools	12,000	-	12,000	0.00%
ROW Maintenance	25,000	-	25,000	0.00%
Debris Cleanup	7,500	-	7,500	0.00%
Electricity - Streetlights	90,000	1,211	88,789	1.35%
Utility - Water & Sewer	-	377	(377)	0.00%
Fence R&M	8,000	-	8,000	0.00%
Landscaping - Annuals	9,000	-	9,000	0.00%
Landscaping - Tree Trimming	5,000	-	5,000	0.00%
Landscaping - Mulch	17,500	-	17,500	0.00%
Landscaping - Plant Replacement	23,000	-	23,000	0.00%
Ditch Maintenance	2,400	-	2,400	0.00%
Security System Monitoring	2,500	-	2,500	0.00%
Irrigation	15,000	-	15,000	0.00%
Miscellaneous Services	15,000	-	15,000	0.00%
Holiday Decoration	10,000	-	10,000	0.00%
Storm Cleanup	35,000	-	35,000	0.00%
Community Events	5,000	-	5,000	0.00%
Landscaping - Pond Banks	70,000	-	70,000	0.00%
<b>Total Other Physical Environment</b>	<b>760,500</b>	<b>9,408</b>	<b>751,092</b>	<b>1.24%</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>930,875</b>	<b>24,263</b>	<b>906,612</b>	<b>2.61%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	526,032	526,032	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>(10,293)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 515,739</b>		

**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 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	\$ -	\$ 3,362	\$ 3,362	0.00%
Special Assmnts- Tax Collector	710,923	-	(710,923)	0.00%
Special Assmnts- CDD Collected	-	169,758	169,758	0.00%
Special Assmnts- Discounts	(28,437)	-	28,437	0.00%
<b>TOTAL REVENUES</b>	<b>682,486</b>	<b>173,120</b>	<b>(509,366)</b>	<b>25.37%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	14,218	-	14,218	0.00%
<b>Total Administration</b>	<b>14,218</b>	<b>-</b>	<b>14,218</b>	<b>0.00%</b>
<b><u>Debt Service</u></b>				
Principal Prepayments	145,000	-	145,000	0.00%
Interest Expense Series	506,825	-	506,825	0.00%
<b>Total Debt Service</b>	<b>651,825</b>	<b>-</b>	<b>651,825</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>666,043</b>	<b>-</b>	<b>666,043</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	16,443	173,120	156,677	1052.85%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	16,443	-	(16,443)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>16,443</b>	<b>-</b>	<b>(16,443)</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ 16,443</u>	<u>\$ 173,120</u>	<u>\$ 123,791</u>	<u>1052.85%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>1,061,085</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 1,234,205</u></b>		

**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 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	\$ -	\$ 4,974	\$ 4,974	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>4,974</b>	<b>4,974</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	4,974	4,974	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>1,576,483</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 1,581,457</u></b>		

# Bank Account Statement

Wednesday, November 12, 2025

Coral Lakes CDD

Page 1

**Bank Account No.** 7319  
**Statement No.** 10\_25

**Statement Date** 10/31/2025

<b>G/L Account No. 101001 Balance</b>	13,449.17	<b>Statement Balance</b>	24,248.74
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	24,248.74
<b>Subtotal</b>	13,449.17	<b>Outstanding Checks</b>	-10,799.57
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	13,449.17
<b>Ending G/L Balance</b>	13,449.17		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
10/31/2025		JE000295	Interest - Investments	Interest Earned	56.94	56.94	0.00
<b>Total Deposits</b>					56.94	56.94	0.00
<b>Checks</b>							
							0.00
09/26/2025	Payment	1139	NICHOLAS J. DISTER	Check for Vendor V00018	-200.00	-200.00	0.00
09/29/2025	Payment	1141	JUNIPER LANDSCAPING OF FLORIDA, LLC	Check for Vendor V00029	-6,594.62	-6,594.62	0.00
10/01/2025	Payment	1142	INFRAMARK LLC	Check for Vendor V00005	-4,825.00	-4,825.00	0.00
10/01/2025	Payment	1143	JUNIPER LANDSCAPING OF FLORIDA, LLC	Check for Vendor V00029	-6,594.62	-6,594.62	0.00
10/09/2025	Payment	1144	JUNIPER LANDSCAPING OF FLORIDA, LLC	Check for Vendor V00029	-6,594.62	-6,594.62	0.00
10/28/2025	Payment	1146	CHARLOTTE COUNTY UTILITIES	Check for Vendor V00031	-874.73	-874.73	0.00
10/28/2025	Payment	1147	FPL	Check for Vendor V00027	-1,210.77	-1,210.77	0.00
10/21/2025		JE000296	Bank Fees	Bank Fees	-226.30	-226.30	0.00
<b>Total Checks</b>					-27,120.66	-27,120.66	0.00

**Adjustments**

**Total Adjustments**

**Outstanding Checks**

08/12/2025	Payment	1120	INFRAMARK LLC	Check for Vendor V00005			-5,027.07
08/20/2025	Payment	1130	INFRAMARK LLC	Check for Vendor V00005			-4,825.00
10/24/2025	Payment	1145	FLORIDA COMMERCE	Payment of Invoice 000301			-175.00
10/30/2025	Payment	1148	STRALEY ROBIN VERICKER	Check for Vendor V00004			-772.50

# Bank Account Statement

Coral Lakes CDD

Wednesday, November 12, 2025

Page 2

**Bank Account No.** 7319

**Statement No.** 10\_25

**Statement Date**

10/31/2025

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**Total Outstanding Checks**

-10,799.57

**Outstanding Deposits**

**Total Outstanding Deposits**

# **Coral Lakes Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
November 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 November 30, 2025

*(In Whole Numbers)*

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>DEBT SERVICE FUND</b>	<b>CAPITAL PROJECTS FUND</b>	<b>GENERAL FIXED ASSETS FUND</b>	<b>GENERAL LONG-TERM DEBT FUND</b>	<b>TOTAL</b>
<b><u>ASSETS</u></b>						
Cash - Operating Account	\$ 39,467	\$ -	\$ -	\$ -	\$ -	\$ 39,467
Accounts Receivable > 120	550,237	169,758	-	-	-	719,995
Due From Other Funds	-	-	2,435	-	-	2,435
Investments:						
Acquisition & Construction Account	-	-	1,584,042	-	-	1,584,042
Reserve Fund	-	651,888	-	-	-	651,888
Revenue Fund	-	75,328	-	-	-	75,328
Fixed Assets						
Land	-	-	-	1,042,401	-	1,042,401
Construction Work In Process	-	-	-	4,090,390	-	4,090,390
Amount To Be Provided	-	-	-	-	9,305,000	9,305,000
<b>TOTAL ASSETS</b>	<b>\$ 589,704</b>	<b>\$ 896,974</b>	<b>\$ 1,586,477</b>	<b>\$ 5,132,791</b>	<b>\$ 9,305,000</b>	<b>\$ 17,510,946</b>
<b><u>LIABILITIES</u></b>						
Accounts Payable	\$ 30,126	\$ -	\$ -	\$ -	\$ -	\$ 30,126
Unearned Revenue	20,867	-	-	-	-	20,867
Bonds Payable - Series 2024A-2	-	-	-	-	9,305,000	9,305,000
Due To Other Funds	-	2,435	-	-	-	2,435
<b>TOTAL LIABILITIES</b>	<b>50,993</b>	<b>2,435</b>	<b>-</b>	<b>-</b>	<b>9,305,000</b>	<b>9,358,428</b>

**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of November 30, 2025

*(In Whole Numbers)*

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>DEBT SERVICE FUND</u>	<u>CAPITAL PROJECTS FUND</u>	<u>GENERAL FIXED ASSETS FUND</u>	<u>GENERAL LONG-TERM DEBT FUND</u>	<u>TOTAL</u>
<b><u>FUND BALANCES</u></b>						
Restricted for:						
Debt Service	-	894,539	-	-	-	894,539
Capital Projects	-	-	1,586,477	-	-	1,586,477
Unassigned:	538,711	-	-	5,132,791	-	5,671,502
<b>TOTAL FUND BALANCES</b>	<b>538,711</b>	<b>894,539</b>	<b>1,586,477</b>	<b>5,132,791</b>	<b>-</b>	<b>8,152,518</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 589,704</b>	<b>\$ 896,974</b>	<b>\$ 1,586,477</b>	<b>\$ 5,132,791</b>	<b>\$ 9,305,000</b>	<b>\$ 17,510,946</b>

**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 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>				
Interest - Investments	\$ -	\$ 110	\$ 110	0.00%
Special Assmnts- CDD Collected	-	589,172	589,172	0.00%
Developer Estimated Contribution	930,875	-	(930,875)	0.00%
<b>TOTAL REVENUES</b>	<b>930,875</b>	<b>589,282</b>	<b>(341,593)</b>	<b>63.30%</b>

**EXPENDITURES**

**Administration**

Supervisor Fees	12,000	-	12,000	0.00%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	3,333	867	79.36%
ProfServ-Info Technology	600	100	500	16.67%
ProfServ-Recording Secretary	2,400	400	2,000	16.67%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
Field Maintenance	12,000	2,000	10,000	16.67%
District Counsel	15,000	-	15,000	0.00%
District Engineer	12,000	362	11,638	3.02%
Administrative Services	4,500	750	3,750	16.67%
District Management	25,000	4,167	20,833	16.67%
Accounting Services	9,000	2,500	6,500	27.78%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	4	496	0.80%
Rentals & Leases	600	123	477	20.50%
Insurance - General Liability	3,600	-	3,600	0.00%
Public Officials Insurance	2,800	-	2,800	0.00%
Insurance -Property & Casualty	25,000	6,012	18,988	24.05%
Crime	500	-	500	0.00%
Insurance Deductible	2,500	-	2,500	0.00%
Legal Advertising	3,500	-	3,500	0.00%
Bank Fees	200	441	(241)	220.50%
Financial & Revenue Collections	1,200	833	367	69.42%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	200	1,000	16.67%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
<b>Total Administration</b>	<b>165,875</b>	<b>21,400</b>	<b>144,475</b>	<b>12.90%</b>

**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 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%
Pest Control	1,800	-	1,800	0.00%
Contracts-Janitorial	5,100	-	5,100	0.00%
On-Site Staff	35,000	-	35,000	0.00%
Contracts-Landscape	337,500	13,189	324,311	3.91%
Contracts-Aquatic Control	22,800	2,450	20,350	10.75%
Contracts-Pools	12,000	-	12,000	0.00%
ROW Maintenance	25,000	-	25,000	0.00%
Debris Cleanup	7,500	-	7,500	0.00%
Electricity - Streetlights	90,000	2,422	87,578	2.69%
Utility - Water & Sewer	-	817	(817)	0.00%
Fence R&M	8,000	-	8,000	0.00%
Landscaping - Annuals	9,000	-	9,000	0.00%
Landscaping - Tree Trimming	5,000	-	5,000	0.00%
Landscaping - Mulch	17,500	-	17,500	0.00%
Landscaping - Plant Replacement	23,000	-	23,000	0.00%
Ditch Maintenance	2,400	-	2,400	0.00%
Security System Monitoring	2,500	-	2,500	0.00%
Irrigation	15,000	-	15,000	0.00%
Miscellaneous Services	15,000	-	15,000	0.00%
Holiday Decoration	10,000	-	10,000	0.00%
Storm Cleanup	35,000	-	35,000	0.00%
Community Events	5,000	-	5,000	0.00%
Landscaping - Pond Banks	70,000	-	70,000	0.00%
<b>Total Other Physical Environment</b>	<b>760,500</b>	<b>18,878</b>	<b>741,622</b>	<b>2.48%</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>930,875</b>	<b>40,278</b>	<b>890,597</b>	<b>4.33%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	549,004	549,004	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>(10,293)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 538,711</b>		

**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 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	\$ -	\$ 6,753	\$ 6,753	0.00%
Special Assmnts- Tax Collector	710,923	-	(710,923)	0.00%
Special Assmnts- CDD Collected	-	225,114	225,114	0.00%
Special Assmnts- Discounts	(28,437)	-	28,437	0.00%
<b>TOTAL REVENUES</b>	<b>682,486</b>	<b>231,867</b>	<b>(450,619)</b>	<b>33.97%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	14,218	-	14,218	0.00%
<b>Total Administration</b>	<b>14,218</b>	<b>-</b>	<b>14,218</b>	<b>0.00%</b>
<b><u>Debt Service</u></b>				
Principal Prepayments	145,000	145,000	-	100.00%
Interest Expense Series	506,825	253,413	253,412	50.00%
<b>Total Debt Service</b>	<b>651,825</b>	<b>398,413</b>	<b>253,412</b>	<b>61.12%</b>
<b>TOTAL EXPENDITURES</b>	<b>666,043</b>	<b>398,413</b>	<b>267,630</b>	<b>59.82%</b>
Excess (deficiency) of revenues Over (under) expenditures	16,443	(166,546)	(182,989)	-1012.87%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	16,443	-	(16,443)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>16,443</b>	<b>-</b>	<b>(16,443)</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ 16,443</u>	<u>\$ (166,546)</u>	<u>\$ (215,875)</u>	<u>-1012.87%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>1,061,085</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 894,539</u></b>		

**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 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	\$ -	\$ 9,994	\$ 9,994	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>9,994</b>	<b>9,994</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	9,994	9,994	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>1,576,483</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 1,586,477</u></b>		

# Bank Account Statement

Friday, December 12, 2025  
Page 1

Coral Lakes CDD

**Bank Account No.** 7319  
**Statement No.** 11\_25

**Statement Date** 11/30/2025

<b>G/L Account No. 101001 Balance</b>	39,466.79	<b>Statement Balance</b>	39,466.79
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	39,466.79	<b>Subtotal</b>	39,466.79
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	0.00
<b>Ending G/L Balance</b>	39,466.79	<b>Ending Balance</b>	39,466.79

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
11/10/2025	Payment	BD00011	Accounts Receivable > 120	Deposit No. BD00011 - D.R. Horton Inc. FY'26 O&M Ass	38,935.65	38,935.65	0.00
11/28/2025		JE000318	Interest - Investments	Interest Earned	51.79	51.79	0.00
<b>Total Deposits</b>					38,987.44	38,987.44	0.00
<b>Checks</b>							
							0.00
08/12/2025	Payment	1120	INFRAMARK LLC	Check for Vendor V00005	-5,027.07	-5,027.07	0.00
08/20/2025	Payment	1130	INFRAMARK LLC	Check for Vendor V00005	-4,825.00	-4,825.00	0.00
10/24/2025	Payment	1145	FLORIDA COMMERCE	Payment of Invoice 000301	-175.00	-175.00	0.00
10/30/2025	Payment	1148	STRALEY ROBIN VERICKER	Check for Vendor V00004	-772.50	-772.50	0.00
11/18/2025	Payment	1149	DISCLOSURE TECHNOLOGY SERVICES, LLC	Check for Vendor V00024	-2,500.00	-2,500.00	0.00
11/18/2025	Payment	1150	FPL JUNIPER	Check for Vendor V00027	-1,210.89	-1,210.89	0.00
11/18/2025	Payment	1151	LANDSCAPING OF FLORIDA, LLC	Check for Vendor V00029	-6,594.62	-6,594.62	0.00
11/18/2025	Payment	1152	SITEX AQUATICS	Check for Vendor V00032	-2,450.00	-2,450.00	0.00
11/21/2025		JE000319	Bank Fees	Bank Fees	-214.31	-214.31	0.00
<b>Total Checks</b>					-23,769.39	-23,769.39	0.00

**Adjustments**

**Total Adjustments**

**Outstanding Deposits**

**Total Outstanding Deposits**

*Coral Lakes  
Community  
Development  
District*

*Financial Report*

*December 31, 2025*

**CLEAR PARTNERSHIPS**



**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of December 31, 2025

*(In Whole Numbers)*

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>DEBT SERVICE FUND</u>	<u>CAPITAL PROJECTS FUND</u>	<u>GENERAL FIXED ASSETS FUND</u>	<u>GENERAL LONG-TERM DEBT FUND</u>	<u>TOTAL</u>
<b><u>ASSETS</u></b>						
Cash - Operating Account	\$ 265,779	\$ -	\$ -	\$ -	\$ -	\$ 265,779
Accounts Receivable > 120	277,862	169,758	-	-	-	447,620
Due From Other Funds	-	-	2,435	-	-	2,435
Investments:						
Acquisition & Construction Account	-	-	1,588,711	-	-	1,588,711
Reserve Fund	-	651,888	-	-	-	651,888
Revenue Fund	-	426,509	-	-	-	426,509
Fixed Assets						
Land	-	-	-	1,042,401	-	1,042,401
Construction Work In Process	-	-	-	4,090,390	-	4,090,390
Amount To Be Provided	-	-	-	-	9,305,000	9,305,000
<b>TOTAL ASSETS</b>	<b>\$ 543,641</b>	<b>\$ 1,248,155</b>	<b>\$ 1,591,146</b>	<b>\$ 5,132,791</b>	<b>\$ 9,305,000</b>	<b>\$ 17,820,733</b>
<b><u>LIABILITIES</u></b>						
Accounts Payable	\$ 596	\$ -	\$ -	\$ -	\$ -	\$ 596
Unearned Revenue	20,867	-	-	-	-	20,867
Bonds Payable - Series 2024A-2	-	-	-	-	9,305,000	9,305,000
Due To Other Funds	-	2,435	-	-	-	2,435
<b>TOTAL LIABILITIES</b>	<b>21,463</b>	<b>2,435</b>	<b>-</b>	<b>-</b>	<b>9,305,000</b>	<b>9,328,898</b>

**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of December 31, 2025

*(In Whole Numbers)*

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>DEBT SERVICE FUND</b>	<b>CAPITAL PROJECTS FUND</b>	<b>GENERAL FIXED ASSETS FUND</b>	<b>GENERAL LONG-TERM DEBT FUND</b>	<b>TOTAL</b>
<b><u>FUND BALANCES</u></b>						
Restricted for:						
Debt Service	-	1,245,720	-	-	-	1,245,720
Capital Projects	-	-	1,591,146	-	-	1,591,146
Unassigned:	522,178	-	-	5,132,791	-	5,654,969
<b>TOTAL FUND BALANCES</b>	<b>522,178</b>	<b>1,245,720</b>	<b>1,591,146</b>	<b>5,132,791</b>	<b>-</b>	<b>8,491,835</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 543,641</b>	<b>\$ 1,248,155</b>	<b>\$ 1,591,146</b>	<b>\$ 5,132,791</b>	<b>\$ 9,305,000</b>	<b>\$ 17,820,733</b>

**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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>				
Interest - Investments	\$ -	\$ 344	\$ 344	0.00%
Special Assmnts- CDD Collected	-	589,172	589,172	0.00%
Developer Estimated Contribution	930,875	-	(930,875)	0.00%
<b>TOTAL REVENUES</b>	<b>930,875</b>	<b>589,516</b>	<b>(341,359)</b>	<b>63.33%</b>

**EXPENDITURES**

**Administration**

Supervisor Fees	12,000	-	12,000	0.00%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	3,750	450	89.29%
ProfServ-Info Technology	600	150	450	25.00%
ProfServ-Recording Secretary	2,400	600	1,800	25.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
Field Maintenance	12,000	3,000	9,000	25.00%
District Counsel	15,000	943	14,057	6.29%
District Engineer	12,000	362	11,638	3.02%
Administrative Services	4,500	1,125	3,375	25.00%
District Management	25,000	6,250	18,750	25.00%
Accounting Services	9,000	3,750	5,250	41.67%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	39	461	7.80%
Rentals & Leases	600	173	427	28.83%
Insurance - General Liability	3,600	-	3,600	0.00%
Public Officials Insurance	2,800	-	2,800	0.00%
Insurance -Property & Casualty	25,000	6,012	18,988	24.05%
Crime	500	-	500	0.00%
Insurance Deductible	2,500	-	2,500	0.00%
Legal Advertising	3,500	-	3,500	0.00%
Bank Fees	200	662	(462)	331.00%
Financial & Revenue Collections	1,200	1,250	(50)	104.17%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	300	900	25.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
<b>Total Administration</b>	<b>165,875</b>	<b>28,541</b>	<b>137,334</b>	<b>17.21%</b>

**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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%
Pest Control	1,800	-	1,800	0.00%
Contracts-Janitorial	5,100	-	5,100	0.00%
On-Site Staff	35,000	-	35,000	0.00%
Contracts-Landscape	337,500	19,784	317,716	5.86%
Contracts-Aquatic Control	22,800	3,675	19,125	16.12%
Contracts-Pools	12,000	-	12,000	0.00%
ROW Maintenance	25,000	-	25,000	0.00%
Debris Cleanup	7,500	-	7,500	0.00%
Electricity - Streetlights	90,000	3,632	86,368	4.04%
Utility - Water & Sewer	-	1,180	(1,180)	0.00%
Fence R&M	8,000	-	8,000	0.00%
Landscaping - Annuals	9,000	-	9,000	0.00%
Landscaping - Tree Trimming	5,000	-	5,000	0.00%
Landscaping - Mulch	17,500	-	17,500	0.00%
Landscaping - Plant Replacement	23,000	-	23,000	0.00%
Ditch Maintenance	2,400	-	2,400	0.00%
Security System Monitoring	2,500	-	2,500	0.00%
Irrigation	15,000	233	14,767	1.55%
Miscellaneous Services	15,000	-	15,000	0.00%
Holiday Decoration	10,000	-	10,000	0.00%
Storm Cleanup	35,000	-	35,000	0.00%
Community Events	5,000	-	5,000	0.00%
Landscaping - Pond Banks	70,000	-	70,000	0.00%
<b>Total Other Physical Environment</b>	<b>760,500</b>	<b>28,504</b>	<b>731,996</b>	<b>3.75%</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>930,875</b>	<b>57,045</b>	<b>873,830</b>	<b>6.13%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	532,471	532,471	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>(10,293)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 522,178</b>		

**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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	\$ -	\$ 8,885	\$ 8,885	0.00%
Special Assmnts- Tax Collector	710,923	-	(710,923)	0.00%
Special Assmnts- CDD Collected	-	574,163	574,163	0.00%
Special Assmnts- Discounts	(28,437)	-	28,437	0.00%
<b>TOTAL REVENUES</b>	<b>682,486</b>	<b>583,048</b>	<b>(99,438)</b>	<b>85.43%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	14,218	-	14,218	0.00%
<b>Total Administration</b>	<b>14,218</b>	<b>-</b>	<b>14,218</b>	<b>0.00%</b>
<b><u>Debt Service</u></b>				
Principal Prepayments	145,000	145,000	-	100.00%
Interest Expense Series	506,825	253,413	253,412	50.00%
<b>Total Debt Service</b>	<b>651,825</b>	<b>398,413</b>	<b>253,412</b>	<b>61.12%</b>
<b>TOTAL EXPENDITURES</b>	<b>666,043</b>	<b>398,413</b>	<b>267,630</b>	<b>59.82%</b>
Excess (deficiency) of revenues Over (under) expenditures	16,443	184,635	168,192	1122.88%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	16,443	-	(16,443)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>16,443</b>	<b>-</b>	<b>(16,443)</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ 16,443</u>	<u>\$ 184,635</u>	<u>\$ 135,306</u>	<u>1122.88%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>1,061,085</b>		
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 1,245,720</b></u>		

**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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	\$ -	\$ 14,663	\$ 14,663	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>14,663</b>	<b>14,663</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	14,663	14,663	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>1,576,483</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 1,591,146</u></b>		

# Bank Account Statement

Monday, January 12, 2026  
Page 1

Coral Lakes CDD

**Bank Account No.** 7319  
**Statement No.** 12\_25

**Statement Date** 12/31/2025

<b>G/L Account No. 101001 Balance</b>	265,779.03	<b>Statement Balance</b>	266,756.35
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	266,756.35
<b>Subtotal</b>	265,779.03	<b>Outstanding Checks</b>	-977.32
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	265,779.03
<b>Ending G/L Balance</b>	265,779.03		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
12/02/2025	Payment	BD00012	Accounts Receivable > 120	Deposit No. BD00012 - D.R. Horton Inc. FY'26 O&M Ass	132,467.64	132,467.64	0.00
12/22/2025	Payment	BD00013	Accounts Receivable > 120	Deposit No. BD00013 - D.R. Horton Inc. FY'26 O&M Ass	139,907.01	139,907.01	0.00
12/31/2025		JE000324	Interest - Investments	Interest Earned	233.73	233.73	0.00
<b>Total Deposits</b>					272,608.38	272,608.38	0.00
<b>Checks</b>							
12/03/2025	Payment	1153	INFRAMARK LLC JUNIPER	Check for Vendor V00005	-11,951.99	-11,951.99	0.00
12/03/2025	Payment	1154	LANDSCAPING OF FLORIDA, LLC	Check for Vendor V00029	-6,594.61	-6,594.61	0.00
12/03/2025	Payment	1155	SITEX AQUATICS	Check for Vendor V00032	-10,750.00	-10,750.00	0.00
12/10/2025	Payment	1156	CHARLOTTE COUNTY UTILITIES	Check for Vendor V00031	-440.36	-440.36	0.00
12/10/2025	Payment	1157	INFRAMARK LLC JUNIPER	Check for Vendor V00005	-5,968.45	-5,968.45	0.00
12/10/2025	Payment	1158	LANDSCAPING OF FLORIDA, LLC	Check for Vendor V00029	-6,594.61	-6,594.61	0.00
12/10/2025	Payment	1159	SITEX AQUATICS	Check for Vendor V00032	-1,225.00	-1,225.00	0.00
12/10/2025	Payment	1160	CONSULTING SERVICES INC	Check for Vendor V00019	-362.00	-362.00	0.00
12/17/2025	Payment	1161	FPL	Check for Vendor V00027	-1,210.68	-1,210.68	0.00
12/22/2025		JE000325	Bank Fees	Bank Fees	-221.12	-221.12	0.00
<b>Total Checks</b>					-45,318.82	-45,318.82	0.00

**Adjustments**

**Total Adjustments**

**Outstanding Checks**

# Bank Account Statement

Monday, January 12, 2026

Coral Lakes CDD

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**Bank Account No.** 7319

**Statement No.** 12\_25

**Statement Date**

12/31/2025

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12/29/2025	Payment	1162	CHARLOTTE CTY TAX COLLECTOR	Check for Vendor V00034	-31.86
12/29/2025	Payment	1163	INFRAMARK LLC	Check for Vendor V00005	-2.96
12/29/2025	Payment	1164	STRALEY ROBIN VERICKER	Check for Vendor V00004	-942.50
<b>Total Outstanding Checks</b>					<b>-977.32</b>

## Outstanding Deposits

## Total Outstanding Deposits

**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 09/01/2025 to 09/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>									
001	1131	09/02/25	V00004	STRALEY ROBIN VERICKER	27070	DISTRICT COUNSEL JULY 2025	DISTRICT COUNSEL	531146-51401	\$995.00
001	1132	09/12/25	V00008	SUN NEWSPAPERS	3964113	LEGAL ADVERTISING 07/03/25	LEGAL ADVERTISING	548002-51301	\$532.40
001	1132	09/12/25	V00008	SUN NEWSPAPERS	3964134	LEGAL ADVERTISING 07/10/25	LEGAL ADVERTISING	548002-51301	\$112.97
001	1133	09/17/25	V00007	EGIS INSURANCE	29000	INSURANCE -POLICY 1001251010 10/1/25-10/01/26	INSURANCE	155100-51301	\$6,012.00
001	1134	09/17/25	V00027	FPL	090825-2579	ELECTRIC 08/07/25-09/08/25	ELECTRIC	543006-53100	\$1,182.69
001	1135	09/25/25	V00027	FPL	091525-1545	ELECTRIC 08/14/25-09/15/25	ELECTRIC	543006-53100	\$28.20
001	1136	09/26/25	V00010	ALBERTO VIERA	AV-092225	BOARD 9/22/25	Supervisor Fees	511100-51101	\$200.00
001	1137	09/26/25	V00011	CARLOS DE LA OSSA	CO-092225	BOARD 9/22/25	Supervisor Fees	511100-51101	\$200.00
001	1138	09/26/25	V00009	KYLE SMITH	KS-092225	BOARD 9/22/25	Supervisor Fees	511100-51101	\$200.00
001	1139	09/26/25	V00018	NICHOLAS J. DISTER	ND-092225	BOARD 9/22/25	Supervisor Fees	511100-51101	\$200.00
001	1140	09/26/25	V00013	ROBERTUS ANTONIUS TER DOEST	RD-092225	BOARD 9/22/25	Supervisor Fees	511100-51101	\$200.00
001	1141	09/29/25	V00029	JUNIPER LANDSCAPING OF FLORIDA, LLC	344550	LANDSCAPE MAINTENANCE JUL'25	LANDSCAPE MAINTENANCE CONTRACT	534050-53908	\$6,594.62
<b>Fund Total</b>									<b>\$16,457.88</b>

<b>Total Checks Paid</b>	<b>\$16,457.88</b>
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**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>									
001	1142	10/01/25	V00005	INFRAMARK LLC	158198	DISTRICT MANAGEMENT SEP'25	ACCOUNTING SVCS	532001-51301	\$700.00
001	1142	10/01/25	V00005	INFRAMARK LLC	158198	DISTRICT MANAGEMENT SEP'25	ADMIN MGMNT SVCS	531148-51301	\$375.00
001	1142	10/01/25	V00005	INFRAMARK LLC	158198	DISTRICT MANAGEMENT SEP'25	DISTRICT MANAGER	531150-51301	\$2,083.33
001	1142	10/01/25	V00005	INFRAMARK LLC	158198	DISTRICT MANAGEMENT SEP'25	FINANCIAL AND REVENUE	549150-51301	\$100.00
001	1142	10/01/25	V00005	INFRAMARK LLC	158198	DISTRICT MANAGEMENT SEP'25	RECORDING SECRETARY	531036-51301	\$200.00
001	1142	10/01/25	V00005	INFRAMARK LLC	158198	DISTRICT MANAGEMENT SEP'25	RENTAL AND LEASES	544025-51301	\$50.00
001	1142	10/01/25	V00005	INFRAMARK LLC	158198	DISTRICT MANAGEMENT SEP'25	TECHNOLOGY/DATA	531020-51301	\$50.00
001	1142	10/01/25	V00005	INFRAMARK LLC	158198	DISTRICT MANAGEMENT SEP'25	WEBSITE MAINT/ADMN	549936-51301	\$100.00
001	1142	10/01/25	V00005	INFRAMARK LLC	158198	DISTRICT MANAGEMENT SEP'25	DISSEMINATION SVCS	531012-51301	\$416.67
001	1142	10/01/25	V00005	INFRAMARK LLC	158198	DISTRICT MANAGEMENT SEP'25	CONSTRUCTION ACCOUNTING	532001-51301	\$750.00
001	1143	10/01/25	V00029	JUNIPER LANDSCAPING OF FLORIDA, LLC	350224	LANDSCAPE MAINTENANCE AUG'25	LANDSCAPE MAINTENANCE CONTRACT	534050-53908	\$6,594.62
001	1144	10/09/25	V00029	JUNIPER LANDSCAPING OF FLORIDA, LLC	356034	MAINTENANCE CONTRACT SEP'25	LANDSCAPE MAINTENANCE CONTRACT	534050-53908	\$6,594.62
001	1145	10/24/25	V00033	FLORIDA COMMERCE	93666	FY 26-DISTRICT FILING FEES	DISTRICT FILING FEES	554020-51301	\$175.00
001	1146	10/28/25	V00031	CHARLOTTE COUNTY UTILITIES	082625-8156	WATER 08/20/25-08/21/25	WATER	543021-53908	\$16.41
001	1146	10/28/25	V00031	CHARLOTTE COUNTY UTILITIES	092525-8156	WATER 08/21/25-09/23/25	WATER	543021-53908	\$481.53
001	1146	10/28/25	V00031	CHARLOTTE COUNTY UTILITIES	102425-8156	SERVICE 09/23/2025 - 10/22/2025	SERVICE 09/23/25 - 10/22/25	543021-53908	\$376.79
001	1147	10/28/25	V00027	FPL	100825-2579 ACH	ELECTRIC 09/08/25-10/08/25	ELECTRIC	543013-53908	\$1,182.69
001	1147	10/28/25	V00027	FPL	101525-1545	ELECTRIC 09/15/25-10/15/25	ELECTRIC	543013-53908	\$28.08
001	1148	10/30/25	V00004	STRALEY ROBIN VERICKER	27219	AUGUST 2025-DISTRICT COUNSEL	DISTRICT COUNSEL	531146-51401	\$110.00
001	1148	10/30/25	V00004	STRALEY ROBIN VERICKER	27399	SEPT 25-DISTRICT COUNSEL	PROFESSIONAL COUNSEL SERVICES	531146-51301	\$662.50
<b>Fund Total</b>									<b>\$21,047.24</b>

<b>Total Checks Paid</b>	<b>\$21,047.24</b>
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**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 11/01/2025 to 11/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	1149	11/18/25	DISCLOSURE TECHNOLOGY SERVICES, LLC	1483	FY'26 - DTS - CDA SaaS 1YR SUPSCRIPTION	ProfServ-Dissemination Agent	531012-51301	\$2,500.00
001	1150	11/18/25	FPL	110625-2579	ELECTRIC 10/08/25-11/06/25	Electricity - Streetlights	543013-53908	\$1,182.69
001	1150	11/18/25	FPL	111325-1545	ELETRIC 10/15/25-11/13/25	Electricity - Streetlights	543013-53100	\$28.20
001	1151	11/18/25	JUNIPER LANDSCAPING OF FLORIDA, LLC	361214	OCT 25-LANDSCAPE MAINTENANCE	Contracts-Landscape	534050-53908	\$6,594.62
001	1152	11/18/25	SITEX AQUATICS	10300-B	OCT 25-AQUATIC MAINTENANCE	Contracts-Aquatic Control	534067-53908	\$1,225.00
001	1152	11/18/25	SITEX AQUATICS	10408-B	NOV 25-AQUATIC MAINTENANCE	Contracts-Aquatic Control	534067-53908	\$1,225.00
<b>Fund Total</b>								<b>\$12,755.51</b>

<b>Total Checks Paid</b>	<b>\$12,755.51</b>
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**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	1153	12/03/25	INFRAMARK LLC	159239	POSTAGE	Postage, Phone, Faxes, Copies	541024-51301	\$64.95
001	1153	12/03/25	INFRAMARK LLC	160746	OCT 25-DISTRICT MGMT SVS	Accounting Services	532001-51301	\$750.00
001	1153	12/03/25	INFRAMARK LLC	160746	OCT 25-DISTRICT MGMT SVS	Administrative Services	531148-51301	\$375.00
001	1153	12/03/25	INFRAMARK LLC	160746	OCT 25-DISTRICT MGMT SVS	District Manager	531150-51301	\$2,083.33
001	1153	12/03/25	INFRAMARK LLC	160746	OCT 25-DISTRICT MGMT SVS	Financial & Revenue Collections	549150-51301	\$416.67
001	1153	12/03/25	INFRAMARK LLC	160746	OCT 25-DISTRICT MGMT SVS	ProfServ-Recording Secretary	531036-51301	\$200.00
001	1153	12/03/25	INFRAMARK LLC	160746	OCT 25-DISTRICT MGMT SVS	Rentals & Leases	544025-51301	\$50.00
001	1153	12/03/25	INFRAMARK LLC	160746	OCT 25-DISTRICT MGMT SVS	ProfServ-Info Technology	531020-51301	\$50.00
001	1153	12/03/25	INFRAMARK LLC	160746	OCT 25-DISTRICT MGMT SVS	Website Administration	549936-51301	\$100.00
001	1153	12/03/25	INFRAMARK LLC	160746	OCT 25-DISTRICT MGMT SVS	ProfServ-Dissemination Agent	531012-51301	\$416.67
001	1153	12/03/25	INFRAMARK LLC	160746	OCT 25-DISTRICT MGMT SVS	Accounting Services	532001-51301	\$500.00
001	1153	12/03/25	INFRAMARK LLC	160746	OCT 25-DISTRICT MGMT SVS	Field Maintenance	531122-51301	\$1,000.00
001	1153	12/03/25	INFRAMARK LLC	161787	SEPT 25-POSTAGE	Postage, Phone, Faxes, Copies	541024-51301	\$3.70
001	1153	12/03/25	INFRAMARK LLC	163577	NOV 25-INFRAMARK MANAGEMENT	ProfServ-Dissemination Agent	531012-51301	\$416.67
001	1153	12/03/25	INFRAMARK LLC	163577	NOV 25-INFRAMARK MANAGEMENT	Website Administration	549936-51301	\$100.00
001	1153	12/03/25	INFRAMARK LLC	163577	NOV 25-INFRAMARK MANAGEMENT	ProfServ-Info Technology	531020-51301	\$50.00
001	1153	12/03/25	INFRAMARK LLC	163577	NOV 25-INFRAMARK MANAGEMENT	Rentals & Leases	544025-51301	\$50.00
001	1153	12/03/25	INFRAMARK LLC	163577	NOV 25-INFRAMARK MANAGEMENT	ProfServ-Recording Secretary	531036-51301	\$200.00
001	1153	12/03/25	INFRAMARK LLC	163577	NOV 25-INFRAMARK MANAGEMENT	Financial & Revenue Collections	549150-51301	\$416.67
001	1153	12/03/25	INFRAMARK LLC	163577	NOV 25-INFRAMARK MANAGEMENT	District Manager	531150-51301	\$2,083.33
001	1153	12/03/25	INFRAMARK LLC	163577	NOV 25-INFRAMARK MANAGEMENT	Administrative Services	531148-51301	\$375.00
001	1153	12/03/25	INFRAMARK LLC	163577	NOV 25-INFRAMARK MANAGEMENT	Accounting Services	532001-51301	\$750.00
001	1153	12/03/25	INFRAMARK LLC	163577	NOV 25-INFRAMARK MANAGEMENT	Accounting Services	532001-51301	\$500.00
001	1153	12/03/25	INFRAMARK LLC	163577	NOV 25-INFRAMARK MANAGEMENT	Field Maintenance	531122-51301	\$1,000.00
001	1154	12/03/25	JUNIPER LANDSCAPING OF FLORIDA, LLC	366952	NOV 25-MAINTENANCE CONTRACT	Contracts-Landscape	534050-53908	\$6,594.61
001	1155	12/03/25	SITEX AQUATICS	10232-B	One time CATTAIL REMOVAL TRUXOR IN POND	Landscaping - Pond Banks	563050-53908	\$10,750.00
001	1156	12/10/25	CHARLOTTE COUNTY UTILITIES	112625-8156	WATER 10/24/25-11/17/25	Utility - Water & Sewer	543021-53908	\$440.36
001	1157	12/10/25	INFRAMARK LLC	164526	OCT 25-INFRAMARK MANAGEMENT	Rentals & Leases	544025-51301	\$23.08
001	1157	12/10/25	INFRAMARK LLC	164526	OCT 25-INFRAMARK MANAGEMENT	Postage, Phone, Faxes, Copies	541024-51301	\$3.70
001	1157	12/10/25	INFRAMARK LLC	165703	DEC 25-INFRAMARK MANAGEMENT	Accounting Services	532001-51301	\$750.00
001	1157	12/10/25	INFRAMARK LLC	165703	DEC 25-INFRAMARK MANAGEMENT	Administrative Services	531148-51301	\$375.00
001	1157	12/10/25	INFRAMARK LLC	165703	DEC 25-INFRAMARK MANAGEMENT	District Management	531151-51301	\$2,083.33
001	1157	12/10/25	INFRAMARK LLC	165703	DEC 25-INFRAMARK MANAGEMENT	Financial & Revenue Collections	549150-51301	\$416.67
001	1157	12/10/25	INFRAMARK LLC	165703	DEC 25-INFRAMARK MANAGEMENT	Rentals & Leases	544025-51301	\$50.00
001	1157	12/10/25	INFRAMARK LLC	165703	DEC 25-INFRAMARK MANAGEMENT	ProfServ-Info Technology	531020-51301	\$50.00
001	1157	12/10/25	INFRAMARK LLC	165703	DEC 25-INFRAMARK MANAGEMENT	Website Administration	549936-51301	\$100.00
001	1157	12/10/25	INFRAMARK LLC	165703	DEC 25-INFRAMARK MANAGEMENT	Accounting Services	532001-51301	\$500.00
001	1157	12/10/25	INFRAMARK LLC	165703	DEC 25-INFRAMARK MANAGEMENT	ProfServ-Dissemination Agent	531012-51301	\$416.67
001	1157	12/10/25	INFRAMARK LLC	165703	DEC 25-INFRAMARK MANAGEMENT	Field Maintenance	531122-51301	\$1,000.00
001	1157	12/10/25	INFRAMARK LLC	165703	DEC 25-INFRAMARK MANAGEMENT	ProfServ-Recording Secretary	531036-51301	\$200.00
001	1158	12/10/25	JUNIPER LANDSCAPING OF FLORIDA, LLC	370376	DEC 25-MAINTENANCE CONTRACT	Contracts-Landscape	534050-53908	\$6,594.61
001	1159	12/10/25	SITEX AQUATICS	10504-B	DEC 25-AQUATIC MAINTENANCE	Contracts-Aquatic Control	534067-53908	\$1,225.00
001	1160	12/10/25	STANTEC CONSULTING SERVICES INC	2488768	NOV 25-ENGINEERING SERVICES	District Engineer	531147-51301	\$362.00
001	1161	12/17/25	FPL	120525-2579	ELECTRIC 11/06/25-12/05/25	Electricity - Streetlights	543013-53908	\$1,182.69
001	1161	12/17/25	FPL	121225-1545	ELECTRIC 11/13/25-12/12/25	Electricity - Streetlights	543013-53908	\$27.99
001	1162	12/29/25	CHARLOTTE CTY TAX COLLECTOR	251216AB	DEC 25-POSTAGE 2025 TAXES	Postage, Phone, Faxes, Copies	541024-51301	\$31.86
001	1163	12/29/25	INFRAMARK LLC	166666	NOV 25-POSTAGE	Postage, Phone, Faxes, Copies	541024-51301	\$2.96
001	1164	12/29/25	STRALEY ROBIN VERICKER	27725	NOV 25-DISTRICT COUNSEL	District Counsel	531146-51301	\$942.50
<b>Fund Total</b>								<b>\$46,075.02</b>
<b>Total Checks Paid</b>								<b>\$46,075.02</b>

**FIRST AMENDMENT TO THE MANAGEMENT  
SERVICES MASTER AGREEMENT BETWEEN  
CORAL LAKES CDD AND INFRAMARK, LLC**

**THIS AMENDMENT** is entered into and effective on October 1, 2025, as set forth by and between Coral Lakes CDD (“DISTRICT”) and Inframark, LLC (“SERVICE COMPANY”).

**WHEREAS**, SERVICE COMPANY and DISTRICT entered into a management services master agreement on November 15, 2022 (the “Agreement”), where SERVICE COMPANY would provide district management services to the DISTRICT, and

**WHEREAS** the SERVICE COMPANY and DISTRICT now wish to amend the Agreement by adjusting the frequency and compensation for field services; and

**NOW, THEREFORE**, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree to amend the Agreement as follows:

1. The annual compensation for Field Management as set forth in Schedule B shall become effective October 1, 2025 at the annual rate of \$12,000.00 The DISTRICT shall pay SERVICE COMPANY in equal monthly installments of \$1,000.00 for such Field Management services. SERVICE COMPANY shall provide monthly invoices to the DISTRICT and DISTRICT shall pay such invoices within thirty (30) days of receipt of invoice. This compensation to the SERVICE COMPANY will be adjusted annually in budget to reflect wage and cost of living increases for staff.
2. Schedule A, Section E (8) shall be replaced in its entirety with the following:

“The Field Operations Inspector shall conduct community inspections monthly and provide field summary reports. The purpose of the inspections is to identify any community deficiencies, be able to assist the District Manager and any District employees in their daily tasks, report on vendor progress, and communicate status and issues to the District Manager.”
3. Except as provided in this First Amendment, the other terms and conditions of the Agreement shall remain in full force and effect. In the event of a conflict between the terms of this First Amendment and terms of the Agreement, the terms of this First Amendment shall prevail.
4. This First Amendment is binding upon the parties hereto and their respective legal representatives, successors, and assigns.

**IN WITNESS WHEREOF**, the parties hereto have duly executed this First Amendment as of this 25<sup>th</sup> day of September 2025.

Inframark, LLC

DocuSigned by:  
By: Chris Tarase  
41808B12D02B415...

Name: Chris Tarase  
Title: President

Coral Lakes CDD

Signed by:  
By: Carlos De la Ossa  
CC0CB251E795481...

Name: Carlos de la Ossa  
Title: Chairperson

## Aquatic Management Maintenance Services Agreement

This Aquatic Management Maintenance Services Agreement (the “**Agreement**”) is made and entered as of October 1, 2025, by and between the **Coral Lakes Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the “**District**”) and **Sitex Aquatics, LLC**, a Florida limited liability company (the “**Contractor**”).

### Background Information:

The District is responsible for the operation and maintenance of various waterways, ponds, etc. within the boundaries of the District. The District now desires to hire an aquatic management maintenance contractor for the District’s waterways. The contractor represents that it is qualified to serve as an aquatic management maintenance service contractor and provide maintenance services to the District. In consideration of the Contractor’s agreement to perform the services described below and the District’s agreement to compensate the Contractor the parties desire to enter into this Agreement.

### Operative Provisions:

1. **Incorporation of Background Information**. The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Agreement.
2. **Scope of Services**. The work to be performed shall include all labor, material, equipment, supervision, and transportation necessary to perform the services as described in the Scope of Services attached hereto and incorporated herein as **Exhibit A** as depicted in the map attached hereto and incorporated herein as **Exhibit B**.
3. **Manner of Performance and Care of the Property**.
  - a. The work shall be done, furnished, and performed in a workmanlike manner to the satisfaction of the District and shall be in accordance with the best management practices in the industry.
  - b. Contractor agrees to keep property clean and orderly during the course of the work and to remove all materials, debris, equipment, and machinery at the completion of each work day.
  - c. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District’s satisfaction, any damage resulting from Contractor's activities and work within 24 hours. In the event Contractor does not repair or replace the damage to District’s satisfaction, Contractor shall be responsible for reimbursing District for such damages or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.

**4. Compensation.**

- a. The District agrees to compensate the Contractor on a monthly basis in the amount of One Thousand Two Hundred Twenty-Five Dollars and Zero Cents (**\$1,225.00**) (annual total of \$14,700.00).
- b. Contractor shall invoice the District monthly for services provided during the previous month.
- c. The District shall pay the Contractor within 45 days of receipt of the invoice.

**5. Additional Services.** When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under separate amendments or work order authorization.

**6. Term and Renewal.** The initial term of this Agreement shall be for 1-year beginning on the date listed above. At the end of the initial term, the Agreement shall automatically renew for the same term and contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.

**7. Termination.** Either party may terminate this Agreement without cause with 30 days written notice to the other party. Upon termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

**8. Relationship Between the Parties.** It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

**9. Compliance with Governmental Regulation.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within 5 days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this

Agreement, such termination to be effective immediately upon the giving of notice of termination.

- 10. Insurance.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:
- a. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
  - b. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability and covering at least the following hazards: Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
  - c. Employer's Liability Coverage with limits of at least \$1,000,000 per accident or disease.
  - d. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within 30 days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

- 11. Indemnification.** Contractor agrees to indemnify and hold the District and its officers, agents and employees harmless from any and all liability, claims, actions, suits, demands and obligations by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs, arbitration and/or mediation costs, litigation expenses, attorney's fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.

- 12. Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

**13. Responsibilities of the District.** The District shall inform Contractor of any and all work areas that are required mitigation sites in which desirable plants have been or are to be installed. The District agrees to provide Contractor with copies of mitigation permits, site plans, and plant species relating to contracted work areas.

**14. Public Entity Crimes.** Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

**15. Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a “scrutinized company” under the statute and, in the event that the Contractor is designated as a “scrutinized company”, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

**16. Public Records.** As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District’s custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 873-7300, BY EMAIL AT [PUBLICRECORDS@INFRAMARK.COM](mailto:PUBLICRECORDS@INFRAMARK.COM), OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607.**

- 17. E-Verification.** Pursuant to Section 448.095(2), Florida Statutes, Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District may terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.
- 18. Controlling Law and Venue.** This Agreement shall be governed under the laws of the State of Florida with venue in the county where the District is located.
- 19. Anti-Human Trafficking.** Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.
- 20. Enforcement of Agreement.** Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by fire, floods, strikes, riots, war, acts of God, accidents, material unavailability, governmental order and/or regulations. In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
- 21. Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.

- 22. Amendment.** 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.
- 23. Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties.
- 24. Arm's Length Transaction.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. 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 any doubtful language will not be interpreted or construed against any party.
- 25. Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
- 26. Authorization.** 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.
- 27. Notice.** Whenever any party desires to give notice to the other party, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other party shall be made.

**To the District:**  
c/o Inframark  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607  
Attn: Jayna Cooper  
[Jayna.Cooper@Inframark.com](mailto:Jayna.Cooper@Inframark.com)

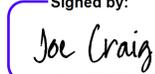
**To Contractor:**  
Sitex Aquatics  
P.O. Box 917  
Parrish, FL 34219  
Attn: Joseph Craig  
[joe@sitexaquatics.com](mailto:joe@sitexaquatics.com)

- 28. Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

*[SIGNATURE PAGE TO FOLLOW]*

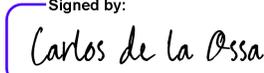
IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year written above.

**Sitex Aquatics, LLC**

Signed by:  
  
4BAA7BFF2998456...  
Name: Joseph Craig  
Title: Manager

*Exhibit A. Proposal*  
*Exhibit B. Maintenance Map*

**Coral Lakes  
Community Development District**

Signed by:  
  
CG0CB254E795481...  
Carlos de la Ossa  
Chair of the Board of Supervisors

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

**Affidavit for Anti-Human Trafficking**  
Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared \_\_\_\_\_, who being duly sworn, deposes and says (the “Affiant”):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the \_\_\_\_\_ (Title) of \_\_\_\_\_ (the “Company”) and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the Coral Lakes Community Development District.
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

\_\_\_\_\_  
Signature of Affiant

Sworn before me on \_\_\_\_\_, 2025

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Notary Stamp



Mailing:

Physical:

Office:

PO Box 917  
Parrish, FL 34219

11719 31st TER E  
Palmeto, FL 34219

813.564.2322  
www.sitexaquatics.com

# Aquatic Management Proposal

*Sitex Aquatics, LLC. Hereafter called "Sitex" & Coral Lakes CDD hereafter called "customer"*

**Customer:** Coral Lakes CDD  
**C/O:** Inframark  
**Contact:** Mrs. Jayna Cooper  
**Address:** 2005 Pan Am Circle Ste 300 Tampa, FL 33607  
**Email:** Jayna.Cooper@inframark.com  
**Phone:** 813.873.7300

7 Ponds (24 acres) Ponds at the Coral Lakes community located in Punta Gorda, FL (see attached map)

- |   |                 |
|---|-----------------|
| 1. <i>Shoreline Grass and Brush Control</i>                   | <i>Included</i> |
| 2. <i>Underwater, Floating and Algae Treatment</i>            | <i>Included</i> |
| 3. <i>Algae callback service</i>                              | <i>Included</i> |
| 4. <i>All Services Performed by State Licensed Applicator</i> | <i>Included</i> |
| 5. <i>Treatment Report Issued Monthly</i>                     | <i>Included</i> |
| 6. <i>Use of EPA Regulated Materials Only</i>                 | <i>Included</i> |
| 7. <i>Storm Structure Vegetation treatments</i>               | <i>Included</i> |
| 8. <i>Non-Construction trash removal (see terms)</i>          | <i>Included</i> |

*Service shall consist of Twelve (12) site visits with treatments as needed.*

*Initial Term: 10/01/25 thru 09/30/26*

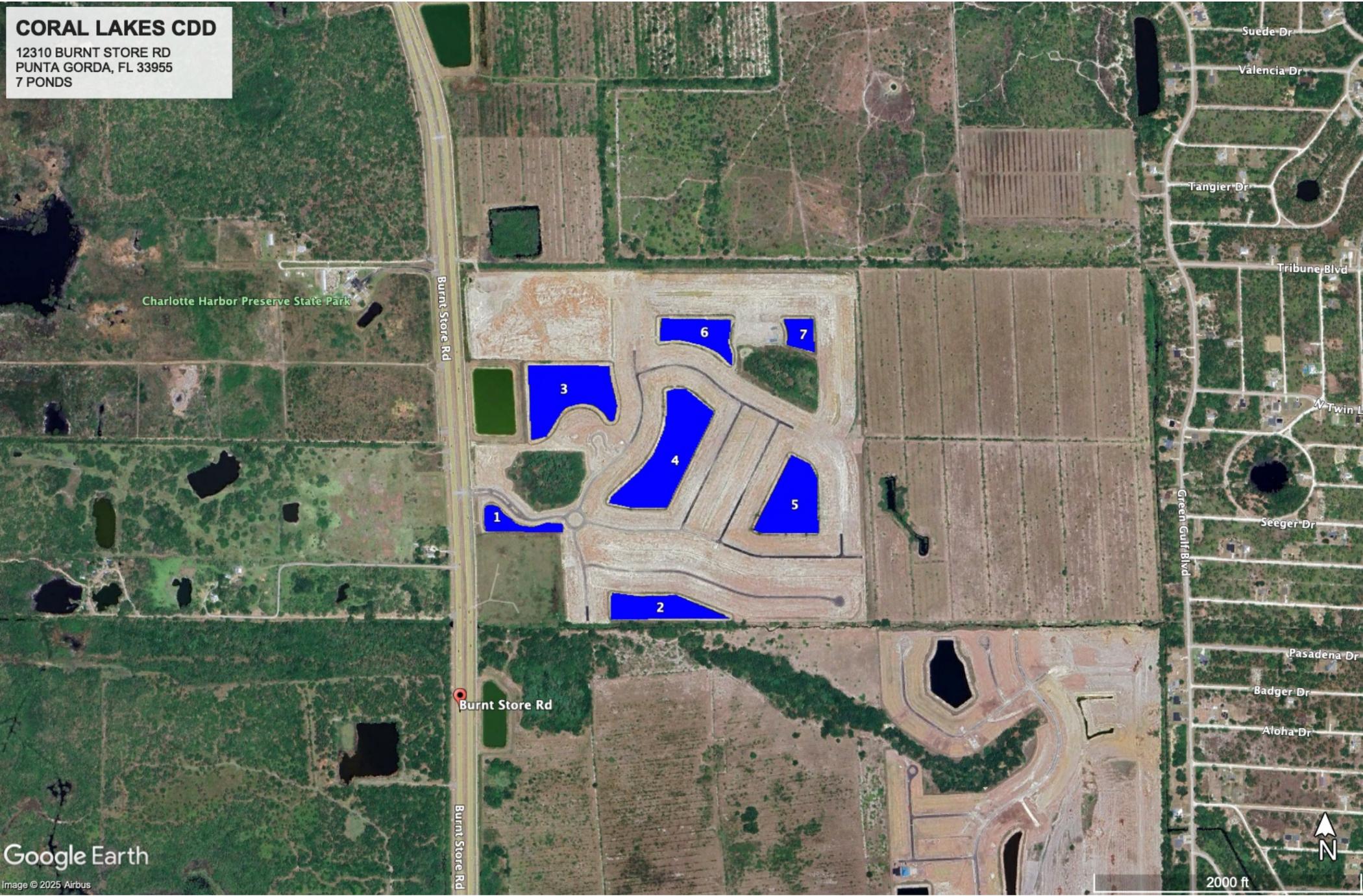
**Total Monthly Service Amount:** \$1,225.00  
**Total Annual Maintenance Cost:** \$14,700.00

President, Sitex Aquatics llc.

08/14/2025

Date

EXHIBIT "B"





# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301  
 Boca Raton, Florida 33431  
 (561) 994-9299 ▪ (800) 299-4728  
 Fax (561) 994-5823  
 www.graucpa.com

August 8, 2025

To Board of Supervisors  
 Coral Lakes Community Development District  
 2005 Pan Am Circle, Suite 300  
 Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide Coral Lakes Community Development District, Charlotte County, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Coral Lakes Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

## Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

**Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

**Other Services**

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

**Management Responsibilities**

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

**Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

**Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

**Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

**Engagement Administration, Fees, and Other**

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$4,900 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this

Coral Lakes Community Development District

Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Coral Lakes Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This <sup>Signed by:</sup> letter correctly sets forth the understanding of Coral Lakes Community Development District.

By: Carlos de la Ossa  
CC0CB251E795481...

Title: Chair

Date: 12/12/2025



**FICPA Peer Review Program**  
Administered in Florida  
by The Florida Institute of CPAs



Peer Review  
Program

**AICPA Peer Review Program**  
Administered in Florida  
by the Florida Institute of CPAs

**March 17, 2023**

**Antonio Grau**  
**Grau & Associates**  
951 Yamato Rd Ste 280  
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

Peer Review Team  
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791