

Coral Lakes Community Development District

March 23, 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
Long Nguyen, Field Manager

Regular Meeting Agenda

March 23, 2026, at 11:00 a.m.

The Regular Meeting and Public Hearing of the **Coral Lakes Community Development District** will be held on **March 23, 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#

THE REGULAR MEETING & THE PUBLIC HEARING OF THE BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS ON AGENDA ITEMS

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

3. PUBLIC HEARING ON PROPOSED RECREATIONAL FACILITIES POLICIES, ACCESS FOB FEES, RENTAL RATES, RENTAL DEPOSITS, AND NON-RESIDENT USER FEES

- A. Open Public Hearing on Adopting Proposed Recreational Adopting Recreational Facilities Policies
- B. Discussion of Recreational Facilities Policies
- C. Close Public Hearing on Adopting Proposed Recreational Adopting Recreational Facilities Policies
- D. Consideration of Resolution 2026-02; Adopting Recreational Facilities Policies

4. BUSINESS ITEMS

- A. Consideration of Second Amendment to the Management Services between Coral Lakes CDD and Inframark, LLC
- B. Consideration of Resolution 2026-03; Credit Card Resolution
- C. Consideration of School Now Proposal
- D. Acceptance of FY 2025 Audit Report

5. CONSENT AGENDA

- A. Approval of Minutes of September 22, 2025; Regular Meeting
- B. Consideration of Operation and Maintenance Expenditures January 2026 & February 2026
- C. Acceptance of the Financials and Approval of the Check Register for January 2026 & February 2026
- D. Ratification of Juniper Proposal #385106 (\$2,089.11)
- E. Ratification of Juniper Proposal #380787 (\$1,074.86)
- F. Ratification of Bill of Sale – Irrigation Pump Station from D.R. Horton
- G. Ratification of Warranty Deed for Irrigation Pump (DRH to CDD)
- H. Ratification of Special Warranty Deed (Tracts from Coral Lakes – Phase IB)
- I. Ratification of Juniper Proposal #387636 (\$2,658.75)

6. STAFF REPORTS

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

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

RESOLUTION 2026- 02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING RECREATIONAL FACILITIES POLICIES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District owns, maintains, and operates recreational facilities;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(15) and 190.035, Florida Statutes, to establish policies and adopt rate and fee schedules for its recreational facilities; and

WHEREAS, the Board held a noticed public hearing on March 23, 2026, to receive public comment on the proposed Recreational Facilities Policies and associated rental fees.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Adoption**. The Board hereby adopts the Recreational Facilities Policies as finalized in the form attached hereto as **Exhibit A**.
2. **Conflicts**. All District resolutions or parts thereof or other adopted policies in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
3. **Severability**. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
4. **Effective Date**. This Resolution shall become effective upon adoption.

Passed and adopted on March 23, 2026.

Attest:

**Coral Lakes
Community Development District**

Name: _____
Secretary/Assistant Secretary

Name: Carlos de la Ossa
Title: Chair of the Board of Supervisors

Exhibit A
Coral Lakes Community Development District
Recreational Facilities Policies

Coral Lakes Community Development District

Recreational Facilities Policies

March 23, 2026

Definitions

“Board” shall mean the District’s Board of Supervisors.

“Clubhouse Manager” – shall mean the person or firm so designated by the Board to manage the Recreational Facilities.

“Clubhouse Staff” – shall mean the Clubhouse Manager, including their employees, or such other individuals so designated by the Board to operate the Recreational Facilities.

“District” shall mean the Coral Lakes Community Development District.

“District Manager” shall mean the professional management company with which the District has contracted to provide management services to the District.

“District’s website” – shall mean <https://CoralLakesCDD.com/>

“Guest” shall mean any individual who is invited by a Patron and must be accompanied to use the Recreational Facilities by a Patron.

“Non-Resident Annual User Fee” shall mean the fee established by the Board for any person that wishes to become a Non-Resident Member. The amount of the user fee is set forth herein, and that amount is subject to change based on Board action at a noticed public hearing.

“Non-Resident Member” shall mean any individual not owning property in the District who has paid the Non-Resident Annual User Fee to the District for use of the Recreational Facilities.

“Patron” shall mean Residents, Non-Resident Members, and Tenants, including and members of the households of any of the foregoing.

“Recreational Facilities” shall mean the properties and areas owned by the District intended for recreational use, including but limited to, the clubhouse building, pool, parking lot, green space, landscaping/hardscaping, passive parks, together with their appurtenant facilities and areas.

“Renter” shall mean any person who rents certain portions or spaces of the Recreational Facilities for specified events pursuant to the approval of the District staff.

“Resident” shall mean any person, spouse, or registered domestic partner of a person or family owning property within the District.

“Tenant” shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement.

Enforcement of Policies

The Board, the District Manager, and any Clubhouse Staff shall have full authority to enforce these policies. However, the Chair or Vice-Chair of the Board and the District Manager shall have the authority to waive strict application of any of these policies when prudent, necessary, or in the best interest of the District and its Patrons and their Guests. Such a temporary waiver of any policy shall not constitute a continuous, ongoing waiver of said policy.

Use of Recreational Facilities at Your Own Risk

Patrons and their Guests are welcome to enjoy the Recreational Facilities at their own risk and pursuant to the District's policies. The District does not provide on-site staff dedicated for the purpose of monitoring the use of the Recreational Facilities or safety of the Patrons, Renters, or their Guests. The District will not accept responsibility for any injuries from the use of the Recreational Facilities or damage or theft of personal property. The District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property.

Persons interested in using the Recreational Facilities are encouraged to consult with a physician prior to commencing a physical fitness program.

Access Fobs

1. The District operates an access system for entry into certain Recreational Facilities equipped with access systems to ensure that only Patrons and their Guests enjoy such facilities.
2. The District issues 2 free initial Access fobs to the first owner of the house.
3. If the current Residents sell their property, then they may transfer their Access fobs to the purchaser of their home. If no transfer is made, then the new owners may purchase an access fob from the District for a non-refundable fee of \$25.00 per access fob.
4. Tenants who have proof of a valid rental agreement will be issued Access fobs after they pay the District a non-refundable fee of \$25.00 per access fob.
5. There is a \$25.00 non-refundable fee to replace a lost access fob or to purchase an additional access fob. No more than 3 Access fobs (issued to those 15 years or older) may be held by any household at any time.
6. Under no circumstance should a Patron provide their Access fobs to another person to allow them to utilize the Recreational Facilities. To obtain a access fob, proof of residence (Driver's License, State ID, warrantee deed, utility bill or a vehicle registration) is required.
7. Pursuant to industry best management practices the District purges its access fob database system every 4 years and requires Patrons to visit the clubhouse to re-activate their Access fobs. The District will provide at least 2 months' notice prior to purging the database.

Guests

Each Patron household may bring no more than 4 persons as Guests to the Recreational Facilities at one time.

1. Infants, 1 year old and younger, do not count towards the maximum guest total.
2. Patrons that are 15-17 who are visiting without a Patron at least 18 years of age may only bring 1 Guest that is at least 15 years of age or older.
3. This section does not apply to any Renters, if space has been rented then the number of Patron's attendees shall be limited applicable policies or by the capacity of such space.

General Policies

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these policies at a duly-noticed Board meeting and will notify the Patrons of any changes by posting such new policies on the District's website. However, in order to change or modify rates or fees beyond any increases that may be specifically allowed for by the District's policies, the Board must hold a duly-noticed public hearing.
2. All Patrons and their Guests shall abide by and comply with any and all federal, state, and local laws and ordinances while present at or utilizing the Recreational Facilities and shall ensure that any minor for whom they are responsible also complies with the same.
3. Portions of the Recreational Facilities have 24-7 video surveillance, intended solely to ensure the property of the District is protected or to identify any persons who damage District property.
4. All Patrons and their Guests using the Recreational Facilities are expected to conduct themselves in a responsible, courteous, respectful, and safe manner, in compliance with all District policies governing the Recreational Facilities. Violation of the District's Policies and/or misuse or destruction of Recreational Facilities equipment may result in the suspension or termination of privileges with respect to the offending Patron in accordance with the policies set forth herein.
5. Upon the District's insurance carrier's recommendation to ensure that the District mitigates children's exposure to injury, children under 15 years of age must be accompanied by a parent, guardian, or adult Patron, 18 years of age or older. This policy is meant to follow the sound public policy and determination of appropriate age for minors to assume responsibility for their actions in accordance with the State of Florida's requirements for obtaining a Florida's learner's permit.
6. Patrons, Renters, or their Guests shall not bring, serve, or consume alcoholic beverages at the Recreational Facilities without authorization by the Board.
7. The Recreational Facilities are available for use by Patrons and their Guests during normal operating hours to be established and posted by the District.
8. Outdoor grilling is prohibited unless at a pre-approved special event.
9. Patrons and Guests are responsible for cleaning up after themselves and disposing of trash in appropriate containers.

10. Patrons are responsible for any damage, contamination, pollution, or other such action they or their Guests cause to District property and will be responsible for the costs associated with repairing, treating, remediating, or fixing such District property.
11. Patrons are responsible for any and all actions taken by any of their Guests. Violation by a Guest of any of these policies as set forth by the District could result in loss of the privileges and/or membership of that Patron.
12. All Patrons and their Guests may be required to present a valid government issued identification card in order to gain access to the Recreational Facilities.
13. No Patron or Guest wearing a wet bathing suit may sit on the indoor clubhouse furniture.
14. Except for designated parking areas, off-road motorbikes/vehicles (including ATVs and motorized scooters) are prohibited on all property owned, maintained and operated by the District including, but not limited to, the Recreational Facilities.
15. Skateboarding and rollerblading are not permitted on all property owned, maintained and operated by the District including, but not limited to, the Recreational Facilities.
16. There is no trespassing allowed in all designated wetland conservation and/or mitigation areas. Trespassers will be reported to the local authorities.
17. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted.
18. Fireworks of any kind are not permitted anywhere at or in the Recreational Facilities or adjacent areas; however, notwithstanding this general prohibition, the Board may approve the use of fireworks over a body of water.
19. Only District contractors, vendors, or authorized personnel are allowed in the service areas of the Recreational Facilities.
20. Except for District contractors, vendors, or authorized personnel, no watercrafts of any kind are allowed in any District stormwater ponds.
21. No fishing or swimming is permitted in any District stormwater ponds.
22. Audio or Video playing devices are not permitted unless they are personal units equipped with headphones. However, Clubhouse Staff is permitted to play music throughout the Recreational Facilities.
23. No signage or advertisements shall be posted or circulated within the Recreational Facilities property or other District property.
24. The Recreational Facilities shall not be used for commercial purposes without written permission from the District Manager or Clubhouse Manager. The term “commercial purposes” shall mean those activities which involve, in any way, the provision of goods or services for compensation or advertising. Any use of the Recreational Facilities on a regular basis for commercial purposes must

be presented to the Board and if approved an agreement will need to be signed and appropriate certificate of insurance may be required.

25. The District Manager or Clubhouse Manager have the right to authorize all programs and activities, including the number of participants, usage of equipment and supplies etc., at the Recreational Facilities, except with respect to user and rental fees that have been established by the Board. The District Manager or Clubhouse Manager also have the right to authorize management sponsored events and programs to better serve the Patrons, and to reserve any Recreational Facilities for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events. Should the District be entitled to any of these revenues based on its established rental or usage fees, the District Manager will coordinate the compensation from such programs or events to the District accordingly.
26. For any emergencies, please call 911. Afterwards please report all emergencies and injuries to the Clubhouse Manager as well as the District Manager via the contact information on the District's website.
27. All malfunctioning or broken equipment should immediately be reported to the District Manager via the contact information on the District's website.
28. No person shall remove or relocate any piece of furniture or piece of property in the Recreational Facilities that belongs to the District and/or their vendors and contractors, without prior written authorization.

Designation of Tenant to Use Resident's Membership Privileges

1. Residents who rent or lease out their home shall have the right to designate the Tenant of their home as the beneficial users of the Resident's membership privileges for purposes of Recreational Facilities use.
2. A Tenant who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Recreational Facilities as a Resident. If the Resident does not designate the Tenant as a beneficial user of the Resident's membership privileges, the Tenant will be required to pay the Non-Resident Annual User Fee to acquire a membership, unless that Tenant is a Guest.
3. During the period when a Tenant is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Recreational Facilities with respect to that membership.

Pets and Service Animals Policies

Dogs or other pets (with the exception of Service Animals- defined below) are not permitted on or within the Recreational Facilities. A "**Service Animal**" includes dogs or other pets trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal under the following conditions:

1. The Service Animal is out of control and its handler fails to take effective measures to control it
2. The Service Animal is not housebroken; or
3. The Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform. Where dogs or other pets are permitted on the grounds, they must be leashed. Owners of any pets are responsible for picking up after their pets as a courtesy to residents.

Pool and Splash Park Policies

1. There is no lifeguard on duty.
2. Swimming is permitted only during posted swimming hours.
3. Pool parties are not permitted.
4. The pool or Splash Park is not to be used during inclement weather (especially if lightning is present).
5. Proper swimwear is required. Loose clothing, especially with strings, is prohibited.
6. Children under 3 years of age and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper.
7. The changing of diapers or clothes should only be done in the restrooms.
8. No one with skin disease, nasal or ear discharge, open cut or communicable disease shall be permitted in the pool or Splash Park.
9. Persons that are ill with diarrhea cannot enter the pool or Splash Park .
10. No glass containers are permitted in the fenced in pool area, Splash Park, or bathrooms.
11. No Food or Beverages are permitted in the pool, Splash Park, or on the wet deck.
12. Patrons and their Guests should shower before entering the pool or Splash Park.
13. The pool furniture may not be reserved and is on a first-come basis for usage.
14. Pool furniture must be kept 10 feet from the pools edge at all times.
15. Pool Furniture should not be removed from the fenced in pool area or Splash Park.
16. Umbrellas must be lowered after use.
17. No profanity, loud noises, harassment, diving, flips, back jumps, running, pushing, rough housing, chicken fighting, horseplay, or other dangerous actions is permitted.
18. No swinging on ladders, fences, or railings is permitted.
19. No skates, skateboards, scooters, or bicycles are permitted within the fenced in pool area or Splash Park.
20. Provided they are used in a normal and safe manner, only Coast Guard approved personal floatation devices, lap swimming kickboards, masks, goggles, and water wings and permitted in the pool. All other aquatic toys and equipment are not permitted in the pool. Clubhouse Staff has the final say regarding the use of any and all recreational floatation devices.
21. Swimming lanes must be kept open when in use by lap swimmers, water walking or jogging.
22. Hanging on lane lines or floating lines and interfering with lap-swimming is prohibited.
23. Chemicals used in the pool or Splash Park may affect certain hair or fabric colors. The District is not responsible for these effects.

Playground and Community Park Policies

1. Proper footwear and clothing are required. Loose clothing, especially with strings, is prohibited.
2. Mulch must not be picked up, thrown, or kicked for any reason.
3. No food, drinks, or gum are permitted at the playground.
4. No glass containers are permitted at the playground.
5. No jumping off from any climbing bar or platform.
6. Profanity, rough-housing, and disruptive behavior are prohibited.

Fitness Center Policies:

1. Patrons 15 years of age and older are permitted to use the Fitness Center during designated operating hours.
2. Children that are 13 or 14 years of age are allowed under supervision by a parent or adult Patron, 18 years of age or older.
3. Upon the District's insurance carrier's recommendation to ensure that the District mitigates children's exposure to injury, no children under the age of 13 are allowed in the Fitness Center at any time.
4. Guests may use the Fitness Center if accompanied by an adult Patron, 18 years of age or older.
5. Appropriate clothing and athletic footwear (covering the entire foot) must be worn at all times in the Fitness Center. Appropriate clothing includes t-shirts, shorts, leotards, and/or sweat suits (no jeans or swim suits).
6. Food (including chewing gum) is not permitted within the Fitness Center.
7. Beverages are permitted in the Fitness Center if contained in non-breakable containers with screw top or sealed lids.
8. Each individual is responsible for wiping off fitness equipment after use.
9. Prior to the use of any personal trainer at the Recreational Facilities, the personal trainer must enter into an agreement with the District and provide evidence of acceptable training certificates and insurance.
10. Hand chalk is not permitted to be used in the Fitness Center.
11. No bags, gear, or jackets are permitted on the floor of the Fitness Center or on the fitness equipment.
12. Weights or other fitness equipment may not be removed from the Fitness Center.
13. If other individuals are waiting, use of cardiovascular equipment shall be limited to 30-minute periods and individuals shall alternate between multiple sets on weight equipment.
14. Please return weights and other fitness equipment to the proper location after use.
15. Any fitness program operated and run by Clubhouse Staff may have priority over other users of the Fitness Center.

General Parking Policies:

1. There should be no parking of vessels on any District property.
2. There should be no parking of vehicles on any District property except for on the Parking Lot.
3. Vehicles must not be parked in any way which blocks the normal flow of traffic, or in any way that limits the ability of emergency service workers to respond to situations.
4. Unless authorized in writing by the District, only vehicles that can fit in a standard parking space are permitted to park in the Parking Lot.
 - a. No commercial vehicles (other than vendors currently servicing the District), RVs, boats, trailers, moving trucks, or oversized vehicles are permitted.
5. The Parking Lot is only intended for the parking of vehicles operated by:
 - a. Patrons using the Recreational Facilities during hours of operation
 - b. Visitors for an authorized event under a Private Event Rental Agreement
 - c. Any member of the general public attending a District meeting
 - d. Any residents or visitors for a Homeowners Association meeting
6. The District does not provide any security or monitoring for the Parking Lot and assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.
7. No overnight (between 10:00 pm and 6:00 am) parking is permitted.
8. All vehicles must have valid and proper license plates and registration affixed to their vehicles. Unregistered vehicles may be reported to license inspectors or law enforcement as a violation of Section 320.02, Florida Statutes. Additionally unregistered vehicles may be considered to have been abandoned and reported to law enforcement or code enforcement.
9. Unauthorized parking may result in being towed or reported to the local authorities for trespassing.
10. These policies are in addition to, and exclusive of, various state laws, county regulations, or homeowners' association standards governing parking.

Towing Policies:

1. Any vehicle or vessel that is parked on District property or the Parking Lot in violation of this policy or applicable regulatory requirements may be towed, at the sole expense of the owner, in accordance with applicable laws and regulations (including Section 715.07, Florida Statutes).
2. The District shall keep a logbook of all violations of the District's parking restrictions.
3. Upon discovery of a first-time violation:
 - a. an Authorized Representative shall affix a warning to the vehicle or vessel.
 - i. The warning shall include the date, time, location, violation, and a notice that if the vehicle or vessel is still in violation within 24 hours it shall be subject to towing.
 - b. an Authorized Representative shall take a picture evidencing the warning and the violation.
 - c. then an Authorized Representative shall enter the relevant information (including but not limited to the make, model, color, and license plate) in the logbook and provide the picture to the District's records custodian.
 - d. If an Authorized Representative finds that the vehicle or vessel remains in violation after 24 hours of the warning, they shall:
 - i. take a picture evidencing the failure to move the vehicle or vessel
 - ii. enter the relevant information in the logbook and provide the picture to the District's records custodian.
 - iii. then provide authorization for the Towing Operator to commence towing for only the reported violation and not to patrol for other violations.

4. Upon discovery of a subsequent violation within 2 calendar years of a first-time violation:
 - a. an Authorized Representative shall take a picture evidencing the unauthorized parking
 - b. enter the relevant information in the logbook and provide the picture to the District's records custodian.
 - c. then provide authorization for the Towing Operator to commence towing for only the reported violation and not to patrol for other violations.

Non-Resident Annual User Fee

The residents of the District pay both debt assessments and annual operation and maintenance assessments in exchange for the benefits provided by the District's infrastructure and services, including but not limited to the Recreational Facilities. To be fair and equitable to the residents of the District, any person who wish to enjoy the Recreational Facilities will be required to pay a fair and reasonable user fee that covers a proportional share of the District's administrative expenses, infrastructure expenses, operation and maintenance expenses, and reserve expenses of the Recreational Facilities and the requisite supporting infrastructure. The Board may elect to cap the number of Non-Resident Members to account for size and capacity limitations of the Recreational Facilities.

Anyone who desires to become a Non-Resident Member may purchase an annual membership for use of the Recreational Facilities on a year-to-year basis. The Non-Resident Annual User Fee is \$1,800 per household, payable in advance. The rate for an individual is the same as for a family. Upon purchase of the membership, the Non-Resident Member is entitled to 2 Access fobs for a family unit. Membership becomes effective upon the date full payment of the Non-Resident Annual User Fee and the Non-Resident Member Application are received by the District. The Non-Resident Annual User Fee rate is subject to change from year to year based upon the costs of operation of the Recreational Facilities.

Rental Policies

The meeting rooms portion of the clubhouse may be rented for private events. Only 1 meeting room is available for rental during regular hours of operation. The meeting rooms may be rented during non-regular hours. Rentals may be made by both Patrons and non-Patrons subject to the rates table below. Rentals may not be made by Patrons more than 6 months prior to the event. Rentals made by non-Patrons may be made no more than 3 months in advance of the event. Rentals must be done in person at the clubhouse with the Clubhouse Manager and are processed on a first come first serve basis. Renters interested in doing so should contact the Clubhouse Manager regarding the anticipated date and time of the event to determine availability. Please note that the meeting rooms may be unavailable for private events on the following holidays and on surrounding dates:

Easter Sunday	Memorial Day Weekend	4 th of July
Labor Day Weekend	Thanksgiving	Christmas Eve
Christmas Day	New Year’s Eve	

The District retains the right to reserve the Recreational Facilities and additional facilities for District use at any time. Since the revocation of access privileges impacts Patrons more than non-Patrons and since the District may have alternatives to enforce violations of the District’s policies against Patrons, the fees associated with renting the space are higher for non-Patrons. These fees are solely intended to ensure that the District is reasonably compensated for renting the space and also are in place to ensure the District can recoup some costs in the event there is damage to the space.

1. **Maximum Rental Duration.** Rentals may be made for up to 6 total hours (including set-up and post-event cleanup)
2. **Rental Fees:** A non-refundable room rental fee will be charged according to the schedule below:

Patron Rates	\$100.00
non-Patron Rates	\$250.00 for up to 20 attendees \$450.00 for 21 attendees or more, up to the maximum designated occupancy

3. **Deposit:** A refundable deposit of \$200.00 is required for any rental.
4. **Rental Process:** Renters interested in renting a room must submit to the Clubhouse Manager, no later than 14 days prior to the event, a completed Meeting Room Rental Application indicating the date of the event, the hours when the event will be held, a description of the event, the number of attendees that will be attending, and whether food or drinks (no alcohol is permitted) will be served. The Clubhouse Manager will determine if a Special Event Agreement (including evaluating if security services are needed to ensure public safety and any applicable costs will be the responsibility of the Renter along with naming the District as an additional insured) will need to be executed prior to use of the meeting rooms. Where determined by the Clubhouse Manager to be required, a properly executed Special Event Agreement, along with all documentation required therein, must be received by the Clubhouse Manager no less than 10 days prior to the date of the event. The Clubhouse Manager will review the Meeting Room Rental Application on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed to the Board for consideration.

5. **Payment to the District upon Approval.** Upon approval and no later than 10 days from the rental date Renters should submit a check or money order or pay by credit or debit card (no cash) to the Clubhouse Manager made payable to the Coral Lakes Community Development District for the rental fee (if applicable) and for the deposit (should be separate checks or money orders or separate transactions for credit or debt cards). Failure to submit the applicable payments in time may result in the room not being reserved. Checks will be cashed by the District prior to the event.
6. **Cancellations:** The Renter must provide written notice of cancellation to the Clubhouse Manager at least 10 days prior to the event. If the rental is cancelled less than 10 days prior to the event, 50% of the deposit will be retained as a cancellation fee and the remainder deposit will be returned to the Renter. Rental Fees are not subject to a refund.
7. **Refund of Deposit.** The District will issue a refund for the amount of the deposit following the event provided the Clubhouse Manager determines that there has been no damage to the Recreational Facilities and the premises has been properly cleaned after use. If the premises is not properly cleaned, the deposit will be kept for this purpose. To receive a full refund of the deposit, the following must be completed:
 - a. Ensure that all garbage is removed and placed in the outside receptacles.
 - b. Remove all displays, party favors, or remnants of the event.
 - c. Restore the furniture and other items to their original position.
 - d. Wipe off counters, tabletops, and sink area.
 - e. Replace garbage liner.
 - f. Clean out and wipe down the refrigerator, and all cabinets and appliances used. Clean any windows and doors in the rented room. Floor should be swept clean.
 - g. Restrooms must be checked and cleaned if necessary.
 - h. Ensure that no damage has occurred to the Recreational Facilities.

If additional cleaning is required, the Renter will be liable for any expenses incurred by the District to hire an outside cleaning contractor. Additional cleaning costs shall first be subtracted from the amount of deposit. If the deposit is insufficient to cover all such cleaning costs, the Clubhouse Manager shall bill the Renter for the remaining balance. The Clubhouse Manager shall determine the amount of deposit to return, if any.

8. **Additional Policies:**
 - a. Renters renting the facilities are responsible for ensuring that their attendees adhere to the policies set forth herein.
 - b. Please note all policies remain in force for these special circumstances and the District has final say in these matters.
 - c. The volume of live or recorded music must not violate applicable county noise ordinances.
 - d. Additional liability insurance coverage will be required for certain events the District feels should require additional liability coverage on a case-by-case basis to be reviewed by the District Manager or Board. The District is to be named on these policies as an additional insured party.
 - e. Unless the Renter renting the facilities is a Patron, they shall not use any other portion of the Recreational Facilities.

Suspension and Termination of Privileges

1. **Violations.** The privileges of a Patron to use the Recreational Facilities may be suspended or terminated if the Patron engages in any of the following behavior:
 - a. Submits false information on any application for use of the Recreational Facilities.
 - b. Permits the unauthorized use of an access fob.
 - c. Exhibits unsatisfactory behavior or appearance.
 - d. Fails to pay fees or assessments owed to the District in a proper and timely manner.
 - e. Fails to abide by any policies established for the use of the Recreational Facilities or other policies of the District.
 - f. Treats the District's supervisors, contractors, other representatives, or other Patrons, in an unreasonable or abusive manner.
 - g. Damages or destroys District property.
 - h. Engages in conduct that is improper or likely to endanger the welfare, safety, harmony or reputation of the District, or its supervisors, staff, facility management, contractors, other representatives, or other Patrons.

2. **Documentation of Violations.** The Clubhouse Staff or District Manager shall record all violations, including repeat violations, on written incident reports and shall include the date, time, name of the parties involved, and nature of the violation. The Clubhouse Staff shall file such report with the District Manager within 24 hours of the incident. The District Manager shall maintain all records in accordance with public record laws.

3. **Suspension by the Clubhouse Manager or District Manager**
 - a. The Clubhouse Manager or District Manager may at any time suspend a Patron's privileges to use the Recreational Facilities for committing any of the violations outlined above.
 - b. The Clubhouse Manager or District Manager shall ask the Patron to leave the Recreational Facilities immediately and shall call local law enforcement for assistance if the Patron fails to comply with the request.
 - c. Such suspension shall be for a maximum period of 30 consecutive days.
 - d. In determining the length of any suspension, the Clubhouse Manager or District Manager, shall take into account the nature of the conduct and any prior violations.

4. **Longer Suspension or Termination of Privileges by the Board.**
 - a. The Clubhouse Manager or District Manager may recommend to the Board, or the Board on its own initiative may elect to consider, a longer suspension or termination of a Patron's privileges for committing any of the violations.
 - b. At least 14 days prior to any Board meeting where a longer suspension or termination is to be considered, the District shall send written notice of the meeting by United States mail to the Patron's last known address.
 - c. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances to address the violations, including imposing a longer suspension or permanent termination of a Patron's privileges to use the Recreation Facilities.
 - d. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

5. **Trespass.** If a Patron subject to a suspension or termination is found on the premises, such Patron may be subject to arrest for trespassing.

6. Appeal of Suspension

- a. A Patron subject to a suspension may appeal the suspension to the District's Board by filing a written request for an appeal, which written request shall be immediately sent to the District's Chairperson with a copy to the District Manager.
- b. The filing of a request for an appeal shall not result in the stay of the suspension.
- c. The District shall consider the appeal at its next Board meeting and shall provide reasonable notice to the Patron of the Board meeting where the appeal will be considered.
- d. At that meeting, the Board shall allow the Patron to appear and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose.
- e. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension, to address the appeal and any violations.
- f. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

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

THIS AMENDMENT is effective on April 1, 2026, as set forth by and between Coral Lakes CDD (the “District”) and Inframark, LLC (the “Service Company”).

WHEREAS, Service Company and District entered into a management services master agreement on November 15, 2022 (the “Original Agreement”), where Service Company would provide district management services to the District, and

WHEREAS, Service Company and District executed the First Amendment to the management services master agreement on October 1, 2025 (the Original Agreement and First Amendment are collectively referred to as “Agreement”), where Service Company would provide field management services to the District, and

WHEREAS, the Service Company and District now wish to amend the Agreement by adjusting the compensation to add full-time onsite personnel; 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 Clubhouse Manager Services attached to this Second Amendment shall be added to the Agreement as Section J of Schedule A. Service Company shall begin perform these Clubhouse Manager Services on the effective start date of the clubhouse manager for Service Company.
2. The District shall pay Service Company an additional \$70,000.00 annually for the dedicated full-time Clubhouse Manager as set forth in Section 1 of this Second Amendment, which shall be paid in equal monthly installments of \$5,833.33. 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. Invoicing for the Clubhouse Manager Services will begin based on effective start date of the clubhouse manager for Service Company.
3. Except as provided in this Second 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 Second Amendment and terms of the Agreement, the terms of this Second Amendment shall prevail.
4. This Second 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 Second Amendment as of this 10th day of February 2026.

Inframark, LLC

Coral Lakes Community Development
District

By: _____

By: _____

Name: Chris Tarase

Name: Carlos de la Ossa

Title: President

Title: Chairperson

J. CLUBHOUSE MANAGER SERVICES

The Service Company shall provide a full-time dedicated clubhouse manager for 40 hours per week to perform the following duties:

1. General Duties:
 1. Responsible for day-to-day operations, budgeting, and managing vendor contracts relating to the amenity centers and community assets; development of standard operation policies and procedures.
 2. Oversee workplace operations to maintain and improve effectiveness and efficiency.
 3. Display flexibility in handling after-hours emergency calls.
 4. Attend the District's monthly meetings
2. Obtaining Proposals and Vendor Supervision:
 1. Obtain, analyze, and compare proposals. Review ratings and verify references.
 2. Work with District Manager in oversight and supervision of subcontractors of all projects, and work with staff in prioritizing jobs.
 3. Work with vendors to ensure quality service is provided to the community.
3. Residents and Guests:
 1. Interaction with residents and guests on a day-to-day basis.
 2. Respond to resident complaints and requests within 1 business day, and if possible, visit the site or location of the issue.
 3. Notify residents of upcoming events, meetings, and general information.
 4. Document all complaints, injuries, and maintenance issues in specified logs.
 5. Manage the scheduling of rentals/reservations of amenities (residents, non-residents, organizations, instructors, etc...)
 - i. Ensure rental/reservation forms are properly completed
 - ii. Collect payments and security deposits and log all transactions so that the District Manager can properly account for them.
 - iii. Review and fill out check in/out documents.
 - iv. Manage the private events calendar for the Civic Center.
4. Facilities and Common Areas:
 1. Ensure an immaculate overall appearance of the amenities.
 2. Ensure all door locks at the Civic Center are in good operating condition.
 3. Maintain an inventory of, and order and stock when necessary, supplies and equipment for the operation of the Recreational Facilities.
 4. Ensure a high level of appearance of all indoor/outdoor spaces.
 5. Respond to any necessary repairs and recommend to the District when repairs are needed.
 6. Assist the District in procuring and maintaining all licenses and permits required for the Recreational Facilities use.
 7. Remain aware of potential safety or security hazards within District property, communicate with the appropriate district personnel regarding possible corrective action to resolve a safety or security matter, and implement such action when necessary, for the safety and security of the district.
 8. Assess condition of District property resulting from neglect, vandalism, depreciation and estimate the costs associated with its repair or replacement.

9. Promptly investigate and provide a written report as to all accidents or claims for damage relating to the Recreational Facilities, including any damage or destruction of the property.
5. Access, Security Systems, and Coordination with Law Enforcement:
 1. Troubleshoot and resolve issues with access cards/fobs.
 2. Manage access system and security system and make any recommendations for repairs or improvements when needed.
 3. Administer the issuance of access cards/fobs
 - i. Add/edit/delete data relating to access cards/fobs for Civic Center and access systems and District records
 - ii. Troubleshoot and resolve issues with access cards/fobs
 - iii. Issue access cards/fobs
 4. Collaborate with law enforcement or security personnel to ensure security issues are handled appropriately.
6. Management and Financial Related Duties:
 1. Track and code all debit and credit card expenditures.
 2. Review all invoices before submitting for payment.
 3. Maintain preventative maintenance records, inventories, purchases.
 4. Implement a maintenance and replacement program for equipment.
 5. Maintain and manage warranties, regular maintenance, and inspections as needed.
 6. Assist District Manager in preparing the annual budget.
 7. Assist in the recommendation of capital improvement projects.
 8. Recommend and implement (where applicable) on an ongoing basis, capital equipment replacements, additions, and operational improvements.

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ESTABLISHMENT OF A BUSINESS CREDIT CARD ACCOUNT; AUTHORIZING THE EXECUTION OF RELATED DOCUMENTS; PROVIDING THE COMMUNITY MANAGER WITH DISCRETIONARY SPENDING AUTHORITY UNDER LIMITED CONDITIONS AS SPECIFIED HEREIN; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Coral Lakes Community Development District (the “**District**”) is a local unit of special purpose government established pursuant to and has the powers set forth in Chapter 190, Florida Statutes;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) has determined that it is appropriate to enter into and establish a business credit card account (“**Card Account**”) relationship with **Truist Bank**;

WHEREAS, the Board has determined that it is appropriate to execute the *Organization Attestation Form—Business Credit Card* to establish the Card Account, attached hereto as **Exhibit A**; and

WHEREAS, the Board has determined that it is in the District’s best interest, as it will provide for greater efficiency in the services provided by the District, to provide the Community Manager with certain discretionary spending authority to make certain expenditures using the Card Account with respect to services benefiting the District and the District’s clubhouse or recreational facilities.

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

Section 1. Incorporation of Recitals. The above recitals are true and correct and by this reference are hereby incorporated into and made an integral part of this Resolution.

Section 2. Authorization of Card Account. The establishment of the Card Account with **Truist Bank** is hereby authorized.

Section 3. Execution of Related Documents. The District Manager, the Treasurer of the District, or the Chair of the Board are hereby authorized to execute the *Organization Attestation Form—Business Credit Card* and are hereby authorized to enter into, execute and deliver in the name of the District all agreements, documents, or instruments necessary to establish and administer the Card Account and the District Manager’s office is designated to serve as program administrator(s) of the Card Account on behalf of the District. In the event that the Chair is unavailable, any Board officer or supervisor is authorized to execute our countersign such documents.

Section 4. Spending Authority. The Community Manager is hereby authorized to make certain expenditures utilizing the Card Account with respect to services benefiting the District, provided that each of the following conditions is satisfied:

- a. The expenditure does not exceed \$1,500.00 per month.
- b. The expenditure for such goods or services does not exceed that which is contemplated or designated for such goods or service in the applicable fiscal year budget for the District.

- c. The expenditure is within the District’s power as reflected in the District in Chapter 190, Florida Statutes, and is not contrary to any applicable statute, regulation, rule, or policy.

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

Section 6. Severability. If any clause, section, or other part application of this Resolution is held by a court of competent jurisdiction to be unconstitutional or invalid, in part or as applied, it shall not affect the validity of the remaining portions or the applications of this Resolution.

Section 7. Effective Date. This Resolution shall take effect immediately and shall terminate when so directed by resolution of the Board.

Passed and Adopted by the Board on March 23, 2026.

Attest:

**Coral Lakes
Community Development District**

Name: _____
[] Secretary [] Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors



Organization Attestation Form – Business Credit Card

IMPORTANT: Authorized Signers must have a card on the account to access Business Credit Card Management tools and rewards, if applicable.

Full Legal Name of Organization (hereinafter "Organization"): Coral Lakes CDD

Organization is duly organized and existing under the laws of: Florida {State}

Organization's Entity Type (please indicate using an "X"):

- Cooperative
- Government Entity
- Non-Profit Organization
- Trade Name Entity
- Other
- Corporation
- Limited Liability Company
- Partnership (General or Limited)
- Trust
- Estates
- Limited Liability Company (Single Member)
- Sole Proprietorship
- Unincorporated Association

Organization's Tax Identification Number or Entity Identification Number: 92-1085133

I, the undersigned, hereby certify that the following are the names and titles of the individual(s) who are designated by board resolution or through other duly executed governance documents of the Organization with the absolute authority to enter into and bind the Organization to a business credit card account ("Business Card Account") relationship with Truist Bank ("Truist").

I further certify that each individual listed below is authorized to bind the Organization and enter into, execute, and deliver in the name of and on behalf of the Organization the agreements, documents, or other instruments deemed reasonable or necessary to establish and administer the Business Card Account including as such agreements, documents, or instruments may be amended from time to time.

I hereby further certify that any individual listed below may serve as and may designate individual(s) who may serve as Organization Appointed Business Card Administrator(s) ("OABCA") of the Business Card Account on behalf of the Organization with the understanding that such OABCA are empowered to manage, control, operate, modify, access, or close the Business Card Account. OABCA also have access to manage rewards (if applicable).

Additionally, I hereby acknowledge on behalf of the Organization that any individuals who are designated to Truist by the Organization as authorized to manage the Organization's business deposit, treasury services, or online banking solutions are also authorized to include the Organization's Business Card Account within such business deposit, treasury services, or online banking solutions, and that the administrators for such services or solutions may operate as and have the same access and capabilities as an OABCA regarding the Business Card Account.

Finally, I attest that I am authorized to certify that the designations described within this document have been duly adopted by the Organization through board resolution or other duly executed governance documents, and that such designations remain in full force and effect and have not been amended or rescinded. Accordingly, I attest that the Organization understands and agrees that Truist may rely upon the authority of the individuals identified herein until Truist has received and had reasonable time to act upon written notice from the Organization that rescinds or modifies the authority of any individual(s) listed below.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Organization this _____ day of month _____, 20 _____.

Signature _____

Print Name _____

Title _____

Add / Remove Authorized Signer (Organization Appointed Business Card Administrator)

Important Information

- Please provide the full name, title, and action to be taken for each individual listed below.
- Authorized Signers must have or register for a Personal Online Banking account to access Business Card Management and Rewards (if applicable).
- Items with a single asterisk (*) are required for Online Banking access and access to Business Card Management and Rewards (if applicable). If the new Authorized Signer has personal accounts with Truist and prefers to have a single login for Online Banking, their physical address and Social Security number must be added to this form. Information provided must match their personal information on file with Truist. The Social Security Number is used for Online Banking access and authentication, not for credit bureau reporting.
- Items with two asterisks (**) are only required if Authorized Signer does not currently have a card on the account.
- If requesting overnight shipping the address will have to be delivered to physical address.
- Requests will be completed within 10 days from receipt of the form.

Authorized Signer 1

Full Name* _____
Title _____
Social Security Number* _____
Date of Birth* _____
Phone* _____
Email* _____
Physical Street Address* _____
Mailing Street Address** _____

Add Authorized Signer Requested Cardholder Limit** _____ Overnight Card (Requires Physical Address) Yes No
Remove Authorized Signer If removing should card account be closed? Yes No

Authorized Signer 2

Full Name* _____
Title _____
Social Security Number* _____
Date of Birth* _____
Phone* _____
Email* _____
Physical Street Address* _____
Mailing Street Address** _____

Add Authorized Signer Requested Cardholder Limit** _____ Overnight Card (Requires Physical Address) Yes No
Remove Authorized Signer If removing should card account be closed? Yes No

Visit truist.com/privacy for details about Truist's privacy practices and your privacy rights.

Website Creation and Management Agreement

This Website Creation and Management Agreement (the “**Agreement**”) is made and entered into as of April 1, 2026, 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 **SchoolStatus, LLC**, a Mississippi limited liability company registered to do business in the state of Florida (the “**Contractor**”).

Background Information:

The District is required to have a website and desires to have a website created, regularly updated, managed, inspected, and remediated to ensure compliance with the Americans with Disabilities Act (the “**ADA**”). The Contractor has the technical expertise to provide the above-mentioned services. The District desires to retain the Contractor to provide services as described in this Agreement.

Operative Provisions:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated 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 described in the “**Statement of Work**” attached hereto and incorporated herein as **Exhibit A**.
3. **Manner of Performance and Care of the Property.** 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.
4. **Compensation.**
 - a. The District agrees to compensate the Contractor for a one-time fee of **\$1,512.00** for the Creation of Website work described in the Statement of Work.
 - b. The District agrees to compensate the Contractor on an annual basis in the amount of **\$1,613.00** for all other work described in the Statement of Work.
 - c. Contractor will provide the District with an invoice on an annual basis, to be paid in advance of all of the services to be provided. The District shall pay the Contractor within 30 days of receipt of the invoice.
5. **Term and Renewal.** The initial term of this Agreement shall be for 1-year from the date of this Agreement. 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.
6. **Termination.** Either party may terminate this Agreement without cause with 30 days written notice to the other party. Upon termination of this Agreement:
 - a. The Contractor shall be entitled to retain the entire payment made for the current term (as Contractor pays for the domain fee and other licenses on an annual basis).
 - b. If the District provides a termination notice at least 30 days prior to the autorenewal, then the District will not be obligated to pay for the upcoming renewal term.
 - i. If the District provides a termination notice within 29 days of the renewal then the District will be obligated to pay Contractor the compensation for the upcoming renewal term as domain fees and other licenses require time to cancel or transfer.

- c. The Contractor will provide the District or its designee with all domain names, authorizations, usernames, passwords, and content (including remediated content) in the format in which it was stored on the server, at a cost not to exceed \$50 to the District.
 - d. The Contractor will be permitted to remove its name and ADA compliance shield, seal, or certificate from the website on the effective date of the termination.
 - e. If the Contractor was using certain software (including content management software) that is proprietary and was licensed to the District during the term of the Agreement, then the Contractor shall coordinate with the District as to the end of the license or simply create a simple splash page of the District with information on the transition to a new website.
7. **Ownership of Website, Domain Name, and Content.** The District will be the owner of the website, domain name, and all content (including remediated content provided by the Contractor) on the website.
8. **No Infringement of Intellectual Property.** Contractor warrants and represents that no product or services provided by Contractor will infringe, misappropriate, or otherwise violate the intellectual property rights of any third-party. Contractor shall take all steps to ensure that the District has no access to confidential software or data that is proprietary (whether it's the Contractor's or another provider's through a license agreement).
9. **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 a separate amendment, addendum, change order, or work order authorization.
10. **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.
11. **Compliance with Governmental Regulation.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. 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. Contractor is solely responsible for complying with all applicable laws pertaining to website accessibility, including but not limited to the ADA and those certain WCAG standards, and other web accessibility guidelines as amended from time to time. Any fees or fines incurred or imposed due to non-compliance shall be borne solely by the Contractor.
12. **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.

13. 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.

14. 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.

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, 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. 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.
- 19. 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.
- 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. 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.
- 22. Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties, not to be unreasonably withheld; provided, however, that no consent shall be required for the assignment to a corporate affiliate or in connection with a merger, acquisition, corporate reorganization, or sale of all or substantially all of Contractor's assets, provided that such acquirer agreed to be bound by all of the terms and conditions hereof and written notice is provided to the District.
- 23. 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.

- 24. **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.
- 25. **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.
- 26. **Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
- 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
jcooper@inframark.com

To Contractor:
 SchoolStatus, LLC
 800 Woodlands Pkwy,
 Suite 107
 Ridgeland, MS 39157
 Attn: Emily Thompson
Emily.Thompson@schoolstatus.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. This Agreement supersedes and subsumes any prior agreements. 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.

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

SchoolStatus, LLC

**Coral Lakes
 Community Development District**

 Name: _____
 Title: _____

 Carlos de la Ossa
 Chair of the Board of Supervisors

Statement of Work

1. **Creation of Website.** Contractor will deliver a functional, responsive, working ADA compliant website that can display content submitted to the Contractor by the District. At a minimum, the website and the documents on the website will:
 - a. Comply with the guidelines provided by Web Content Accessibility Guidelines 2.1, as amended and/or replaced by new releases from time to time (“WCAG”);
 - b. Contain a website accessibility policy that includes: a commitment to accessibility for persons with disabilities, the accessibility standard used and applied to the website (at a minimum WCAG), and contact information of the District Manager or their designee (email and phone number) in case users encounter any problems;
 - c. Display an ADA compliance shield, seal, or certification;
 - d. Provide options to create a CDD-branded design (colors, logo, etc...)
 - e. Be accessible on modern versions of Internet Explorer, Edge, Mozilla, Safari, and Chrome web browsers and be “mobile friendly” and offer a “mobile version” of the sites content for access from tablets or smart phones.
 - f. Be free of any commercial advertising;
 - g. Be free of any known spyware, virus, or malware;
 - h. Secure certification (https)
 - i. Secure cloud hosting with fail-overs
 - j. Allow for data backups, and record retention as required by law;
 - k. Allow for the display a calendar, reservation request form, and newsletter;
 - l. Creation of a dashboard for the District to upload and remove content, manage all documents, manage document remediation, and review reports generated by the Contractor; and
 - m. Remediate all documents provided by the District for the new website in an ADA compliant format.*

2. **Domain Fee.** The Contractor shall pay the annual fee for the domain name of the District’s website.

3. **Maintenance and Management of the Website.**
 - a. Contractor will manage and maintain the website;
 - b. Remediate new documents provided by the District Manager in an ADA compliant format;*
 - i. For Agenda Packages, the Contractor shall turn around the documents within 2 business days
 - c. District shall be responsible for uploading the ADA compliant documents onto the website. Contractor shall ensure that the District only has the ability to upload or remove documents on the website and cannot alter any other aspect of the website;
 - d. Contractor will store all District data, including files, text and parameters; data will be backed-up on a separate storage system at regular intervals; and
 - e. The ADA compliant website will be on-line at all times unless maintenance or upgrades require it to be unavailable. When maintenance or upgrades require the website to be unavailable, Contractor will provide the District with reasonable advance notice in writing.

4. **Monthly Auditing and Remediation Services.**
 - a. Every month Contractor will comprehensively audit the website’s compliance with (1) WCAG and (2) any applicable laws, rules, and regulations (including, the Department of Justice);
 - b. After the audit, Contractor will remediate any web accessibility deficiencies of the website or content on the website; and
 - c. The Contractor will provide a written report to the District that summarizes the audit and any remediations made.

Statement of Work

5. Support Services.

- a.** Contractor will supply telephone and/or email support to the District on a reasonable and necessary basis to within business hours – Monday to Friday 9 am to 6 pm EST, exclusive of holidays. The Contractor will provide a listing of detailed hours, holidays, and service availability on their website, and reserves the right to modify the times technical support is available.

*If certain documents are not able to be fully remediated, Contractor shall work with the District to create a summary of the content in the document and provide contact information if anyone needs reasonable accommodations to access the full content within that document.

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 _____ Community Development District (“CDD”).
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 _____, 2026

Notary Public Signature

Notary Stamp

Bill To:

Coral Lakes CDD
Brittney Carpio
2005 Pan Am Circle Ste 300
Tampa, Florida 33607

Shipping To:

Coral Lakes CDD
Jayna Cooper
2005 Pan Am Circle Ste 300
Tampa, Florida 33607

Product	Start Date	End Date	QTY	Unit	Unit Price	Discount	Subtotal
Year 1 Products & Services							
SchoolNow CMS	2025-12-05	2026-12-04	1	Number of Schools	\$60.00	\$0.00	\$60.00
SchoolNow ADA	2025-12-05	2026-12-04	1	Number of Schools	\$938.00	\$0.00	\$938.00
SchoolNow Server Fee	2025-12-05	2026-12-04	1	Number of Schools	\$615.00	\$0.00	\$615.00
							\$1,613.00
Professional Services and Set-Up							
SchoolNow Implementation			1	Number of Schools	\$1,512.00	\$0.00	\$1,512.00
							\$1,512.00

Subtotal **\$3,125.00**

Contract Total Value \$3,125.00

Term Summary	
Total Years	Autorenew Term
1.00	N/A

Successive years are subject to 5% annual uplift, which shall be reflected on renewal quote

Payment Schedule	
Year	Invoice Due Date
Year 1	Within 30 Days of Invoice

Successive years are subject to 5% annual uplift, which shall be reflected on renewal quote

Additional Notes:

The initial term of this Agreement (the "Initial Term") shall be the number of years listed in the above table and, if Auto-Renewal Term is indicated in the above table, the Agreement shall automatically renew for successive terms for the number of months indicated in the table (each a "Successive Term" and together with the Initial Term, the "Term") unless either Party provides written notice at least 60 days prior to the end of such Initial or Successive Term or this Agreement is terminated sooner pursuant to Termination section of the Master Services Agreement that governs this Order Form.

Additional Payment Terms

For SchoolStatus Attend, there is an additional \$2,500 SIS change fee if Customer changes SIS during the Subscription/ Order Term. The fee will be due upon SchoolStatus commencing with the implementation of the new SIS.

This Order Form and the pricing contained herein are valid for 60 days from the quote created date above. All payments are to be remitted to SchoolStatus, LLC at P.O. Box 771470 St. Louis, MO 63177-9816.

By signing below, you agree to our [Master Services Agreement](#), the [Data Processing Addendum](#), the [Terms and Conditions](#) below your signature, and (d) the terms of this Order Form ("Agreement"), which together constitute the entirety of our Agreement with your organization, unless (i) Customer has a currently-effective, existing MSA and/or DPA executed by SchoolStatus, in which case such existing MSA will govern rather than (a) and/or such existing DPA will govern rather than (b); or (ii) otherwise set forth herein.

Authorized Representative: Jayna Cooper

Signature:

Title: _____

Date: _____

**CORAL LAKES
COMMUNITY DEVELOPMENT DISTRICT
CHARLOTTE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT
CHARLOTTE COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Coral Lakes Community Development District
Charlotte County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Coral Lakes Community Development District, Charlotte County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about 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 do 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.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c), but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated January 29, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

January 29, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Coral Lakes Community Development District, Charlotte County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$454,927.
- The change in the District's total net position in comparison with the prior fiscal year was \$739,509, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$2,648,143, a decrease of (\$1,564,493) in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service and capital projects, nonspendable for prepaid items, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments and Developer contributions. The District does not have any business-type activities. The governmental activities of the District include general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2025	2024
Assets, excluding capital assets	\$ 2,678,246	\$ 4,234,170
Capital assets, net of depreciation	7,178,157	5,132,791
Total assets	9,856,403	9,366,961
Current liabilities	241,281	237,625
Long-term liabilities	9,160,195	9,413,918
Total liabilities	9,401,476	9,651,543
Net Position		
Net investment in capital assets	(407,990)	(834,513)
Restricted	852,342	549,931
Unrestricted	10,575	-
Total net position	\$ 454,927	\$ (284,582)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION	
	FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 1,072,669	\$ 225,091
Operating grants and contributions	235,437	83,378
Capital grants and contributions	82,524	210,033
General revenues	99	-
Total revenues	<u>1,390,729</u>	<u>518,502</u>
Expenses:		
General government	95,552	46,849
Maintenance and operations	46,582	-
Bond issuance costs	-	391,700
Interest	509,086	349,585
Total expenses	<u>651,220</u>	<u>788,134</u>
Change in net position	739,509	(269,632)
Net position - beginning	<u>(284,582)</u>	<u>(14,950)</u>
Net position - ending	<u>\$ 454,927</u>	<u>\$ (284,582)</u>

As noted above and in the statement of activities, the cost of all governmental activities for the fiscal year ended September 30, 2025, was \$651,220. The costs of the District's activities were funded primarily by program revenues. Program revenues are comprised primarily of assessments. The remainder of the current fiscal year revenue includes Developer contributions and interest income. Total expenses decreased compared to the prior fiscal year, primarily because the district did not incur bond issuance costs this year, whereas such costs were incurred in the prior year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$7,178,157 invested in capital assets for its governmental activities. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$9,195,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District anticipates an increase in general operations as the District is built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Coral Lakes Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300 Tampa, FL 33607.

FINANCIAL STATEMENTS

**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT
CHARLOTTE COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	Governmental Activities
ASSETS	
Cash	\$ 34,666
Prepaid items	6,012
Restricted assets:	
Investments	2,637,568
Capital assets:	
Nondepreciable	7,178,157
Total assets	9,856,403
 LIABILITIES	
Accounts payable and accrued expenses	30,103
Accrued interest payable	211,178
Non-current liabilities:	
Due within one year	145,000
Due in more than one year	9,015,195
Total liabilities	9,401,476
 NET POSITION	
Net investment in capital assets	(407,990)
Restricted for debt service	852,342
Unrestricted	10,575
Total net position	\$ 454,927

See notes to the financial statements

**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT
CHARLOTTE COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 95,552	\$ 43,718	\$ 201,603	\$ -	149,769
Maintenance and operations	46,582	-	-	82,524	35,942
Interest on long-term debt	509,086	1,028,951	33,834	-	553,699
Total governmental activities	651,220	1,072,669	235,437	82,524	739,410
			General revenues:		
			Unrestricted investment earnings	99	99
			Total general revenues	99	99
			Change in net position	739,509	739,509
			Net position - beginning	(284,582)	(284,582)
			Net position - ending	\$ 454,927	\$ 454,927

See notes to the financial statements

**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT
CHARLOTTE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 34,666	\$ -	\$ -	\$ 34,666
Investments	-	1,063,520	1,574,048	2,637,568
Prepaid items	6,012	-	-	6,012
Total assets	<u>\$ 40,678</u>	<u>\$ 1,063,520</u>	<u>\$ 1,574,048</u>	<u>\$ 2,678,246</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued expenses	\$ 30,103	\$ -	\$ -	\$ 30,103
Total liabilities	<u>30,103</u>	<u>-</u>	<u>-</u>	<u>30,103</u>
Fund balances:				
Nonspendable:				
Prepaid items	6,012	-	-	6,012
Restricted for:				
Debt service	-	1,063,520	-	1,063,520
Capital projects	-	-	1,574,048	1,574,048
Unassigned	4,563	-	-	4,563
Total fund balances	<u>10,575</u>	<u>1,063,520</u>	<u>1,574,048</u>	<u>2,648,143</u>
Total liabilities and fund balances	<u>\$ 40,678</u>	<u>\$ 1,063,520</u>	<u>\$ 1,574,048</u>	<u>\$ 2,678,246</u>

See notes to the financial statements

**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT
 CHARLOTTE COUNTY, FLORIDA
 RECONCILIATION OF THE BALANCE SHEET –
 GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
 SEPTEMBER 30, 2025**

Total fund balances - governmental funds \$ 2,648,143

Amounts reported for governmental activities in the statement of net position
 are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	7,178,157	
Accumulated depreciation	-	7,178,157

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(211,178)	
Bonds payable	(9,160,195)	(9,371,373)

Net position of governmental activities		<u>\$ 454,927</u>
---	--	-------------------

See notes to the financial statements

**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT
CHARLOTTE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 43,718	\$ 1,028,951	\$ -	\$ 1,072,669
Developer contributions	201,603	-	-	201,603
Interest income	99	33,834	82,524	116,457
Total revenues	<u>245,420</u>	<u>1,062,785</u>	<u>82,524</u>	<u>1,390,729</u>
EXPENDITURES				
Current:				
General government	95,552	-	-	95,552
Maintenance and operations	46,582	-	-	46,582
Debt Service:				
Principal	-	255,000	-	255,000
Interest	-	512,722	-	512,722
Capital outlay	92,711	-	1,952,655	2,045,366
Total expenditures	<u>234,845</u>	<u>767,722</u>	<u>1,952,655</u>	<u>2,955,222</u>
Excess (deficiency) of revenues over (under) expenditures	10,575	295,063	(1,870,131)	(1,564,493)
OTHER FINANCING SOURCES (USES)				
Interfund transfers in (out)	-	2,435	(2,435)	-
Total other financing sources (uses)	<u>-</u>	<u>2,435</u>	<u>(2,435)</u>	<u>-</u>
Net change in fund balances	10,575	297,498	(1,872,566)	(1,564,493)
Fund balances - beginning	<u>-</u>	<u>766,022</u>	<u>3,446,614</u>	<u>4,212,636</u>
Fund balances - ending	<u>\$ 10,575</u>	<u>\$ 1,063,520</u>	<u>\$ 1,574,048</u>	<u>\$ 2,648,143</u>

See notes to the financial statements

**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT
 CHARLOTTE COUNTY, FLORIDA
 RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
 FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
 FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$ (1,564,493)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized in the statement of net position.	2,045,366
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	255,000
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:	
Amortization of original issue discount	(1,277)
Change in accrued interest	4,913
Change in net position of governmental activities	\$ 739,509

See notes to the financial statements

**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT
CHARLOTTE COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Coral Lakes Community Development District ("District") was established on October 26, 2022, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Charlotte County Ordinance 2022-040. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2025, all of the Board members are affiliated with CC Burnt Store LLC the ("Developer").

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments including debt service assessments and operations and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefitted by the District's activities. Assessments are levied by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. Operation and maintenance special assessments are imposed upon all benefitted lands within the District. Debt service assessments are imposed upon certain lots and lands described in each resolution imposing the special assessment for each of the series of Bonds issued by the District.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2025:

	Amortized cost	Credit Risk	Maturities
First American Government Obligations Fund Class Y	\$ 2,637,568	S&P AAAM	Weighted average maturity: 45 days
Total Investments	<u>\$ 2,637,568</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1: Investments* whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land	\$ 1,042,401	\$ -	\$ -	\$ 1,042,401
Infrastructure under Construction	4,090,390	2,045,366	-	6,135,756
Total capital assets, not being depreciated	<u>5,132,791</u>	<u>2,045,366</u>	<u>-</u>	<u>7,178,157</u>
Governmental activities capital assets, net	<u>\$ 5,132,791</u>	<u>\$ 2,045,366</u>	<u>\$ -</u>	<u>\$ 7,178,157</u>

NOTE 5 – CAPITAL ASSETS (Continued)

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$24,134,000. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, certain improvements are to be conveyed to others for ownership and maintenance responsibilities.

During the current fiscal year, the District reimbursed the Developer a total of \$1,721,531 for the costs of infrastructure improvements.

NOTE 6 – LONG-TERM LIABILITIES

Series 2024

On January 29, 2024, the District issued \$9,450,000 of Special Assessment Bonds, Series 2024 consisting of various Term Bonds with due dates from November 1, 2031, to November 1, 2053, and fixed interest rates ranging from 4.625% to 5.75 %. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2024, through November 1, 2053.

The Series 2024 Bonds may be called for redemption prior to maturity as a whole or in part, at any time, on or after November 1, 2034. The Bonds are also subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2025.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2024	\$ 9,450,000	\$ -	\$ 255,000	\$ 9,195,000	\$ 145,000
Less: original issue discount	(36,082)	-	(1,277)	(34,805)	-
Total	<u>\$ 9,413,918</u>	<u>\$ -</u>	<u>\$ 253,723</u>	<u>\$ 9,160,195</u>	<u>\$ 145,000</u>

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 145,000	\$ 503,472	\$ 648,472
2027	150,000	496,650	646,650
2028	155,000	489,597	644,597
2029	165,000	482,197	647,197
2030	170,000	474,450	644,450
2031-2035	985,000	2,235,410	3,220,410
2036-2040	1,285,000	1,928,426	3,213,426
2041-2045	1,675,000	1,523,900	3,198,900
2046-2050	2,200,000	981,812	3,181,812
2051-2054	2,265,000	269,531	2,534,531
Total	<u>\$ 9,195,000</u>	<u>\$ 9,385,445</u>	<u>\$ 18,580,445</u>

NOTE 7 – DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general fund and debt service fund include the assessments levied on those lots owned by the Developer.

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$201,603.

NOTE 8 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT
 CHARLOTTE COUNTY, FLORIDA
 SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
 FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
 FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts	Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original & Final		
REVENUES			
Assessments	\$ -	\$ 43,718	\$ 43,718
Interest	-	99	99
Developer contributions	455,875	201,603	(254,272)
Total revenues	455,875	245,420	(210,455)
EXPENDITURES			
Current:			
General government	112,475	95,552	16,923
Maintenance and operations	343,400	46,582	296,818
Capital outlay	-	92,711	(92,711)
Total expenditures	455,875	234,845	221,030
Excess (deficiency) of revenues over (under) expenditures	\$ -	10,575	\$ 10,575
Fund balance - beginning		-	
Fund balance - ending		\$ 10,575	

See notes to required supplementary information

**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT
CHARLOTTE COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

**CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT
 CHARLOTTE COUNTY, FLORIDA
 OTHER INFORMATION – DATA ELEMENTS
 REQUIRED BY FL STATUTE 218.39(3)(C)
 FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
 UNAUDITED**

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	9
Employee compensation	\$0
Independent contractor	\$1,795,183
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance: \$500.10 - \$750.15 Debt Service: \$1,308.65 - \$1,962.97
Special assessments collected	\$1,072,669
Outstanding Bonds: Series 2024, due November 1, 2053	\$9,195,000



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Coral Lakes Community Development District
Charlotte County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Coral Lakes Community Development District, Charlotte County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated January 29, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

January 29, 2026



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Coral Lakes Community Development District
Charlotte County, Florida

We have examined Coral Lakes Community Development District, Charlotte County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Coral Lakes Community Development District, Charlotte County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

January 29, 2026



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Coral Lakes Community Development District
Charlotte County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Coral Lakes Community Development District, Charlotte County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated January 29, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated January 29, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Coral Lakes Community Development District, Charlotte County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Coral Lakes Community Development District, Charlotte County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

January 29, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance, except as noted above.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures, and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

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

1 The regular meeting of the Board of Supervisors of Coral Lakes Community Development
2 District was held on Monday, January 26, 2026 and called to order at 11:05 a.m., 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

11
12 Also present were:

13		
14	Jayna Cooper	District Manager <i>(via phone)</i>
15	Rollamay Turkoane	District Manager
16	Brooke Chapman	District Manager <i>(via phone)</i>
17	Long Nguyen	Field Manager <i>(via phone)</i>

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

22
23 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

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

25
26 **SECOND ORDER OF BUSINESS**

Public Comments on Agenda Items

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

28
29 **THIRD ORDER OF BUSINESS**

Business Items

30 **A. Consideration of Resolution 2026-01; Designation of Officers**

31 The following are the persons elected to the offices:

- | | | |
|----|---------------------|---------------------|
| 32 | • Carlos de la Ossa | Chairperson |
| 33 | • Nicholas Dister | Vice-Chairperson |
| 34 | • Brian Lamb | Secretary |
| 35 | • Albert Viera | Assistant Secretary |
| 36 | • Kyle Smith | Assistant Secretary |
| 37 | • Robert Ter Dost | Assistant Secretary |

- 38 • Jayna Cooper Assistant Secretary
- 39 • Rollamay Turkoane Assistant Secretary
- 40 • Eric Davidson Treasurer

41
42 On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor,
43 Resolution 2026-01; Designation of Officers, was adopted. 4-0
44

45 **B. Consideration of Arbitrage Rebate Counselors, LLC Proposal – Annual Arbitrage**
46 **Calculations Series 2024 Special Assessment Bonds**

47
48 On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor,
49 Arbitrage Rebate Counselors, LLC Proposal – Annual Arbitrage Calculations
50 Series 2024 Special Assessment Bonds, was approved. 4-0
51

52 **FOURTH ORDER OF BUSINESS Consent Agenda**

- 53 **A. Approval of Minutes of September 22, 2025; Regular Meeting**
- 54 **B. Consideration of Operation and Maintenance Expenditures September 2025 –**
55 **December 2026**
- 56 **C. Acceptance of the Financials and Approval of the Check Register for September 2025 –**
57 **December 2026**
- 58 **D. Ratification of First Amendment to the Management Services Master Agreement**
59 **between Coral Lakes CDD and Inframark, LLC**
- 60 **E. Ratification of Sitex Aquatics Aquatic Management Maintenance Services Agreement**
- 61 **F. Ratification of Grau & Associates Audit Engagement Letter**
- 62 **G. Ratification of Phase 1 B Irrigation Pump Conveyance from D.R. Horton to CDD**
63 **(under separate cover)**
- 64 **H. Ratification of Juniper Proposal #380792 (\$575.16)**

65
66 On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor,
67 Consent Agenda, was approved.4-0
68

69 **FIFTH ORDER OF BUSINESS Staff Reports**

- 70 **A. District Counsel**
- 71 **B. District Engineer**
- 72 **C. District Manager**

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

74 **i. Field Inspections Report**

75 The Field Inspections Report was presented, a copy of which was included in the
76 agenda package. Ms. Nguyen provided updates on pending/completed items. Discussion ensued.
77

78 **SIXTH ORDER OF BUSINESS** **Board of Supervisors' Requests and**
 79 **Comments**

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

81
82

83 **SEVENTH ORDER OF BUSINESS** **Adjournment**

84 There being no further business,

85

86 On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, 87 meeting adjourned at 11:25 am. 4-0 88 89 90

88
89
90
91

92 _____
 93 Jayna Cooper/Rollamay Turkoane
 District Manager

 Carlos de la Ossa
 Chairperson

Coral Lakes CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
INFRAMARK LLC	1/2/2026	167826	\$750.00			ACCOUNTING SVCS
INFRAMARK LLC	1/2/2026	167826	\$375.00			ADMINISTRATION
INFRAMARK LLC	1/2/2026	167826	\$2,083.33			DISTRICT MANAGER
INFRAMARK LLC	1/2/2026	167826	\$416.67			FINANCIAL AND REVENUE COLLECTION
INFRAMARK LLC	1/2/2026	167826	\$200.00			RECORDING SECRETARY
INFRAMARK LLC	1/2/2026	167826	\$50.00			RENTAL AND LEASES
INFRAMARK LLC	1/2/2026	167826	\$50.00			TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	1/2/2026	167826	\$100.00			WEBSITE MAINT/ADMN
INFRAMARK LLC	1/2/2026	167826	\$416.67			DISSEMINATION SERVICES
INFRAMARK LLC	1/2/2026	167826	\$500.00			CONSTRUCTION ACCOUNTING
INFRAMARK LLC	1/2/2026	167826	\$1,000.00	\$5,941.67		FIELD SERVICES
INFRAMARK LLC	1/20/2026	169011	\$6.66		\$5,948.33	POSTAGE
JUNIPER LANDSCAPING OF FLORIDA, LLC	1/5/2026	377095	\$6,594.62			LANDSCAPE MAINTENANCE CONTRACT
SITEX AQUATICS	1/1/2026	10608-B	\$1,225.00			JANUARY 2026 MONTHLY LAKE MAINTENANCE
STANTEC CONSULTING SERVICES INC	1/14/2026	2511463	\$642.25			ENGINEERING SERVICES
STRALEY ROBIN VERICKER	1/14/2026	27790	\$70.00			PROFESSIONAL SERVICES
Monthly Contract Subtotal			\$14,480.20			
Utilities						
CHARLOTTE COUNTY UTILITIES	12/30/2025	123025-8156	\$362.54			WATER
FPL	1/7/2026	010726-2579	\$1,233.30			ELECTRIC STREET LIGHTING
FPL	1/13/2026	011326-81545	\$33.47		\$1,266.77	ELECTRIC
Utilities Subtotal			\$1,629.31			
Regular Services						
ALBERTO VIERA	1/26/2026	AV-012626	\$200.00			BOARD 01/26/26
CARLOS DE LA OSSA	1/26/2026	CO-012626	\$200.00			BOARD 01/26/26
GRAU & ASSOCIATES	1/5/2026	28409	\$4,900.00			AUDIT FYE 09/30/25
JUNIPER LANDSCAPING OF FLORIDA, LLC	1/5/2026	377010	\$233.00			IRRIGATION
KYLE SMITH	1/26/2026	KS-012626	\$200.00			BOARD 01/26/26
NICHOLAS J. DISTER	1/26/2026	ND-012626	\$200.00			BOARD 01/26/26

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Regular Services Subtotal			\$5,933.00			
TOTAL			\$22,042.51			



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

167826

DATE

1/2/2026

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**

1/2/2026

Services provided for the Month of: January 2026

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
Subtotal					5,941.67

Subtotal	\$5,941.67
Tax	\$0.00
Total Due	\$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#

169011

DATE

1/20/2026

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**

1/20/2026

Services provided for the Month of: December 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	9	Ea	0.74		6.66
Subtotal					6.66

Subtotal	\$6.66
Tax	\$0.00
Total Due	\$6.66

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

Please Remit Payment to:

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



Invoice 377095

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

Date	Due Date
01/05/26	2/4/2026
Account Owner	PO#
SHAWNA HUMBLE	

Item	Amount
#346745 - Coral Lakes Charlotte County 2025 Maintenance Contract January 2026	\$6,594.62

Grand Total **\$6,594.62**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$6,827.62	\$0.00	\$0.00	\$0.00	\$0.00

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

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

Thank you for allowing us to serve you.

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.: 10608-b
Terms: Net 30
Invoice date: 01/01/2026
Due date: 01/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	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 2511463
Invoice Date January 14, 2026
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

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.

Stantec Project Manager:	Stewart, Tonja L
Authorization Amount:	\$25,780.00
Authorization Previously Billed:	\$8,371.50
Authorization Budget Remaining:	\$16,766.25
Authorization Billed to Date:	\$9,013.75
Current Invoice Due:	\$642.25
For Period Ending:	January 14, 2026

Email Invoice: InframarkCMS@payableslockbox.com
CC: 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

2511463

Project Number

238202140

Top Task 2026

2026 FY General Consulting Services

Professional Services

Billing Level	Date	Hours	Rate	Current Amount
Level 09				
Nurse, Vanessa M	2025-10-13	0.50	183.00	91.50
Nurse, Vanessa M	2025-10-21	0.25	183.00	45.75
Nurse, Vanessa M	2025-10-30	0.25	183.00	45.75
Nurse, Vanessa M	2025-12-08	0.25	183.00	45.75
Nurse, Vanessa M	2025-12-17	2.00	183.00	366.00
		3.25		594.75
Level 10				
Rankin, Ashley Alexandra	2025-12-05	0.25	190.00	47.50
		0.25		47.50
Professional Services Subtotal		3.50		642.25

Top Task 2026 Total

642.25

Total Fees & Disbursements

\$642.25

INVOICE TOTAL (USD)

642.25

Billing Backup

Date	Project	Task	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-10-13	238202140	2026	NURSE, VANESSA M	0.50	183.00	91.50	UPDATED EPG PROJECT TASK SUMMARY	
2025-10-21	238202140	2026	NURSE, VANESSA M	0.25	183.00	45.75	UPDATED EPG PROJECT TASK SUMMARY	
2025-10-30	238202140	2026	NURSE, VANESSA M	0.25	183.00	45.75	UPDATED SWFWMD INSPECTION SPREADSHEET	
2025-12-05	238202140	2026	RANKIN, ASHLEY ALEXANDRA	0.25	190.00	47.50	PM SUPPORT	
2025-12-08	238202140	2026	NURSE, VANESSA M	0.25	183.00	45.75	RESEARCH RE: PREVIOUS PUBLIC FACILITIES REPORT(S) AND MAPPING STATUS	
2025-12-17	238202140	2026	NURSE, VANESSA M	2.00	183.00	366.00	PREPARED PUBLIC FACILITIES REPORT & SENT OUT MAPPING STATUS UPDATE	
Total subTask 2026				3.50		642.25		
Total Top Task 2026				3.50		642.25		
Total Project 238202140				3.50		642.25		



UTILITIES DEPARTMENT

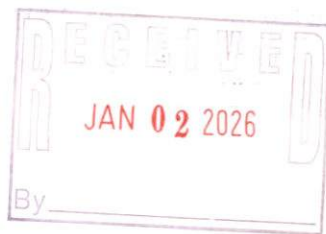
PO Box 516000, Punta Gorda, FL 33951-6000
 941.764.4300 or 800.524.3494; TDD: 941.764.4535; Fax: 941.764.4557
 Email: CCUSupport@CharlotteCountyFL.gov • Web: CharlotteCountyFL.gov
 LIKE US ON FACEBOOK: CHARLOTTE COUNTY UTILITIES

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	CURRENT CHARGES PAST DUE AFTER
CORAL LAKES COM DEV DISTRICT Service Address: 12800 SEAGRASS DR	219864-148156	30-DEC-2025	21-JAN-2026

		Service Period					Days
		Current Read	Previous Read	Usage (TGals)	From	To	
Previous Balance:	440.36	16	16	0	11/24/2025	12/23/2025	29
Previous Payment Amount:	440.36						
Current Charges							
Com Water Usage	129.31						
Com Sewer Charge	228.38						
Customer Charge	4.85						
TOTAL	\$362.54						

We have transitioned to a new online billing and payment system. During this period, you will continue to receive a paper bill through March 2026, even if you are enrolled in electronic billing. We apologize for any inconvenience this may cause. If you have not yet enrolled in the new system, please visit <https://www.CharlotteCountyFL.gov/MyUtilityBill> to get started.

The Board of County Commissioners has scheduled a public hearing to consider a rate increase for Utilities customers. The hearing will be held at 10 a.m. on Jan. 13, 2025, in Room 119 at 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	21-JAN-2026	\$362.54

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

0002198649000036254148156

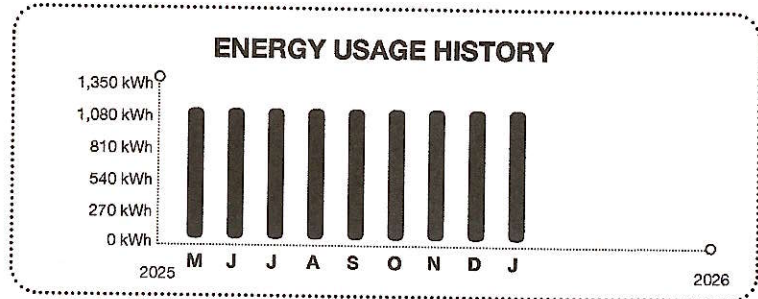
102-00003115



Electric Bill Statement
For: Dec 5, 2025 to Jan 7, 2026 (33 days)
Statement Date: Jan 7, 2026
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
\$1,233.30
TOTAL AMOUNT YOU OWE
Jan 28, 2026
NEW CHARGES DUE BY
Switch to FPL eBill® today and get your bill wherever you are. FPL.com/eBill



BILL SUMMARY
Amount of your last bill 1,182.69
Payments received -1,182.69
Balance before new charges 0.00
Total new charges 1,233.30
Total amount you owe \$1,233.30
(See page 2 for bill details.)

- KEEP IN MIND
• Payment received after March 30, 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 this month due to greater number of service days. Visit www.FPL.com for more information.

The Public Service Commission unanimously approved our four-year rate agreement, which begins this month, to support investments in reliable service and diversifying our energy mix while keeping bills as low as possible. Visit 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

5505007747257980333210000

0001 0004 046070

910

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
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



Visit FPL.com/PayBill for ways to pay.

00774-72579
ACCOUNT NUMBER

\$1,233.30
TOTAL AMOUNT YOU OWE

Jan 28, 2026
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
New Charges	
Rate: SL-1 STREET LIGHTING SERVICE	
Electric service amount **	1,161.29
Gross receipts tax (State tax)	2.31
Franchise fee (Reqd local fee)	68.65
Taxes and charges	70.96
Regulatory fee (State fee)	1.05
Total new charges	\$1,233.30
Total amount you owe	\$1,233.30

** Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.041940 per kWh
Fuel charge:	\$0.031560 per kWh

METER SUMMARY

Next bill date Feb 6, 2026.

Usage Type	Usage
Total kWh used	1200

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Jan 7, 2026	Dec 5, 2025
kWh Used	1200	1200
Service days	33	29
kWh/day	36	41
Amount	\$1,233.30	\$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

Reliably serving you

Our approved four-year rate agreement enables us to continue delivering reliable service while keeping bills as low as possible.

FPL.com/Rates

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: 12-05-2025 to 01-07-2026 (33 days)
 kWh/Day: 36
 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 Energy	73	6000	F	48	1.000000	1,200	48.00
Non-energy Fixtures					7.500000		360.00
Maintenance					1.650000		79.20
PMF0001 Non-energy Fixtures				48	10.780000		517.44
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: 12-05-2025 to 01-07-2026 (33 days)
kWh/Day: 36
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		48.00
					Non-energy sub total		1,071.45
					Sub total	1,200	1,119.45
					Energy conservation cost recovery		0.60
					Capacity payment recovery charge		0.07
					Environmental cost recovery charge		0.71
					Transition rider credit		-1.25
					Storm protection recovery charge		3.84
					Fuel charge		37.87
					Electric service amount		1,161.29
					Gross receipts tax (State tax)		2.31
					Regulatory fee (State fee)		1.05
					Franchise fee (Reqd local fee)		68.65
					Total	1,200	1,233.30

* 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: Dec 12, 2025 to Jan 13, 2026 (32 days)

Statement Date: Jan 13, 2026

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

\$33.47

TOTAL AMOUNT YOU OWE

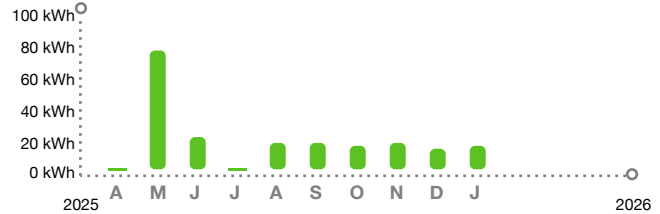
Feb 3, 2026

NEW CHARGES DUE BY



Scan to Pay
or visit
FPL.com/
WaystoPay

ENERGY USAGE HISTORY



BILL SUMMARY

Table with 2 columns: Description and Amount. Rows include: Amount of your last bill (27.99), Payments received (-27.99), Balance before new charges (0.00), Total new charges (33.47), Total amount you owe (\$33.47).

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after April 06, 2026 is considered LATE; a late payment charge of 1% will apply.

The Public Service Commission unanimously approved our four-year rate agreement, which begins this month, to support investments in reliable service and diversifying our energy mix while keeping bills as low as possible. Visit 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

5510584748154527433000000

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 for ways to pay.

58474-81545
ACCOUNT NUMBER

\$33.47
TOTAL AMOUNT YOU OWE

Feb 3, 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	27.99
Payment received - Thank you	-27.99
Balance before new charges	\$0.00

New Charges

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

Base charge:	\$14.20
Minimum base bill charge:	\$14.51
Non-fuel: (\$0.094600 per kWh)	\$1.52
Fuel: (\$0.032020 per kWh)	\$0.51
Electric service amount	30.74
Gross receipts tax (State tax)	0.79
Franchise fee (Reqd local fee)	1.91
Taxes and charges	2.70
Regulatory fee (State fee)	0.03
Total new charges	\$33.47
Total amount you owe	\$33.47

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	00203		00187		16

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Jan 13, 2026	Dec 12, 2025
kWh Used	16	14
Service days	32	29
kWh/day	0	0
Amount	\$33.47	\$27.99

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](#)

Reliably serving you

Our approved four-year rate agreement enables us to continue delivering reliable service while keeping bills as low as possible.

[FPL.com/Rates](#)

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: Coral Lakes CDD

Board Meeting Date: January 26, 2026

Name	In Attendance Please X	Paid
1 Carlos de la Ossa	X	\$200
2 Nick Dister	X	\$200
3 Kyle Smith	X	\$200
4 Albert Viera	X	\$200
5 Robert Ter Dost		X

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

Approved for payment:

Jayna Cooper
District Manager Signature

January 26, 2026
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Coral Lakes CDD

Board Meeting Date: January 26, 2026

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

January 26, 2026
Date

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

Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 28409
Date 01/05/2026

SERVICE	AMOUNT
Audit FYE 09/30/2025	\$ <u>4,900.00</u>
Current Amount Due	\$ <u>4,900.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
4,900.00	0.00	0.00	0.00	0.00	4,900.00

Payment due upon receipt.

Please Remit Payment to:

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



Invoice 377010

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

Date	Due Date
01/05/26	2/4/2026
Account Owner	PO#
SHAWNA HUMBLE	

Item	Qty/UOM	Rate	Ext. Price	Amount
#377150 - December 2025 Wet Check Repairs - Completed Repairs				\$233.00
Controller ACC2				
<i>Lateral Components - 12/29/2025</i>				
1/2" - 3/4" Misc Fittings Installed	4.00EA	\$25.00	\$100.00	
6" Pop Up Installed	1.00EA	\$35.00	\$35.00	
1" - 1.5" Misc Fittings Installed	1.00EA	\$30.00	\$30.00	
Expansion Coupling 1" Installed	1.00EA	\$60.00	\$60.00	
Nozzles Installed	1.00EA	\$8.00	\$8.00	
Grand Total				\$233.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$233.00	\$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.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Coral Lakes CDD

Board Meeting Date: January 26, 2026

Name	In Attendance Please X	Paid
1 Carlos de la Ossa	X	\$200
2 Nick Dister	X	\$200
3 Kyle Smith	X	\$200
4 Albert Viera	X	\$200
5 Robert Ter Dost		X

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

Approved for payment:

Jayna Cooper
District Manager Signature

January 26, 2026
Date

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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Coral Lakes CDD

Board Meeting Date: January 26, 2026

Name	In Attendance Please X	Paid
1 Carlos de la Ossa	X	\$200
2 Nick Dister	X	\$200
3 Kyle Smith	X	\$200
4 Albert Viera	X	\$200
5 Robert Ter Dost		X

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

Approved for payment:

Jayna Cooper
District Manager Signature

January 26, 2026
Date

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

Coral Lakes CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
INFRAMARK LLC	2/1/2026	170674	\$750.00			ACCOUNTING SERVICES
INFRAMARK LLC	2/1/2026	170674	\$375.00			ADMINISTRATION
INFRAMARK LLC	2/1/2026	170674	\$416.67			FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	2/1/2026	170674	\$200.00			RECORDING SECRETARY
INFRAMARK LLC	2/1/2026	170674	\$50.00			RENTAL AND LEASES
INFRAMARK LLC	2/1/2026	170674	\$50.00			TECHNOLOGY/DATA
INFRAMARK LLC	2/1/2026	170674	\$100.00			WEBSITE MAINT/ADMN
INFRAMARK LLC	2/1/2026	170674	\$1,000.00			FIELD SERVICES
INFRAMARK LLC	2/1/2026	170674	\$500.00			CONSTRUCTION ACCOUNTING
INFRAMARK LLC	2/1/2026	170674	\$416.67			DISSEMINATION SERVICES
INFRAMARK LLC	2/17/2026	171438	\$10.17			RENTAL AND LEASES
INFRAMARK LLC	2/17/2026	171438	\$4.44	\$14.61	\$3,872.95	POSTAGE
JUNIPER LANDSCAPING OF FLORIDA, LLC	2/2/2026	381338	\$6,594.61			LANDSCAPE MAINTENANCE CONTRACT
SITEX AQUATICS	2/1/2026	10710-B	\$1,225.00			AQUATIC MAINTENANCE
Monthly Contract Subtotal			\$11,692.56			
Utilities						
CHARLOTTE COUNTY UTILITIES	1/28/2026	012826-8156	\$388.48			WATER
FPL	2/6/2026	020626-72579-ACH	\$1,233.30			ELECTRIC
FPL	2/13/2026	021326-81545-ACH	\$33.51		\$1,266.81	ELECTRIC 01/13/26-02/13/26
INFRAMARK LLC	2/1/2026	170674	\$2,083.33			DISTRICT MANAGEMENT
Utilities Subtotal			\$3,738.62			
Regular Services						
ALBERTO VIERA - REIMB	2/4/2026	AV REIMB	\$84.55			MILEAGE REIMBURSEMENT
JUNIPER LANDSCAPING OF FLORIDA, LLC	1/30/2026	379860	\$575.16			CLEAN ENTRANCE AND SPINE ROAD FRONDS
Regular Services Subtotal			\$659.71			
TOTAL			\$16,090.89			



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

170674

DATE

2/1/2026

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**

2/1/2026

Services provided for the Month of: February 2026

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
Subtotal					5,941.67

Subtotal	\$5,941.67
Tax	\$0.00
Total Due	\$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#

171438

DATE

2/17/2026

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**

2/17/2026

Services provided for the Month of: January 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Jana Cooper- 1-13-26 CHARLOTTECOUNTY : Meeting Room for Coral Lakes CDD Meeting: \$10.17	1	Ea	10.17		10.17
Postage	6	Ea	0.74		4.44
Subtotal					14.61

Subtotal	\$14.61
Tax	\$0.00
Total Due	\$14.61

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:

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

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

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

Please Remit Payment to:

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



Invoice 381338

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

Date	Due Date
02/02/26	3/4/2026
Account Owner	PO#
SHAWNA HUMBLE	

Item	Amount
#346745 - Coral Lakes Charlotte County 2025 Maintenance Contract February 2026	\$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)
\$7,169.77	\$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.: 10710-b
Terms: Net 30
Invoice date: 02/01/2026
Due date: 03/03/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	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](#)



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	28-JAN-2026	19-FEB-2026

Previous Balance: 362.54
 Previous Payment Amount: 362.54
Current Charges
 Com Water Usage 142.53
 Com Sewer Charge 241.10
 Customer Charge 4.85
TOTAL \$388.48

			Service Period		
Current Read	Previous Read	Usage (TGals)	From	To	Days
18	16	2	12/23/2025	01/26/2026	34

We have transitioned to a new online billing and payment system. During this period, you will continue to receive a paper bill through March 2026, even if you are enrolled in electronic billing. We apologize for any inconvenience this may cause. If you have not yet enrolled in the new system, please visit <https://www.CharlotteCountyFL.gov/MyUtilityBill> to get started.

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	19-FEB-2026	\$388.48

JAN 30 2026

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

0002198649000038848148156

102-00002584

EXPLANATION OF YOUR BILL

- **Base Facility Charge:** A *fixed* non-variable, recurring monthly amount, based on the size of the meter or service at the property. This is a common charge paid by all customers year-round, regardless of whether service is used or not.
- **Customer Charge:** A *fixed* cost of administering and billing a customer's account, including rendering a bill.
- **Usage Charge:** The *variable* charge per-thousand gallons of producing the product and providing service, also referred to as a "consumption" charge.
- **Miscellaneous:** Your bill may reflect unique charges for special services performed on your behalf or actual charges separate from the established rates listed above. Contact our customer service staff for specific details.
- **Loans:** For agreed-to payment arrangements on new mandatory connection fees, billed on a monthly basis.

Bills: Bills are rendered at approximately 30-day intervals, due and payable on receipt, and delinquent on the 21st day from issuance.

Late Payment Penalty: Unpaid balances are assessed a late fee of 3%.

Returned Check/Draft Fee: Charged in accordance with prevailing Florida Statutes.

Delinquent Bills: To give you the opportunity to pay before a service is disconnected for non-payment of utility charges, a notice of disconnection, marked "Urgent", will be mailed, giving you five (5) days notice before service interruption.

Pursuant to Florida Statutes 153.67, any unpaid water and/or sewer balance and interest accruing thereon shall be a lien on any parcel or property affected thereby.

HEARTSHIP Program: HeartShip is a program funded by public contributions to help customers with emergency payment of their Utility water/sewer bill. Customers must meet specific criteria, independently certified by the County's Human Service Department to qualify. Details are available at your request.

Rates are reviewed by utility rate setting professionals and approved under the authority of the Charlotte County Board of County Commissioners in conformance with Florida State Statutes. Rate Schedules and Regulations are available for review in the Utility Office.

PLEASE DIRECT ALL CUSTOMER CARE INQUIRIES TO:

Local: 941.764.4300

Long Distance Toll-Free: 800.524.3494

Fax: 941.764.4557

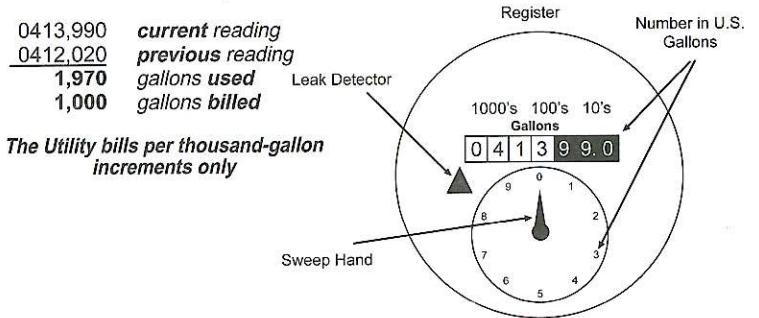
Email: CCUSupport@CharlotteCountyFL.gov

Mail: PO Box 516000, Punta Gorda, FL 33951-6000

In Person: 18500 Murdock Cir. Unit B109, Port Charlotte, FL 33948

HOW TO READ YOUR WATER METER

- Your water meter is read like a car's odometer—from left to right.
- Numbers in the white blocks are thousand—gallons.
- Numbers in the black (shaded) blocks are 100- and 10-gallon digits.
- As water passes through the meter, the register measures sequentially from right to left.
- Subtracting the previous reading from the current reading determines how much water you have used.



The Utility bills per thousand-gallon increments only

Methods of Payment: Charlotte County Utilities provide multiple payment options including: U.S. Postal Service, Telephone, Electronic, Drop Box Locations, Authorized Walk-In Centers, The Utility Business Office and via your Banking Institution.

SIGN UP FOR E-BILL!

Go to **CharlotteCountyFL.gov**

***MAIL PAYMENTS TO:**

Charlotte County Utilities

PO Box 516000

Punta Gorda, FL 33951-6000

* Charlotte County Utilities is not responsible for any lost payments sent through the mail. Please allow 7-10 business days and include your account number on your check with the lower portion of your bill.

PLEASE INDICATE CHANGES TO YOUR ACCOUNT BELOW. WRITE CLEARLY USING BLACK OR DARK BLUE INK:

Check Appropriate Box:

Disconnect service: TEMPORARY (seasonal; other)**

Receive paper copy of current Water Quality Report

Disconnect service: PERMANENT (move)**

Update account contact information

Receive information on signing up for E-BILL ***

**Please provide a forwarding mailing address when requesting services to be disconnected.

***Email address required for E-BILL information

Email Address: _____

Please disconnect my service on: _____ **Please change my mailing address on:** _____

New Address: _____

City, State, Zip: _____

Phone Number: _____ (only used to contact you regarding your account)



Electric Bill Statement

For: Jan 7, 2026 to Feb 6, 2026 (30 days)

Statement Date: Feb 6, 2026

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

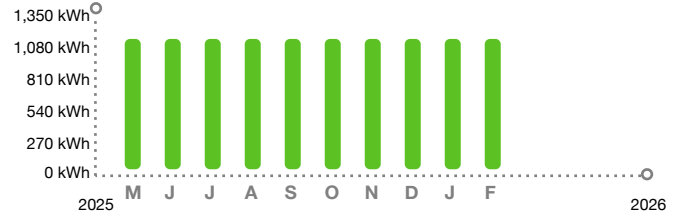
\$1,233.30

TOTAL AMOUNT YOU OWE

Feb 27, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	1,233.30
Payments received	-1,233.30
Balance before new charges	0.00
<hr/>	
Total new charges	1,233.30
Total amount you owe	\$1,233.30

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Thank you for enrolling in the FPL E-Mail Bill program. Now that you are participating, THIS WILL BE THE LAST PAPER BILL YOU RECEIVE FROM FPL. You will be notified of future bills by e-mail.
- Payment received after April 28, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after February 26, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

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

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

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
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

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

\$1,233.30

TOTAL AMOUNT YOU OWE

Feb 27, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: CORAL LAKES
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 00774-72579

BILL DETAILS

Amount of your last bill	1,233.30
Payment received - Thank you	-1,233.30
Balance before new charges	\$0.00

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	1,161.29
Gross receipts tax (State tax)	2.31
Franchise fee (Reqd local fee)	68.65
Taxes and charges	70.96
Regulatory fee (State fee)	1.05
Total new charges	\$1,233.30

Total amount you owe \$1,233.30

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Next bill date Mar 9, 2026.

Usage Type

Total kWh used

Usage

1200

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Feb 6, 2026	Jan 7, 2026
kWh Used	1200	1200
Service days	30	33
kWh/day	40	36
Amount	\$1,233.30	\$1,233.30

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.

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

Non-fuel energy charge:	\$0.041940 per kWh
Fuel charge:	\$0.031560 per kWh

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

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Lighting can add up to 25% of your energy use. Switch to LEDs to get \$40 back per fixture and save long-term.

[Check eligibility](#)

Cooler bills ahead

Upgrade to energy efficient HVAC systems and see the savings. Rebates available to offset the cost.

[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.



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

For: 01-07-2026 to 02-06-2026 (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					1.000000		48.00
Non-energy							
Fixtures					7.500000		360.00
Maintenance					1.650000		79.20
PMF0001				48			
Non-energy							
Fixtures					10.780000		517.44
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: 01-07-2026 to 02-06-2026 (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		48.00
					Non-energy sub total		1,071.45
					Sub total	1,200	1,119.45
					Energy conservation cost recovery		0.60
					Capacity payment recovery charge		0.07
					Environmental cost recovery charge		0.71
					Transition rider credit		-1.25
					Storm protection recovery charge		3.84
					Fuel charge		37.87
					Electric service amount		1,161.29
					Gross receipts tax (State tax)		2.31
					Regulatory fee (State fee)		1.05
					Franchise fee (Reqd local fee)		68.65
					Total	1,200	1,233.30

* 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: Jan 13, 2026 to Feb 13, 2026 (31 days)

Statement Date: Feb 13, 2026

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

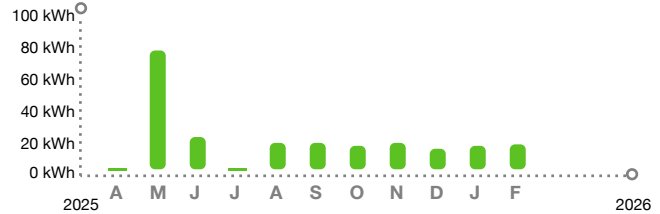
\$33.51

TOTAL AMOUNT YOU OWE

Mar 6, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	33.47
Payments received	-33.47
Balance before new charges	0.00
Total new charges	33.51
Total amount you owe	\$33.51

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 05, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 05, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

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://www.fpl.com/PayBill) for ways to pay.

58474-81545
ACCOUNT NUMBER

\$33.51
TOTAL AMOUNT YOU OWE

Mar 6, 2026
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name:
CORAL LAKES
COMMUNITY DEVEL
OPMENT DISTRICT

Account Number:
58474-81545

BILL DETAILS

Amount of your last bill	33.47
Payment received - Thank you	-33.47
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Minimum base bill charge:	\$14.43
Non-fuel: (\$0.094600 per kWh)	\$1.61
Fuel: (\$0.032020 per kWh)	\$0.54
Electric service amount	30.78
Gross receipts tax (State tax)	0.79
Franchise fee (Reqd local fee)	1.91
Taxes and charges	2.70
Regulatory fee (State fee)	0.03
Total new charges	\$33.51
Total amount you owe	\$33.51

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KJ73469. Next meter reading Mar 16, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	00220		00203		17

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Feb 13, 2026	Jan 13, 2026
kWh Used	17	16
Service days	31	32
kWh/day	0	0
Amount	\$33.51	\$33.47

KEEP IN MIND

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Please Remit Payment to:

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



Invoice 379860

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

Date	Due Date
01/30/26	3/1/2026
Account Owner	PO#
SHAWNA HUMBLE	

Item	Qty/UOM	Rate	Ext. Price	Amount
#380792 - Clean Entrance and Spine Road Fronds				\$575.16
<i>Site Prep - 01/23/2026</i>				
Maintenance Division Labor	8.00HR	\$71.90	\$575.16	
Grand Total				\$575.16

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$575.16	\$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.

*Coral Lakes
Community
Development
District*

Financial Report

January 31, 2026

CLEAR PARTNERSHIPS



CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>ASSETS</u>						
Cash - Operating Account	\$ 243,846	\$ -	\$ -	\$ -	\$ -	\$ 243,846
Accounts Receivable > 120	277,862	169,758	-	-	-	447,620
Investments:						
Acquisition & Construction Account	-	-	1,593,317	-	-	1,593,317
Reserve Fund	-	651,888	-	-	-	651,888
Revenue Fund	-	429,000	-	-	-	429,000
Fixed Assets						
Land	-	-	-	1,042,401	-	1,042,401
Construction Work In Process	-	-	-	6,135,756	-	6,135,756
Amount To Be Provided	-	-	-	-	9,050,000	9,050,000
TOTAL ASSETS	\$ 521,708	\$ 1,250,646	\$ 1,593,317	\$ 7,178,157	\$ 9,050,000	\$ 19,593,828
<u>LIABILITIES</u>						
Accounts Payable	\$ 964	\$ -	\$ -	\$ -	\$ -	\$ 964
Bonds Payable - Series 2024	-	-	-	-	9,050,000	9,050,000
TOTAL LIABILITIES	964	-	-	-	9,050,000	9,050,964
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	1,250,646	-	-	-	1,250,646
Capital Projects	-	-	1,593,317	-	-	1,593,317
Unassigned:	520,744	-	-	7,178,157	-	7,698,901
TOTAL FUND BALANCES	520,744	1,250,646	1,593,317	7,178,157	-	10,542,864
TOTAL LIABILITIES & FUND BALANCES	\$ 521,708	\$ 1,250,646	\$ 1,593,317	\$ 7,178,157	\$ 9,050,000	\$ 19,593,828

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 681	\$ 681	0.00%
Special Assmnts- CDD Collected	-	589,172	589,172	0.00%
Developer Estimated Contribution	930,875	-	(930,875)	0.00%
TOTAL REVENUES	930,875	589,853	(341,022)	63.37%

EXPENDITURES

Administration

Supervisor Fees	12,000	800	11,200	6.67%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	4,167	33	99.21%
ProfServ-Info Technology	600	200	400	33.33%
ProfServ-Recording Secretary	2,400	800	1,600	33.33%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
Field Maintenance	12,000	4,000	8,000	33.33%
District Counsel	15,000	1,013	13,987	6.75%
District Engineer	12,000	1,004	10,996	8.37%
Administrative Services	4,500	1,500	3,000	33.33%
District Management	25,000	8,333	16,667	33.33%
Accounting Services	9,000	5,000	4,000	55.56%
Auditing Services	6,000	4,900	1,100	81.67%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	45	455	9.00%
Rentals & Leases	600	223	377	37.17%
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	890	(690)	445.00%
Financial & Revenue Collections	1,200	1,667	(467)	138.92%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	400	800	33.33%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	165,875	41,129	124,746	24.80%

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
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	26,954	310,546	7.99%
Contracts-Aquatic Control	22,800	4,900	17,900	21.49%
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	4,899	85,101	5.44%
Utility - Water & Sewer	-	1,568	(1,568)	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%
Total Other Physical Environment	760,500	38,554	721,946	5.07%
<u>Parks and Recreation</u>				
Misc-Contingency	4,500	-	4,500	0.00%
Total Parks and Recreation	4,500	-	4,500	0.00%
TOTAL EXPENDITURES	930,875	79,683	851,192	8.56%
Excess (deficiency) of revenues				
Over (under) expenditures	-	510,170	510,170	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		10,574		
FUND BALANCE, ENDING		\$ 520,744		

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 11,376	\$ 11,376	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%
TOTAL REVENUES	682,486	585,539	(96,947)	85.80%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	14,218	-	14,218	0.00%
Total Administration	14,218	-	14,218	0.00%
<u>Debt Service</u>				
Principal Prepayments	145,000	145,000	-	100.00%
Interest Expense Series	506,825	253,413	253,412	50.00%
Total Debt Service	651,825	398,413	253,412	61.12%
TOTAL EXPENDITURES	666,043	398,413	267,630	59.82%
Excess (deficiency) of revenues Over (under) expenditures	16,443	187,126	170,683	1138.03%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	16,443	-	(16,443)	0.00%
TOTAL FINANCING SOURCES (USES)	16,443	-	(16,443)	0.00%
Net change in fund balance	<u>\$ 16,443</u>	<u>\$ 187,126</u>	<u>\$ 137,797</u>	<u>1138.03%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,063,520		
FUND BALANCE, ENDING		<u>\$ 1,250,646</u>		

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 19,269	\$ 19,269	0.00%
TOTAL REVENUES	-	19,269	19,269	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	19,269	19,269	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,574,048		
FUND BALANCE, ENDING		<u>\$ 1,593,317</u>		

Bank Account Statement

Thursday, February 12, 2026
Page 1

Coral Lakes CDD

Bank Account No. 73190

Statement No. 01_26

Statement Date

01/31/2026

G/L Account No. 101001 Balance	243,846.25	Statement Balance	245,288.50
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	245,288.50
Subtotal	243,846.25	Outstanding Checks	-1,442.25
Negative Adjustments	0.00	Ending Balance	243,846.25
Ending G/L Balance	243,846.25		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
01/30/2026		JE000342	Interest - Investments	Interest Earned	337.89	337.89	0.00
Total Deposits					337.89	337.89	0.00
Checks							
							0.00
12/29/2025	Payment	1162	CHARLOTTE CTY TAX COLLECTOR	Check for Vendor V00034	-31.86	-31.86	0.00
12/29/2025	Payment	1163	INFRAMARK LLC	Check for Vendor V00005	-2.96	-2.96	0.00
12/29/2025	Payment	1164	STRALEY ROBIN VERICKER	Check for Vendor V00004	-942.50	-942.50	0.00
01/07/2026	Payment	1165	CHARLOTTE COUNTY UTILITIES	Check for Vendor V00031	-362.54	-362.54	0.00
01/07/2026	Payment	1166	GRAU & ASSOCIATES	Check for Vendor V00028	-4,900.00	-4,900.00	0.00
01/07/2026	Payment	1167	SITEX AQUATICS JUNIPER	Check for Vendor V00032	-1,225.00	-1,225.00	0.00
01/09/2026	Payment	1168	LANDSCAPING OF FLORIDA, LLC	Check for Vendor V00029	-6,827.62	-6,827.62	0.00
01/13/2026	Payment	1169	INFRAMARK LLC	Check for Vendor V00005	-5,941.67	-5,941.67	0.00
01/16/2026	Payment	1170	FPL	Check for Vendor V00027	-1,233.30	-1,233.30	0.00
01/21/2026	Payment	1171	STRALEY ROBIN VERICKER	Check for Vendor V00004	-70.00	-70.00	0.00
01/27/2026	Payment	1172	FPL	Check for Vendor V00027	-33.47	-33.47	0.00
01/27/2026	Payment	1173	INFRAMARK LLC	Check for Vendor V00005	-6.66	-6.66	0.00
01/21/2026		JE000341	Bank Fees	Bank Fees	-228.16	-228.16	0.00
Total Checks					-21,805.74	-21,805.74	0.00

Adjustments

Total Adjustments

Outstanding Checks

Bank Account Statement

Thursday, February 12, 2026

Coral Lakes CDD

Page 2

Bank Account No. 73190

Statement No. 01_26

Statement Date

01/31/2026

01/27/2026	Payment	1174	STANTEC CONSULTING SERVICES INC	Check for Vendor V00019	-642.25
01/29/2026	Payment	1175	ALBERTO VIERA	Check for Vendor V00010	-200.00
01/29/2026	Payment	1176	CARLOS DE LA OSSA	Check for Vendor V00011	-200.00
01/29/2026	Payment	1177	KYLE SMITH	Check for Vendor V00009	-200.00
01/29/2026	Payment	1178	NICHOLAS J. DISTER	Check for Vendor V00018	-200.00
Total Outstanding Checks					-1,442.25

Outstanding Deposits

Total Outstanding Deposits

***Coral Lakes
Community
Development
District***

Financial Report

February 28, 2026

CLEAR PARTNERSHIPS



CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 28, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>ASSETS</u>						
Cash - Operating Account	\$ 227,786	\$ -	\$ -	\$ -	\$ -	\$ 227,786
Accounts Receivable > 120	43,196	404,424	-	-	-	447,620
Investments:						
Acquisition & Construction Account	-	-	172,807	-	-	172,807
Reserve Fund	-	651,888	-	-	-	651,888
Revenue Fund	-	432,047	-	-	-	432,047
Fixed Assets						
Land	-	-	-	1,042,401	-	1,042,401
Construction Work In Process	-	-	-	6,135,756	-	6,135,756
Amount To Be Provided	-	-	-	-	9,050,000	9,050,000
TOTAL ASSETS	\$ 270,982	\$ 1,488,359	\$ 172,807	\$ 7,178,157	\$ 9,050,000	\$ 18,160,305
<u>LIABILITIES</u>						
Accounts Payable	\$ 388	\$ -	\$ -	\$ -	\$ -	\$ 388
Bonds Payable - Series 2024	-	-	-	-	9,050,000	9,050,000
TOTAL LIABILITIES	388	-	-	-	9,050,000	9,050,388

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 28, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	1,488,359	-	-	-	1,488,359
Capital Projects	-	-	172,807	-	-	172,807
Unassigned:	270,594	-	-	7,178,157	-	7,448,751
TOTAL FUND BALANCES	270,594	1,488,359	172,807	7,178,157	-	9,109,917
TOTAL LIABILITIES & FUND BALANCES	\$ 270,982	\$ 1,488,359	\$ 172,807	\$ 7,178,157	\$ 9,050,000	\$ 18,160,305

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 964	\$ 964	0.00%
Special Assmnts- CDD Collected	-	354,506	354,506	0.00%
Developer Estimated Contribution	930,875	-	(930,875)	0.00%
TOTAL REVENUES	930,875	355,470	(575,405)	38.19%

EXPENDITURES

Administration

Supervisor Fees	12,000	800	11,200	6.67%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	4,583	(383)	109.12%
ProfServ-Info Technology	600	250	350	41.67%
ProfServ-Recording Secretary	2,400	1,000	1,400	41.67%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
Field Maintenance	12,000	5,000	7,000	41.67%
District Counsel	15,000	1,013	13,987	6.75%
District Engineer	12,000	1,004	10,996	8.37%
Administrative Services	4,500	1,875	2,625	41.67%
District Management	25,000	10,417	14,583	41.67%
Accounting Services	9,000	6,250	2,750	69.44%
Auditing Services	6,000	4,900	1,100	81.67%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	50	450	10.00%
Rentals & Leases	600	273	327	45.50%
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	1,141	(941)	570.50%
Financial & Revenue Collections	1,200	2,083	(883)	173.58%
Meeting Expense	4,000	95	3,905	2.38%
Website Administration	1,200	500	700	41.67%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	165,875	47,421	118,454	28.59%

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
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	33,548	303,952	9.94%
Contracts-Aquatic Control	22,800	6,125	16,675	26.86%
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	6,166	83,834	6.85%
Utility - Water & Sewer	-	1,957	(1,957)	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%
Total Other Physical Environment	760,500	48,029	712,471	6.32%
<u>Parks and Recreation</u>				
Misc-Contingency	4,500	-	4,500	0.00%
Total Parks and Recreation	4,500	-	4,500	0.00%
TOTAL EXPENDITURES	930,875	95,450	835,425	10.25%
Excess (deficiency) of revenues				
Over (under) expenditures	-	260,020	260,020	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		10,574		
FUND BALANCE, ENDING		\$ 270,594		

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026
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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 14,423	\$ 14,423	0.00%
Special Assmnts- Tax Collector	710,923	234,666	(476,257)	33.01%
Special Assmnts- CDD Collected	-	574,163	574,163	0.00%
Special Assmnts- Discounts	(28,437)	-	28,437	0.00%
TOTAL REVENUES	682,486	823,252	140,766	120.63%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	14,218	-	14,218	0.00%
Total Administration	14,218	-	14,218	0.00%
<u>Debt Service</u>				
Principal Prepayments	145,000	145,000	-	100.00%
Interest Expense Series	506,825	253,413	253,412	50.00%
Total Debt Service	651,825	398,413	253,412	61.12%
TOTAL EXPENDITURES	666,043	398,413	267,630	59.82%
Excess (deficiency) of revenues Over (under) expenditures	16,443	424,839	408,396	2583.71%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	16,443	-	(16,443)	0.00%
TOTAL FINANCING SOURCES (USES)	16,443	-	(16,443)	0.00%
Net change in fund balance	<u>\$ 16,443</u>	<u>\$ 424,839</u>	<u>\$ 375,510</u>	<u>2583.71%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,063,520		
FUND BALANCE, ENDING		<u>\$ 1,488,359</u>		

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026
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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 23,759	\$ 23,759	0.00%
TOTAL REVENUES	-	23,759	23,759	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	1,425,000	(1,425,000)	0.00%
Total Construction In Progress	-	1,425,000	(1,425,000)	0.00%
TOTAL EXPENDITURES	-	1,425,000	(1,425,000)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,401,241)	(1,401,241)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,574,048		
FUND BALANCE, ENDING		\$ 172,807		

Bank Account Statement

Thursday, March 5, 2026

Coral Lakes CDD

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Bank Account No. 7319
Statement No. 02_26

Statement Date 02/28/2026

G/L Account No. 101001 Balance	227,785.61	Statement Balance	227,819.12
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	227,819.12
Subtotal	227,785.61	Outstanding Checks	-33.51
Negative Adjustments	0.00	Ending Balance	227,785.61
Ending G/L Balance	227,785.61		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
02/27/2026		JE000352	Interest - Investments	Interest Earned	281.20	281.20	0.00
Total Deposits					281.20	281.20	0.00
Checks							
							0.00
01/27/2026	Payment	1174	STANTEC CONSULTING SERVICES INC	Check for Vendor V00019	-642.25	-642.25	0.00
01/29/2026	Payment	1175	ALBERTO VIERA	Check for Vendor V00010	-200.00	-200.00	0.00
01/29/2026	Payment	1176	CARLOS DE LA OSSA	Check for Vendor V00011	-200.00	-200.00	0.00
01/29/2026	Payment	1177	KYLE SMITH	Check for Vendor V00009	-200.00	-200.00	0.00
01/29/2026	Payment	1178	NICHOLAS J. DISTER	Check for Vendor V00018	-200.00	-200.00	0.00
02/04/2026	Payment	1179	CHARLOTTE COUNTY UTILITIES JUNIPER	Check for Vendor V00031	-388.48	-388.48	0.00
02/04/2026	Payment	1180	LANDSCAPING OF FLORIDA, LLC	Check for Vendor V00029	-575.16	-575.16	0.00
02/04/2026	Payment	1181	SITEX AQUATICS JUNIPER	Check for Vendor V00032	-1,225.00	-1,225.00	0.00
02/09/2026	Payment	1182	LANDSCAPING OF FLORIDA, LLC	Check for Vendor V00029	-6,594.61	-6,594.61	0.00
02/13/2026	Payment	1183	INFRAMARK LLC	Check for Vendor V00005	-5,941.67	-5,941.67	0.00
02/19/2026	Payment	1184	ALBERTO VIERA - REIMB	Check for Vendor V00016	-84.55	-84.55	0.00
02/19/2026	Payment	DD103	FPL	Payment of Invoice 000345	-1,233.30	-1,233.30	0.00
02/26/2026	Payment	1185	INFRAMARK LLC	Check for Vendor V00005	-14.61	-14.61	0.00
02/23/2026		JE000351	Bank Fees	Bank Fees	-250.95	-250.95	0.00
Total Checks					-17,750.58	-17,750.58	0.00

Adjustments

Total Adjustments

Bank Account Statement

Coral Lakes CDD

Thursday, March 5, 2026

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Bank Account No. 7319

Statement No. 02_26

Statement Date

02/28/2026

Outstanding Checks

02/19/2026	Payment	DD104	FPL	Payment of Invoice 000348	-33.51
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Total Outstanding Checks					-33.51
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Outstanding Deposits

Total Outstanding Deposits

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 1/01/2026 to 1/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1165	01/07/26	CHARLOTTE COUNTY UTILITIES	123025-8156	WATER 11/24/25-12/23/25	Utility - Water & Sewer	543021-53908	\$362.54
001	1166	01/07/26	GRAU & ASSOCIATES	28409	AUDIT FYE 09/30/2025	Auditing Services	532002-51301	\$4,900.00
001	1167	01/07/26	SITEX AQUATICS	10608-B	JANUARY 2026 LAKE MAINTENANCE	Contracts-Aquatic Control	534067-53908	\$1,225.00
001	1168	01/09/26	JUNIPER LANDSCAPING OF FLORIDA, LLC	377010	12/29/25 WET CHECK REPAIRS	Irrigation	546930-53908	\$233.00
001	1168	01/09/26	JUNIPER LANDSCAPING OF FLORIDA, LLC	377095	JAN 25-MAINTENANCE CONTRACT	Contracts-Landscape	534050-53908	\$6,594.62
001	1169	01/13/26	INFRAMARK LLC	167826	DISTRICT MANAGEMENT JAN 2026	Accounting Services	532001-51301	\$750.00
001	1169	01/13/26	INFRAMARK LLC	167826	DISTRICT MANAGEMENT JAN 2026	Administrative Services	531148-51301	\$375.00
001	1169	01/13/26	INFRAMARK LLC	167826	DISTRICT MANAGEMENT JAN 2026	District Management	531151-51301	\$2,083.33
001	1169	01/13/26	INFRAMARK LLC	167826	DISTRICT MANAGEMENT JAN 2026	Financial & Revenue Collections	549150-51301	\$416.67
001	1169	01/13/26	INFRAMARK LLC	167826	DISTRICT MANAGEMENT JAN 2026	ProfServ-Recording Secretary	531036-51301	\$200.00
001	1169	01/13/26	INFRAMARK LLC	167826	DISTRICT MANAGEMENT JAN 2026	Rentals & Leases	544025-51301	\$50.00
001	1169	01/13/26	INFRAMARK LLC	167826	DISTRICT MANAGEMENT JAN 2026	ProfServ-Info Technology	531020-51301	\$50.00
001	1169	01/13/26	INFRAMARK LLC	167826	DISTRICT MANAGEMENT JAN 2026	Website Administration	549936-51301	\$100.00
001	1169	01/13/26	INFRAMARK LLC	167826	DISTRICT MANAGEMENT JAN 2026	ProfServ-Dissemination Agent	531012-51301	\$416.67
001	1169	01/13/26	INFRAMARK LLC	167826	DISTRICT MANAGEMENT JAN 2026	Accounting Services	532001-51301	\$500.00
001	1169	01/13/26	INFRAMARK LLC	167826	DISTRICT MANAGEMENT JAN 2026	Field Maintenance	531122-51301	\$1,000.00
001	1170	01/16/26	FPL	010726-2579	ELECTRIC 12/5/25-01/7/26	Electricity - Streetlights	543013-53908	\$1,233.30
001	1171	01/21/26	STRALEY ROBIN VERICKER	27790	DEC 25-DISTRICIT COUNSEL THROUGH 12/31/25	District Counsel	531146-51301	\$70.00
001	1172	01/27/26	FPL	011326-81545	ELECTRIC 12/12/25-01/13/26	Electricity - Streetlights	543013-53908	\$33.47
001	1173	01/27/26	INFRAMARK LLC	169011	DEC 25-POSTAGE	Postage, Phone, Faxes, Copies	541024-51301	\$6.66
001	1174	01/27/26	STANTEC CONSULTING SERVICES INC	2511463	ENGINEERING SERVICES THRU 01/14/26	District Engineer	531147-51301	\$642.25
001	1175	01/29/26	ALBERTO VIERA	AV-012626	BOARD 01/26/26	Supervisor Fees	511100-51301	\$200.00
001	1176	01/29/26	CARLOS DE LA OSSA	CO-012626	BOARD 01/26/26	Supervisor Fees	511100-51301	\$200.00
001	1177	01/29/26	KYLE SMITH	KS-012626	BOARD 01/26/26	Supervisor Fees	511100-51301	\$200.00
001	1178	01/29/26	NICHOLAS J. DISTER	ND-012626	BOARD 01/26/26	Supervisor Fees	511100-51301	\$200.00
Fund Total								\$22,042.51

Total Checks Paid	\$22,042.51
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CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 2/01/2026 to 2/28/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1179	02/04/26	CHARLOTTE COUNTY UTILITIES	012826-8156	WATER Svcs 012/23/25 - 01/26/26	Utility - Water & Sewer	543021-53908	\$388.48
001	1180	02/04/26	JUNIPER LANDSCAPING OF FLORIDA, LLC	379860	JAN 26-LANDSCAPE MAINTENANCE CONTRACT	Contracts-Landscape	534050-53908	\$575.16
001	1181	02/04/26	SITEX AQUATICS	10710-B	FEB 26-AQUATIC MAINTENANCE	Contracts-Aquatic Control	534067-53908	\$1,225.00
001	1182	02/09/26	JUNIPER LANDSCAPING OF FLORIDA, LLC	381338	FEB 26-MAINTENANCE CONTRACT	Contracts-Landscape	534050-53908	\$6,594.61
001	1183	02/13/26	INFRAMARK LLC	170674	FEB 26-INFRAMARK	Accounting Services	532001-51301	\$750.00
001	1183	02/13/26	INFRAMARK LLC	170674	FEB 26-INFRAMARK	Administrative Services	531148-51301	\$375.00
001	1183	02/13/26	INFRAMARK LLC	170674	FEB 26-INFRAMARK	District Management	531151-51301	\$2,083.33
001	1183	02/13/26	INFRAMARK LLC	170674	FEB 26-INFRAMARK	Financial & Revenue Collections	549150-51301	\$416.67
001	1183	02/13/26	INFRAMARK LLC	170674	FEB 26-INFRAMARK	ProfServ-Recording Secretary	531036-51301	\$200.00
001	1183	02/13/26	INFRAMARK LLC	170674	FEB 26-INFRAMARK	Rentals & Leases	544025-51301	\$50.00
001	1183	02/13/26	INFRAMARK LLC	170674	FEB 26-INFRAMARK	ProfServ-Info Technology	531020-51301	\$50.00
001	1183	02/13/26	INFRAMARK LLC	170674	FEB 26-INFRAMARK	Website Administration	549936-51301	\$100.00
001	1183	02/13/26	INFRAMARK LLC	170674	FEB 26-INFRAMARK	Field Maintenance	531122-51301	\$1,000.00
001	1183	02/13/26	INFRAMARK LLC	170674	FEB 26-INFRAMARK	Accounting Services	532001-51301	\$500.00
001	1183	02/13/26	INFRAMARK LLC	170674	FEB 26-INFRAMARK	ProfServ-Dissemination Agent	531012-51301	\$416.67
001	1184	02/19/26	ALBERTO VIERA - REIMB	AV REIMB	Jan'26 MILEAGE REIMBURSEMENT	Meeting Expense	549800-51301	\$84.55
001	1185	02/26/26	INFRAMARK LLC	171438	JAN 26-RENTAL & POSTAGE	Meeting Expense	549800-51301	\$10.17
001	1185	02/26/26	INFRAMARK LLC	171438	JAN 26-RENTAL & POSTAGE	Postage, Phone, Faxes, Copies	541024-51301	\$4.44
001	DD103	02/19/26	FPL	020626-72579-ACH	ELECTRIC 01/07/26-02/06/26	Electricity - Streetlights	543013-53908	\$1,233.30
001	DD104	02/19/26	FPL	021326-81545-ACH	ELECTRIC 01/13/26-02/13/26	Electricity - Streetlights	543013-53908	\$33.51
Fund Total								\$16,090.89

Total Checks Paid	\$16,090.89
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Juniper

Proposal

Proposal No.: 385106

Proposed Date: 02/10/26

PROPERTY:	FOR:
Coral Lakes Charlotte County Michael Perez 12800 Seagrass Drive Punta Gorda, FL	Wild animal damaged sod replacement in commons area

Wild animal damaged sod replacement in commons area

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
(TYPE IN LOCATION AND QUICK DESCRIPTION)					
Site Prep					\$300.00
Bed Prep - Plant, Sod, Debris Removal	5.00	HR	\$60.00	\$300.00	
Landscape Material					\$1,714.11
Enhancement Labor	5.00	HR	\$60.00	\$300.00	
Floritam Saint Augustine, 01 Square Foot - 01SF	900.00	01SF	\$1.57	\$1,414.11	
Irrigation Renovation					\$75.00
Irrigation Technician Labor	1.00	HR	\$75.00	\$75.00	
				Total:	\$2,089.11



Proposal

Proposal No.: 380787
Proposed Date: 01/15/26

PROPERTY:	FOR:
Coral Lakes Charlotte County Michael Perez 12800 Seagrass Drive Punta Gorda, FL	Add fill to washouts total two locations

Add fill to washouts total two locations Item #18 on pond #4 and item #6 - pond #1 on inspection report

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
(TYPE IN LOCATION AND QUICK DESCRIPTION)					
Site Prep					\$1,074.86
Labor Pond #1	2.00	HR	\$60.00	\$120.00	
Labor Pond #4	2.00	HR	\$60.00	\$120.00	
Clean Fill pond #4	7.00	CY	\$64.22	\$449.54	
Clean Fill Pond #1	6.00	CY	\$64.22	\$385.32	
				Total:	\$1,074.86

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

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

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

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

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

Jayna Cooper

2-12-2026

Signature (Owner/Property Manager)

Date

Jayna Cooper

Printed Name (Owner/Property Manager)

Signature - Representative

Date

BILL OF SALE – IRRIGATION PUMP STATION

KNOW ALL MEN BY THESE PRESENTS, that D. R. HORTON, INC., a Delaware Corporation, (the "Transferor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by the CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT (the "District"), the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, transfer, and deliver unto the party of the second part, its successors and assigns, all those certain goods and chattels located in the County of Charlotte and the State of Florida, more particularly described as follows:

All pipelines, pipes, tees, connections, cut-offs, valves, and all other equipment used for, useful for, and/or in connection with, the irrigation pump station constructed and installed by Transferor in the subdivision or lands known and identified as follows:

TRACT "X-2" of CORAL LAKES – PHASE IB, a subdivision according to the plat thereof recorded at Plat Book 27, Pages 18A-18E, of the Public Records of Charlotte County, Florida.

TOGETHER with every right, privilege, permit, and easement of any kind and nature of Transferor, in and relating to and in connection with the aforesaid irrigation pump station.

TO HAVE AND TO HOLD the same unto the District, its successors and assigns, forever.

AND TRANSFEROR does for itself and its successors and assigns, covenant to and with the District, its successors and assigns, that Transferor is the lawful owner of the above described goods and chattels and that the said property is free and clear of all liens, encumbrances, and charges whatsoever; that it has good right and lawful authority to sell the same as aforesaid, and that it does warrant to defend the title and the sale of the said properties hereby made, unto the District, its successors and assigns, against the claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, Transferor has caused this Bill of Sale to be executed this 26th day of February, 2025.
2026

WITNESSES:

[Signature]
Name: COREY W. HILL
Address: 10541 Ben C. Pratt 6 Mile Cypress Parkway
Fort Myers, FL. 33966

[Signature]
Print Name: Stygnaria Trestman
Address: 10541 Ben C. Pratt 6 Mile Cypress Parkway
Fort Myers, FL. 33966

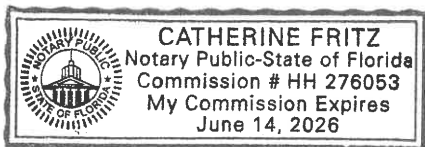
D.R. HORTON, INC.
[Signature]
Name: Dwayne Hill
Its: 2/26/26

STATE OF FLORIDA
COUNTY OF Lee

Subscribed before me this 26th day of February, 2025, by Dwayne Hill, as President of D.R. HORTON, INC., by means of 1 physical presence or 0 online notarization who is 1 personally known to me or 0 who has produced _____ as identification.

[Signature]
Notary Public

Notary Stamp:



Consideration; \$10.00
Documentary Stamp Tax: \$0.70

**Prepared by and
when recorded return to:**
Kathryn C. Hopkinson, Esq.
Straley Robin Vericker
1510 West Cleveland Street
Tampa, Florida 33606

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the ____ day of November, 2025, by **D. R. HORTON, INC.**, a Delaware corporation (“**Grantor**”), whose mailing address is 1341 Horton Circle, Arlington, TX 76011, in favor of the **CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes (“**Grantee**”), whose address is c/o Inframark 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described real property located in Charlotte County, Florida (“**Property**”):

Tract R-1, Tract X-2, and Tract W-1, of Coral Lakes – Phase IB, according to the Plat thereof, as recorded in Plat Book 27, Pages 18A-18E, of the Public Records of Charlotte County, Florida

TOGETHER WITH, with all appurtenances, hereditaments, and improvements located thereon and pertaining thereto.

TO HAVE AND TO HOLD the Property, with all improvements thereon, unto Grantee in fee simple forever.

AND Grantor does hereby covenant with Grantee that the Property is free from all liens and encumbrances whatsoever, except (a) taxes for the year 2025 and subsequent years; (b) zoning and other governmental regulations; (c) conditions, restrictions, limitations and easements of record, however this provision shall not reimpose any of the same. Grantor does hereby fully warrant title to the Property and will defend the same against the lawful claims of all persons whomever claiming title by, through or under Grantor, but not against the claims of others.

THIS PROPERTY CONSISTS OF GOVERNMENTAL COMMON AREA TRACTS. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE. THIS DEED WAS PREPARED AT THE REQUEST OF THE GRANTOR AND GRANTEE WITHOUT THE BENEFIT OF A TITLE SEARCH.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date first above written.

Signed, Sealed and Delivered in the Presence of:

D. R. HORTON, INC.,
a Delaware corporation,

[Signature]
Name: COREY W. HILL
Address: 10541 Ben C. Pratt 6 Mile Cypress Parkway
Fort Myers, FL. 33966

By: [Signature]
Name: Dwayne Hill
Title: Division President

[Signature]
Name: Michael Jenkins
Address: 10541 Ben C. Pratt 6 Mile Cypress Parkway
Fort Myers, FL. 33966

STATE OF Florida
COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on February 27, 2025, by Dwayne Hill as Division President of D. R. HORTON, INC., a Delaware corporation, who is personally known to me or has produced _____ as identification.



Catherine Fritz
Notary Public Signature
Catherine Fritz
Notary Stamp

Consideration; \$10.00
Documentary Stamp Tax: \$0.70

**Prepared by and
when recorded return to:**
Kathryn C. Hopkinson, Esq.
Straley Robin Vericker
1510 West Cleveland Street
Tampa, Florida 33606

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 27 day of ^{February 2026}~~November, 2025~~; by
D. R. HORTON, INC., a Delaware corporation ("**Grantor**"), whose mailing address is 1341
Horton Circle, Arlington, TX 76011, in favor of the **CORAL LAKES COMMUNITY
DEVELOPMENT DISTRICT**, a unit of special purpose local government organized and
existing under Chapter 190, Florida Statutes ("**Grantee**"), whose address is c/o Inframark 2005
Pan Am Circle, Suite 300, Tampa, Florida 33607.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100
Dollars (\$10.00), and other valuable consideration in hand paid by Grantee, the receipt whereof is
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assigns forever, all of the following described real property located in Charlotte County, Florida
("**Property**"):

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thereof, as recorded in Plat Book 27, Pages 18A-18E, of the Public Records of Charlotte
County, Florida

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thereon and pertaining thereto.

TO HAVE AND TO HOLD the Property, with all improvements thereon, unto Grantee
in fee simple forever.

AND Grantor does hereby covenant with Grantee that the Property is free from all liens
and encumbrances whatsoever, except (a) taxes for the year 2025 and subsequent years; (b) zoning
and other governmental regulations; (c) conditions, restrictions, limitations and easements of
record, however this provision shall not reimpose any of the same. Grantor does hereby fully
warrant title to the Property and will defend the same against the lawful claims of all persons
whomever claiming title by, through or under Grantor, but not against the claims of others.

**THIS PROPERTY CONSISTS OF GOVERNMENTAL COMMON AREA TRACTS. NO
CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE,
ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE. THIS DEED WAS
PREPARED AT THE REQUEST OF THE GRANTOR AND GRANTEE WITHOUT THE
BENEFIT OF A TITLE SEARCH.**

IN WITNESS WHEREOF, Grantor has executed this deed as of the date first above written.

Signed, Sealed and Delivered in the Presence of:

D. R. HORTON, INC.,
a Delaware corporation,

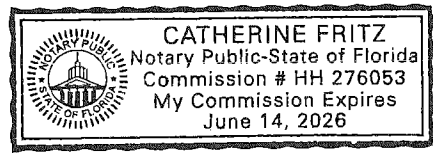
[Signature]
Name: COREY W. HAZEN
Address: 10541 Ben C. Pratt 6 Mile Cypress Parkway
Fort Myers, FL. 33966

By: [Signature]
Name: Dwayne Hill
Title: Divisional President

[Signature]
Name: Michael Jenkins
Address: 10541 Ben C. Pratt 6 Mile Cypress Parkway
Fort Myers, FL. 33966

STATE OF Florida
COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on February 27, 2025, by Dwayne Hill as Division President of D. R. HORTON, INC., a Delaware corporation, who is personally known to me or has produced _____ as identification.



Catherine Fritz
Notary Public Signature

Catherine Fritz
Notary Stamp



Proposal

Proposal No.: 387636
Proposed Date: 02/26/26

PROPERTY:	FOR:
Coral Lakes Charlotte County Michael Perez 12800 Seagrass Drive Punta Gorda, FL	Truck accident damage on main road by lake #1

Truck accident damage on main road by lake #1

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
(TYPE IN LOCATION AND QUICK DESCRIPTION)					
Site Prep					\$950.00
Bed Prep - Plant, Sod, Debris Removal	5.00	HR	\$60.00	\$300.00	
Debris by the truck	1.00	1	\$300.00	\$300.00	
Sabal Palm, Booted, 16-20' ct - FGP3	1.00	FG	\$350.00	\$350.00	
Landscape Material					\$1,630.00
Enhancement Labor	5.00	HR	\$60.00	\$300.00	
Silver Buttonwood Bush, 03 gallon - 03G	20.00	03g	\$17.50	\$350.00	
Live Oak, 10-12' x 4-5', 2-2.5" cal - 30G	2.00	30g	\$490.00	\$980.00	
Mulch, Rock, Soil					\$78.75
Cocobrown Mulch, 02CF bag - 02CF	15.00	02CF	\$5.25	\$78.75	
				Total:	\$2,658.75

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

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

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

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

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

Jayna Cooper

3-4-2026

Signature (Owner/Property Manager)

Date

Jayna Cooper

Printed Name (Owner/Property Manager)

Signature - Representative

Date