INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Coral Lakes Community Development District

August 24, 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

C COLLABORATION
L LEADERSHIP
E EXCELLENCE
A ACCOUNTABILITY
R RESPECT

Coral Lakes
Community Development District

Board of Supervisors
Carlos de la Ossa, Chair
Angie Grunwald, Vice-Chairman
Albert Viera, Assistant Secretary
Robert Ter Dost, Assistant Secretary
Kyle Smith, Assistant Secretary

District Staff
Brian Lamb, District Secretary
Angel Montagna, District Manager
Vivek Babbar, District Counsel
Tonja Stewart, District Engineer
Brooke (Chapman) Jones, District Manager
Long Nguyen, Field Manager

Meeting Agenda

August 24, 2026, at 11:00 a.m.

The Public Hearing & Regular Meeting of the **Coral Lakes Community Development District** will be held on **August 24, 2026, at 11:00 a.m. at the Punta Gorda Charlotte Library located at 401 Shreve St, Punta Gorda, FL 33950.** 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 PUBLIC HEARING & REGULAR MEETING OF THE BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS ON AGENDA ITEMS

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

3. PUBLIC HEARING ON ADOPTING FISCAL YEAR 2027 FINAL BUDGET

- **A.** Open Public Hearing on Adopting Fiscal Year 2027 Final Budget
- **B.** Discussion on Fiscal Year 2027 Budget
- **C.** Close Public Hearing on Adopting Fiscal Year 2027 Final Budget
- **D.** Consideration of Resolution 2026-07; Adopting the Fiscal Year 2027 Final Budget
- **E.** Consideration of Resolution 2026-08; Levying O&M Assessments

4. BUSINESS ITEMS

- **A.** Consideration of Resolution 2026-09; Setting the Fiscal Year 2027 Meeting Schedule
- **B.** Consideration of Resolution 2026-10; Goals & Objectives
- **C.** Consideration of Temporary Construction Easement Agreement with DR Horton (Neighborhood Vehicle Gates on CDD Roadway)
- **D.** Consideration of Brown & Brown Insurance Proposal – October 01, 2026 – October -01, 2027

5. CONSENT AGENDA

- **A.** Approval of Minutes of May 18, 2026 Regular Meeting
- **B.** Consideration of Operation and Maintenance Expenditures May 2026 – July 2026
- **C.** Acceptance of the Financials and Approval of the Check Register for May 2026 – July 2026
- **D.** Ratification of 3D Cleaning LLC. Cleaning and Supplies Restocking Services Agreement

E. Ratification of 3D Cleaning LLC. Proposal #571 ($450.00)

F. Ratification of Inframark Proposal #446 ($650.00)

G. Ratification of Blue Stream Fiber Proposal

H. Ratification of Juniper Proposal #400140 ($3,990.00)

I. Ratification of Juniper Proposal #410189 ($288.75)

6. STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

i. Field Inspection Report

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Coral Lakes
Community Development District

FISCAL YEAR 2027

Proposed Budget

May 18, 2026

CLEAR PARTNERSHIPS



Coral Lakes

Community Development District

Budget Overview

FY 2027

Coral Lakes
Community Development District

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Coral Lakes

Community Development District

Operating Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

General Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
REVENUES		
Interest - Investments	$0.00	$0.00
Special Assmnts- Tax Collector	$0.00	$1,216,697.87
Special Assmnts- Discounts	$0.00	-$48,667.91
Developer Contribution	$930,875.00	$0.00
TOTAL REVENUES	**$930,875.00**	**$1,168,029.96**
EXPENDITURES		
Financial and Administrative		
Supervisor fees	$12,000.00	$12,000.00
ProfServ-Construction	$9,000.00	$6,000.00
ProfServ-Dissemination agent	$4,200.00	$10,000.00
ProfServ-Info Technology	$600.00	$600.00
ProfServ-Recording Secretary	$2,400.00	$2,400.00
ProfServ-Trustee Fees	$6,500.00	$4,300.00
Field Services	$12,000.00	$18,000.00
District Counsel	$15,000.00	$15,000.00
District Engineer	$12,000.00	$12,500.00
Administrative Services	$4,500.00	$4,500.00
District Management	$25,000.00	$25,000.00
Accounting services	$9,000.00	$9,000.00
Auditing Services	$6,000.00	$5,000.00
Website Compliance	$1,800.00	$1,613.00
Postage, Phone, Faxes, Copies	$500.00	$500.00
Rentals and leases	$600.00	$600.00
Legal Advertising	$3,500.00	$3,500.00
Bank fees	$200.00	$0.00
Financial & Revenue Collections	$1,200.00	$5,000.00
Meeting Expense	$4,000.00	$4,000.00

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
Website administration	$1,200.00	$1,200.00
Office supplies	$100.00	$0.00
Dues, licenses, subscriptions	$175.00	$175.00
Misc-Assessment Collection Cost	$0.00	$24,333.96
DTS - Continuing Disclosure Softwa	$0.00	$2,500.00
ProfServ-Arbitrage Rebate	$0.00	$800.00
Total Financial and Administrativ	**$131,475.00**	**$168,521.96**
Insurance		
Insurance - General Liability	$3,600.00	$0.00
Public officials insurance	$2,800.00	$0.00
Insurance -Property & Casualty	$25,000.00	$0.00
Insurance - Crime	$500.00	$0.00
Insurance Deductible	$2,500.00	$2,500.00
Total Premium	$0.00	$30,000.00
Total Insurance	**$34,400.00**	**$32,500.00**
Other Physical Environment		
ProfServ-Wildlife Management Servi	$6,400.00	$16,200.00
Contracts-Landscape	$337,500.00	$400,000.00
Aquatics - Contract	$22,800.00	$35,000.00
Landscape - ROW Maintenance	$25,000.00	$25,000.00
Miscellaneous Services	$15,000.00	$0.00
Reserves - Pond Banks	$70,000.00	$0.00
R&M-Fence	$8,000.00	$8,000.00
Ditch & Channel Maintenance	$2,400.00	$0.00
Landscape - Mulch	$17,500.00	$20,000.00
Landscape - Annuals	$9,000.00	$0.00
Landscape - Plant Replacement Prog	$23,000.00	$25,000.00
Tree Trimming	$5,000.00	$5,000.00
Irrigation Maintenance	$15,000.00	$0.00
Storm Clean Up Contingency	$35,000.00	$35,000.00
Debris Cleanup	$7,500.00	$7,500.00
Mitigation Maintenance	$0.00	$10,000.00

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
Fountain Contract	$0.00	$1,000.00
Retaining Wall	$0.00	$10,000.00
Fountain R&M	$0.00	$4,000.00
Total Other Physical Environmen	**$599,100.00**	**$601,700.00**
Amenity		
Misc-Contingency	$4,500.00	$0.00
Security System Monitoring	$2,500.00	$6,000.00
Pools- Contract	$12,000.00	$24,000.00
Janitorial Services-Contract	$5,100.00	$11,000.00
Pest Control	$1,800.00	$1,800.00
Onsite Staff	$35,000.00	$70,000.00
Holiday Decoration	$10,000.00	$10,000.00
Community Activities	$5,000.00	$10,000.00
Pressure Washing	$0.00	$10,000.00
Pool Monitors	$0.00	$10,000.00
Access Control	$0.00	$2,500.00
Pool Permit	$0.00	$280.00
Amenity R&M	$0.00	$2,500.00
Janitorial Supplies	$0.00	$1,500.00
Amenity Camera R&M	$0.00	$5,000.00
Onsite Maintenance	$0.00	$7,728.00
Gym Equipment - R&M	$0.00	$1,500.00
Pool Maintanence - Misc Services	$0.00	$8,000.00
Total Amenity	**$75,900.00**	**$181,808.00**

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
Utilities		
Electricity/Streetlights	$90,000.00	$135,000.00
Water & Sewer	$0.00	$10,000.00
Amenity - Internet	$0.00	$2,500.00
Total Utilities	**$90,000.00**	**$147,500.00**
Contingency		
Miscellaneous Contingency	$0.00	$20,000.00
Total Contingency	**$0.00**	**$20,000.00**
Gates		
Gate - Contract and Subscriptions	$0.00	$12,000.00
Gate Maintenance	$0.00	$4,000.00
Total Gates	**$0.00**	**$16,000.00**
TOTAL EXPENDITURES	**$930,875.00**	**$1,168,029.96**
Excess (deficiency) of revenues Over (under) expenditures	$0.00	$0.00
OTHER FINANCING SOURCES (USES)		
Contribution to (Use of) Fund Balanc	$0.00	$0.00
TOTAL OTHER SOURCES (USES	**$0.00**	**$0.00**
Net change in fund balance	$0.00	$0.00
FUND BALANCE, BEGINNING	$10,574.00	$389,812.39
FUND BALANCE, ENDING	**$10,574.00**	**$389,812.39**

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments
The District earns interest on its operating accounts.

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

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

Other Miscellaneous Revenues
Additional revenue sources not otherwise specified by other categories.

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

EXPENDITURES

Financial and Administrative

Supervisor Fees
Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated $200 per meeting at which they are in attendance. The amount for the fiscal year is based upon five supervisors attending each of the meetings.

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

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

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

Recording Secretary
Inframark provides recording services with near verbatim minutes

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

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

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

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

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

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

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

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

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

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

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

Postage, Phone, Faxes, Copies
This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

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

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

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

Miscellaneous-Assessment Collection Costs
The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

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

Dues, Licenses and Fees
This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

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

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

Insurance

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

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

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

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

Budget Narrative
Fiscal Year 2027

Other Physical Environment

Miscellaneous Services
All other administrative costs not otherwise specified above.

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

Landscaping - R&M
Cost of repairs and regular maintenance to landscaping equipment.

Landscaping – Plant Replacement Program
Cost of replacing dead or damaged plants throughout the district.

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

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

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

Debris Cleanup
Cost of cleaning up debris on district property.

Wildlife Management Services
Management of wildlife on district property.

Amenity

Pool Monitor
Cost of staff members to facilitate pool safety services.

Janitorial – Contract
Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other
Cost of janitorial supplies for CDD Facilities.

Amenity Pest Control
Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M
Cost of repairs and regular maintenance of CDD amenities.

Access Control R&M
Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Recreation/Park Facility Maintenance
Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Budget Narrative
Fiscal Year 2027

Gym Equipment R&M
Cost of upkeep and repairs for gym equipment on CDD property.

Pool Permits
Cost of permits required for CDD pool peration as required by law.

Pool Maintenace – Contract
Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M
Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services
Cost of CDD security personnel and equipment.

Community Activities
Cost of recreational events hosted on CDD property.

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

Pool Maintenance – Misc Services
Pool maintenance Expenses not otherwise specified.

Utility Services

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

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

Amenity Internet
Internet service for clubhouse and other amenity locations.

Contingency

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

Gates

Gate – Contract and Subscriptions
Management of gate and associated access.

Gate Maintenance
District's cost for maintaining gates.

Coral Lakes

Community Development District

Debt Service Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2024 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
REVENUES		
Interest - Investments	$0.00	$0.00
Special Assmnts- Tax Collector	$710,923.00	$710,923.89
Developer Contribution	$0.00	$0.00
Special Assmnts- CDD Collected	$0.00	$0.00
Special Assmnts- Discounts	-$28,437.00	-$28,436.96
TOTAL REVENUES	**$682,486.00**	**$682,486.93**
EXPENDITURES		
Administrative		
Misc-Assessment Collection Cost	$14,218.00	$14,218.48
	$0.00	$0.00
Total Administrative	**$14,218.00**	**$14,218.48**
Construction In Progress		
	$0.00	$0.00
	$0.00	$0.00
Total Construction In Progress	**$0.00**	**$0.00**
Debt Service		
Principal Debt Retirement	$145,000.00	$150,000.00
Principal Debt Retirement - Special Call	$0.00	$0.00
Interest Expense	$506,825.00	$500,118.76
	$0.00	$0.00
Total Debt Service	**$651,825.00**	**$650,118.76**
TOTAL EXPENDITURES	**$666,043.00**	**$664,337.24**

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
Excess (deficiency) of revenues Over (under) expenditures	$16,443.00	$18,149.69
OTHER FINANCING SOURCES (USES)		
Contribution to (Use of) Fund Balance	$0.00	$0.00
TOTAL OTHER SOURCES (USES)	**$0.00**	**$0.00**
Net change in fund balance	$0.00	$18,149.69
FUND BALANCE, BEGINNING	$0.00	$630,419.00
FUND BALANCE, ENDING	**$0.00**	**$648,568.69**

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT		
	11/1/2024	**11/1/2027**
Series 2024 Bonds	$646,845.28	$0.00

Series 2024 Special Assessment Revenue Bonds Amortization Schedule

Period Ending	Principal	Interest	Debt Service
11/1/2024	$255,000.00	$195,922.64	$646,845.28
5/1/2025		$195,922.64	
11/1/2025	$145,000.00	$253,412.50	$651,825.00
5/1/2026		$253,412.50	
11/1/2026	$150,000.00	$250,059.38	$650,118.76
5/1/2027		$250,059.38	
11/1/2027	$155,000.00	$246,590.63	$648,181.26
5/1/2028		$246,590.63	
11/1/2028	$165,000.00	$239,190.63	$643,381.26
5/1/2029		$239,190.63	
11/1/2029	$170,000.00	$243,006.25	$656,012.50
5/1/2030		$243,006.25	
11/1/2030	$180,000.00	$235,259.38	$650,518.76
5/1/2031		$235,259.38	
11/1/2031	$185,000.00	$231,096.88	$647,193.76
5/1/2032		$231,096.88	
11/1/2032	$195,000.00	$226,818.75	$648,637.50
5/1/2033		$226,818.75	
11/1/2033	$205,000.00	$221,456.25	$647,912.50
5/1/2034		$221,456.25	
11/1/2034	$220,000.00	$215,818.75	$651,637.50
5/1/2035		$215,818.75	
11/1/2035	$230,000.00	$209,768.75	$649,537.50
5/1/2036		$209,768.75	
11/1/2036	$245,000.00	$203,443.75	$651,887.50
5/1/2037		$203,443.75	
11/1/2037	$255,000.00	$196,706.25	$648,412.50
5/1/2038		$196,706.25	
11/1/2038	$270,000.00	$189,693.75	$649,387.50
5/1/2039		$189,693.75	
11/1/2039	$285,000.00	$182,268.75	$649,537.50
5/1/2040		$182,268.75	
11/1/2040	$300,000.00	$174,431.25	$648,862.50
5/1/2041		$174,431.25	
11/1/2041	$315,000.00	$166,181.25	$647,362.50
5/1/2042		$166,181.25	
11/1/2042	$335,000.00	$157,518.75	$650,037.50
5/1/2043		$157,518.75	
11/1/2043	$355,000.00	$148,306.25	$651,612.50
5/1/2044		$148,306.25	
11/1/2044	$370,000.00	$138,543.75	$647,087.50
5/1/2045		$138,543.75	
11/1/2045	$390,000.00	$128,368.75	$646,737.50
5/1/2046		$128,368.75	

Series 2024 Special Assessment Revenue Bonds Amortization Schedule

Period Ending	Principal	Interest	Debt Service
11/1/2046	$415,000.00	$117,156.25	$649,312.50
5/1/2047		$117,156.25	
11/1/2047	$440,000.00	$105,225.00	$650,450.00
5/1/2048		$105,225.00	
11/1/2048	$465,000.00	$92,575.00	$650,150.00
5/1/2049		$92,575.00	
11/1/2049	$490,000.00	$79,206.25	$648,412.50
5/1/2050		$79,206.25	
11/1/2050	$520,000.00	$65,118.75	$650,237.50
5/1/2051		$65,118.75	
11/1/2051	$550,000.00	$50,168.75	$650,337.50
5/1/2052		$50,168.75	
11/1/2052	$580,000.00	$34,356.25	$648,712.50
5/1/2053		$34,356.25	
11/1/2053	$615,000.00	$35,362.50	$10,681,064.08
Total	$9,450,000.00	$10,030,701.58	$29,511,403.16

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments
The District earns interest on its operating accounts.

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

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

Other Miscellaneous Revenues
Additional revenue sources not otherwise specified by other categories.

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

EXPENDITURES

Debt Service

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

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

Coral Lakes

Community Development District

Supporting Budget Schedule

FY 2027

Assessment Summary
Fiscal Year 2027 vs. Fiscal Year 2026

ASSESSMENT ALLOCATION

Assessment Area One- Series 2024											
		O&M				Debt Service Series 2024			Total Assessment		
Product	Units	FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change
Single Family 40'	311	$1,264.53	$1,021.18	$243.35	24%	$1,308.65	$1,308.65	$0.00	$2,573.18	$2,329.83	$243.35
Single Family 50'	181	$1,580.66	$1,276.48	$304.18	24%	$1,635.81	$1,635.81	$0.00	$3,216.47	$2,912.29	$304.18
Single Family 60'	4	$1,896.79	$1,531.78	$365.02	24%	$1,962.97	$1,962.97	$0.00	$3,859.77	$3,494.75	$365.02
	496										

Future Assessment Area											
		O&M				Debt Service			Total Assessment		
Product	Units	FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change
Single Family 35"	88	$1,106.46	$0.00	$1,106.46	n/a	$0.00	$0.00	$0.00	$1,106.46	$0.00	$1,106.46
Single Family 40"	0	$0.00	$1,021.18	-$1,021.18	n/a	$0.00	$0.00	$0.00	$0.00	$1,021.18	-$1,021.18
Single Family 50'	125	$1,580.66	$1,276.48	$304.18	24%	$0.00	$0.00	$0.00	$1,580.66	$1,276.48	$304.18
Single Family 60'	135	$1,896.79	$1,531.78	$365.02	24%	$0.00	$0.00	$0.00	$1,896.79	$1,531.78	$365.02
	348										

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's records office, and hereby approves certain amendments thereto, as shown below.

b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.

c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for the Coral

Lakes Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027."

d. The final adopted budget shall be posted by the District Manager on the District's website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of $_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	$_____
Total Reserve Fund [if Applicable]	$_____
Total Debt Service Funds	$_____
Total All Funds*	**$_____**

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

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

a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

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

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 24, 2026.

Attested By:	**Coral Lakes** **Community Development District**
_____	_____
Print Name:_____	Print Name:_____
☐Secretary/☐Assistant Secretary	☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Adopted Budget

RESOLUTION 2026-08

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

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

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

WHEREAS, the Board of Supervisors of the District ("**Board**") hereby determines to undertake various activities described in the District's adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A** ("**FY 2026-2027 Budget**") and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

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

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

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2026-2027 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2026-2027 Budget;

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

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll**.** All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

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

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

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

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

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

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

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 24, 2026.

Attested By:

Coral Lakes
Community Development District

_____
Print Name:_____
☐Secretary/☐Assistant Secretary

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

Exhibit A: FY 2026-2027 Budget

RESOLUTION 2026-09

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

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

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

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

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

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

Section 1. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2026 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2027 annual public meeting schedule to Charlotte County and the Department of Economic Opportunity.

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

PASSED AND ADOPTED THIS 24TH DAY OF AUGUST 2026.

ATTEST:

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT

SECRETARY/ASSISTANT SECRETARY

CHAIR – VICE CHAIRMAN

EXHIBIT A

BOARD OF SUPERVISORS MEETING DATES
CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2027

October 26, 2026
November 23, 2026
December 28, 2026
January 25, 2027
February 22, 2027
March 22, 2027
April 26, 2027
May 24, 2027
June 28, 2027
July 26, 2027
August 23, 2027
September 27, 2027

All meetings will convene at 11:00 a.m. at the Punta Gorda Charlotte Library

located at 401 Shreve St, Punta Gorda, FL 33950

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida ("HB 7013") and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A.** The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District's success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 24TH day of August 2026.

ATTEST:	**CORAL LAKES** **COMMUNITY DEVELOPMENT DISTRICT**
Secretary/Assistant Secretary	Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

INFRAMARK
COMMUNITY MANAGEMENT

Memorandum

To: Board of Supervisors

From: District Management

Date:

RE: HB7013 – Special Districts Performance Measures and Standards

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:

Goals, Objectives, and Annual Reporting Form

Coral Lakes Community Development District ("District")
Performance Measures/Standards & Annual Reporting
Form
October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor ("Board") meetings per year to conduct District-related business and discuss community needs.
Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of four Board meetings were held during the fiscal year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to the District's website, publishing in local newspaper of general circulation, and or via electronic communication.
Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management or third party vendor.
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within District Management services agreement
Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.
Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (https://flauditor.gov/) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (https://flauditor.gov/) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (https://flauditor.gov/) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____ Date: _____

Printed Name: _____

Coral Lakes Community Development District

District Manager: _____ Date: _____

Printed Name: _____

Coral Lakes Community Development District

Consideration; $10.00
Documentary Stamp Tax: $0.70

Prepared by and
when recorded return to:
Vivek K. Babbar, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

Temporary Construction Easement Agreement

[Neighborhood Vehicle Gates on CDD Roadway]

This Temporary Construction Easement Agreement (this "**Agreement**") is made as of August 24, 2026, by the **Coral Lakes Community Development District**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes (the "**District**") and **D.R. Horton, Inc.**, a Delaware limited liability company (the "**Grantee**").

Background Information:

The District is the owner of Tracts A-1 [Roadway], C-3 [Common Area], and C-10 [Common Area], according to the plat of Coral Lakes – Phase IA, as described in Plat Book 27, Pages 14A-14Y, as recorded in the Public Records of Charlotte County, Florida (the "**District Property**"). Grantee is the owner of various lots within the boundaries of the District and desires to construct neighborhood vehicle gates (the "**Neighborhood Gates**") at the entrance of the District Property, commonly known as Coral Lakes Drive (the "**Easement Area**"), as generally shown and depicted in the map attached hereto as **Exhibit A** and incorporated herein by reference. The design and construction plans prepared by *Belt Engineering* labeled Coral Lakes Entry Tower (Job No. ET23-1019) and dated 12/09/2024 are on file with the District.

Operative Provisions:

NOW, THEREFORE, for $10.00 in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. **Incorporation of Background Information; Exhibits**. The above background information is true and correct and, together with all exhibits attached hereto and the design and construction plans referenced herein, are incorporated herein by this reference.

2. **Grant of Easement**.
    a. Subject to the terms and conditions set forth in this Agreement, District, on behalf of itself and its successors and assigns, hereby grants to Grantee, a temporary non-exclusive construction and access easement ("**Easement**") over, across, and through the Easement Area for the purpose of allowing Grantee to construct the Neighborhood Gates.
    b. District reserves and retains all rights to use the Easement Area for any purpose which does not unreasonably interfere with Grantee's use of the Easement and Neighborhood Gates.
    c. Grantee acknowledges that the District owns a stormwater pond adjacent to Easement Area and agrees not to interfere with or disturb the stormwater pond or pond bank.

3. **Grantee's Responsibilities**. Grantee, at its sole cost and expense, shall be responsible for designing, permitting, and constructing the Neighborhood Gates. District, as owner of the

Easement Area, agrees to cooperate with Grantee and execute any required permitting documents.

4. **Compliance with Policies, Rules, and Laws**.
    a. Grantee shall observe and comply with all District rules and policies which may be adopted and amended from time to time, provided that District shall provide prior written notice of all such District rules and policies (and any amendments thereto) to Grantee.
    b. In constructing the Neighborhood Gates, Grantee shall observe and comply with all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. Grantee will be responsible for any fines or penalties assessed against the District as a direct result of the Grantee's negligence in the construction of the Neighborhood Gates, and which do not result in whole or in part from any negligent act or failure to act by District.

5. **Restoration**. Upon completion of construction of the Neighborhood Gates, Grantee shall restore that portion of the Easement Area or any other impacted area not containing the Neighborhood Gates to a condition similar to or better than the condition existing prior to commencement of this Agreement. Grantee shall be solely responsible for replacing or repairing the same with equal or better quality work and materials at Grantee's sole cost and expense.

6. **Conveyance of Neighborhood Gates**. At the conclusion of the construction of the Neighborhood Gates and the acceptance of such by the District's Board of Supervisors, Grantee shall deliver a bill of sale to the District evidencing the conveyance of the Neighborhood Gates from Grantee to the District along with an assignment of all right, remedies, warranties, and guaranties with respect to the Neighborhood Gates. No compensation shall be due from the District to the Grantee for such items.

7. **Covenants Regarding Performance of the Work**.
    a. Grantee agrees that, upon commencing the construction of the Neighborhood Gates, Grantee shall thereafter diligently pursue completion of the same without unreasonable delay.
    b. Grantee warrants and represents that all work required or permitted to be done pursuant to this Agreement shall be performed in a good and workmanlike manner, in accordance with any and all codes, ordinances, laws, rules, regulations and standards of governmental and/or regulatory agencies having jurisdiction thereover.
    c. Grantee agrees to timely and fully pay all contractors, subcontractors, materialmen, suppliers and/or laborers employed in connection with the work contemplated herein and Grantee shall promptly discharge any lien filed or recorded against the District Property by any such parties.
    d. Grantee acknowledges that utility service lines may exist upon, about and within the District Property and Grantee agrees that it shall use good faith efforts and diligence to avoid conflicts with and damage to the same and shall endeavor to prevent any loss or interruption of utility services provided by such lines.
    e. To the extent that District has copies of "as built" plans for utilities upon, about or within the District Property, District agrees to provide the same to Grantee (in either hard copy or electronic format).

8. **Requirements Regarding Contractors/Subcontractors and Insurance**.
    a. Grantee acknowledges and agrees that it shall not allow any unlicensed contractor(s) and/or subcontractor(s) to enter upon the Easement Area in connection with the work to be performed hereunder

b. Grantee shall require each and every contractor and/or subcontractor entering upon any portion of the Easement Area pursuant hereto to keep and maintain, at all times during which any work is performed hereunder, general public liability insurance in an amount not less than $1,000,000.00 per occurrence together with Workers Compensation Insurance meeting or exceeding the applicable statutory minimum limits.
c. Any contractor/subcontractor entering upon the Easement Area in connection with this Agreement shall deliver to the District proof of insurance as required herein or a certificate evidencing such coverage and naming the District as "Additional Insured" under such policy. Such insurance policy may not be canceled without a 30-day written notice to the District.

9. **Indemnification**. Grantee shall indemnify, defend, and hold harmless District, and District's partners, affiliates, employees, contractors, agents, successors and assigns, from and against any and all claims, actions, suits, liability, damages, penalties, fines, costs and expenses, whether personal injury, property damage, liens arising directly in connection with the easement rights granted hereby and/or the negligent acts or omissions of Grantee.

10. **Termination of Easement**. The Easement will expire upon the earlier of the completion of the Neighborhood Gates or 2 years from the date of this Agreement, without need for further documentation, but may be extended upon mutual written agreement of all parties.

11. **Limitation 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.

12. **"As Is" Grant**. The Easement Area is delivered to and accepted by Grantee in its "AS IS" condition and without any warranty or representation, express or implied by District, as to the title thereto or condition or suitability for Grantee's purposes whatsoever, and subject to all pre-existing easements, covenants, restrictions and other matters of record. Grantee shall have sole responsibility for satisfying itself concerning the conditions applicable to the Easement Area, including without limitation the location of existing underground utilities, topography and ground surface conditions, subsurface geology, ground water conditions, and other conditions which may affect the construction of any improvements contemplated herein.

13. **No Third-Party Beneficiaries; No Public Dedication**. This Agreement is for the benefit of the parties hereto only, and may not be relied upon, or enforced by any third parties not specifically named as parties to this Agreement. Nothing in this Agreement shall constitute a dedication to the public or any governmental agency, and no member of the public or any governmental agency shall have any rights hereunder.

14. **No Waiver**. No waiver of any provision hereof, obligation of any party hereto, or breach or default of any party hereto, shall be implied or deemed effective against the party entitled to the benefit of such provision, satisfaction of such obligation, or performance, unless such waiver is specifically set forth in writing signed by the party benefited thereby, or entitled thereto or the enforcement thereof. No single waiver shall constitute a continuing waiver or a waiver of any subsequent or differing obligation, performance, breach, default, right of enforcement, or otherwise.

15. **Amendment**. This Agreement may not be modified, except in writing, executed by both parties hereto, or their respective successors or assigns, and recorded in the Public Records of Charlotte County, Florida.

16. **Assignment**. The rights, duties and obligations of Grantee as set forth herein are personal to Grantee and may not be assigned or otherwise transferred, and any attempt on Grantee's part to do so shall be void and of no force or effect.

17. **Attorneys' Fees**. In the event of any litigation between the parties arising out of this Agreement, the prevailing party shall be entitled to recover all costs incurred, including without limitation reasonable attorneys' and paralegals' fees and costs, whether such fees and costs are incurred at trial, on appeal or in any bankruptcy or post-judgment proceeding.

18. **No Violation of Bond Covenants; No Impact on Public Facility**. Nothing contained in this Agreement shall operate to violate any of the covenants set forth in any document related to the District's issuance of tax-exempt bonds (the "**Bond Documents**"). In the event any or all of the obligations contained in this Agreement would constitute a violation of the District's bond covenants, trust indenture, or other Bond Documents, as may be supplemented from time to time, the parties agree to negotiate revisions to this Agreement to avoid such violations while maintaining the parties' intent in entering into this Agreement.

19. **No Title Search**. Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.

20. **Anti-Human Trafficking**. Pursuant to Section 787.06, Florida Statutes, the Grantee must provide an affidavit, signed by an officer or a representative of the Grantee, under penalty of perjury, attesting that the Grantee does not use coercion for labor or services as defined in the statute.

21. **Public Records**. The Grantee understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law. As such, the parties shall comply with any applicable laws regarding public records, including but not limited to the provisions of Section 119.0701, Florida Statutes, the terms of which are incorporated herein.

IF THE GRANTEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE GRANTEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (954) 282-0082, OR BY EMAIL AT PUBLICRECORDS@INFRAMARK.COM, OR BY REGULAR MAIL AT 210 NORTH UNIVERSITY DRIVE, SUITE 702, CORAL SPRINGS, FLORIDA 33071.

22. **Governing Law; Venue**. This Agreement shall be governed in accordance with Florida law. Venue for any dispute arising under this Agreement shall lie exclusively in the courts located in Charlotte County, Florida.

23. **Arm's Length Transaction**. This Agreement has been negotiated fully between the parties 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. Authorization. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Grantee, both the District and Grantee have complied with all requirements of law, and both the District and Grantee have full power and authority to comply with the terms and provisions of this Agreement.

25. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which when taken together, shall constitute one and the same instrument.

26. Severability. If any provision of this Agreement, or portion thereof, or the application thereof to any person or circumstances, shall, to any extent be held invalid, inoperative or unenforceable, the remainder of this Agreement, or the application of such provision or portion thereof to any other persons or circumstances, shall not be affected thereby; it shall not be deemed that any such invalid provision affects the consideration for this Agreement; and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

27. Notices.

a. If the Grantee has any concerns regarding the Easement Area, they shall notify the District. The District shall provide reasonable notice in the event that District maintenance or repairs in or near the Easement Area would prevent Grantee's use of the Easement Area.

b. 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 Grantee:
10541 Six Mile Cypress Parkway
Fort Myers, FL 33966
Attn: Michael Jenkins
MTJenkins@drhorton.com

To the District:
c/o Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607
Attn: Angel Montagna
Angel.Montagna@inframark.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 shall supersede and subsume 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.

(Signature pages to follow)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year set forth above.

Witnesses

_____
Name: _____
Address: _____
_____

_____
Name: _____
Address: _____
_____

Coral Lakes
Community Development District

_____
Carlos de la Ossa
Chair of the Board of Supervisors

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on August _____, 2026 by Carlos de la Ossa, as Chair of the Board of Supervisors of the **Coral Lakes Community Development District**, on behalf of the district, who is □ personally known to me or □ has produced _____ as identification.

_____
Notary Public Signature

_____
Notary Stamp

Witnesses

_____
Name: _____
Address: _____
_____

_____
Name: _____
Address: _____
_____

D.R. Horton, Inc.
a Delaware limited liability company

_____
Name: _____
Title: _____

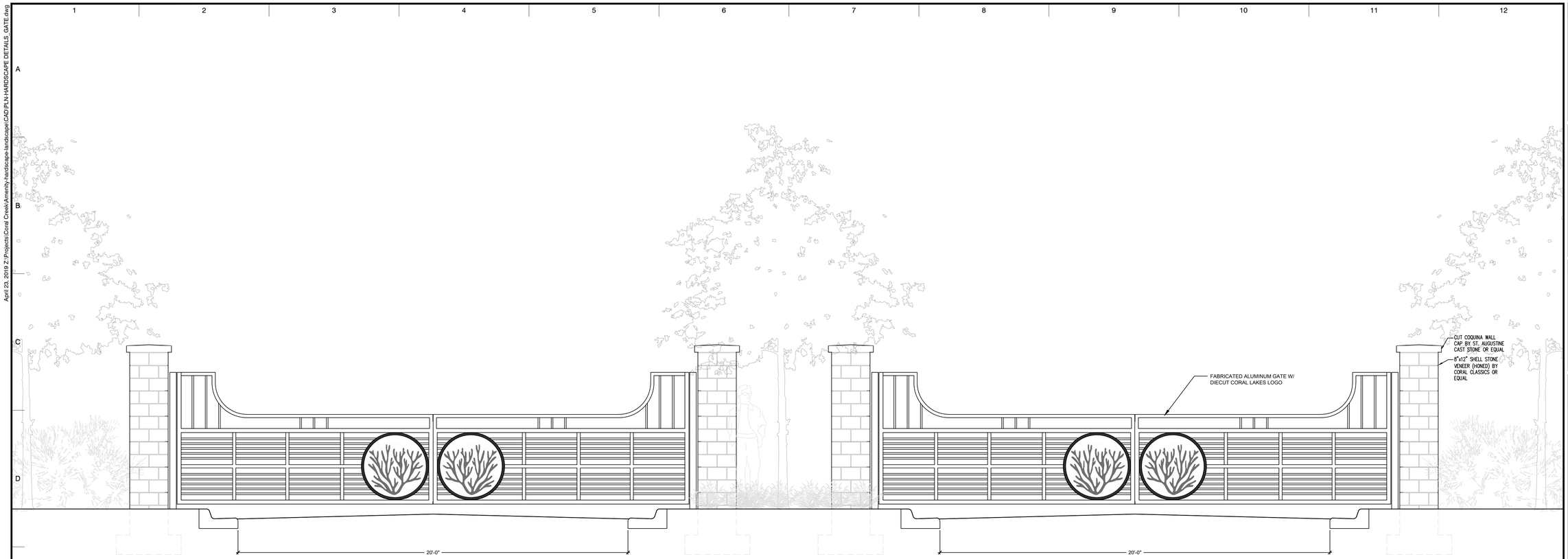
STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence on August _____, 2026 by _____, as _____ of **D.R. Horton, Inc.**, on behalf of the company, who is ☐ personally known to me or ☐ has produced _____ as identification.

_____
Notary Public Signature

_____
Notary Stamp

April 23, 2019 Z:\Projects\Coral Creek\Amenity-hardscape-landscape\CAD\PLN-HARDSCAPE DETAILS_GATE.dwg



ELEVATION

1 VEHICULAR GATE

3/8" = 1'-0"

NO.	DATE	REVISION	BY

CORAL LAKES GATE ADD

JOB NO:

DATE:

G1

DESIGN CRITERIA

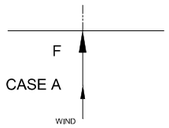
BASIS OF DESIGN:

ALL CONSTRUCTION IS DESIGNED AS FOLLOWS:
FLORIDA BUILDING CODE 8TH EDITION 2023 AS FOLLOWED BELOW:
FBC, BUILDING-2023

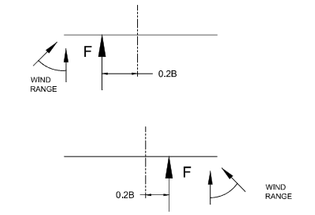
WIND LOADS
ASCE 7-22, 140 MPH WIND (ULTIMATE), 109 MPH (NOMINAL)
WIND LOADS ON OTHER STRUCTURES AND BUILDING APPURTENANCES - MWFRS
SOLID FREESTANDING WALLS & FREESTANDING SIGNS
RISK CATEGORY II
EXPOSURE CATEGORY "C"
VELOCITY PRESSURE: q= 57.3 P.S.F.
GUST EFFECT FACTOR, G = 0.891
NET FORCE COEFFICIENT, C_f = +/- 2.53, SIGN
SIGN / WALL WIDTH: B= 16.8 FT.
SIGN / WALL HEIGHT: s= 20 FT.
B / s = 0.84 < 1

DESIGN PRESSURE*
P= 82 PSF
*WIND LOADS ABOVE ARE ULTIMATE LOADS. USE ULTIMATE WIND PRESSURE W/ ASCE7 LOAD COMBINATIONS, MULTIPLY LOADS BY 0.6 TO OBTAIN NOMINAL LOADS.

CASE A



CASE B



STRENGTH OF MATERIALS:

REINFORCING STEEL	f_y = 60,000 psi
CONCRETE SLAB, BEAMS AND FOOTINGS	f'_c = 3,000 psi
REINFORCED MASONRY	f'_m = 1,500 psi
MASONRY GROUT	f'_c = 3,000 psi
SOIL BEARING (ASSUMED, TO BE VERIFIED)	S_b = 2,000 psf
FRAMING LUMBER	#2 SYP
BOLTS FOR WOOD CONNECTIONS	A325
BOLTS FOR STEEL CONNECTIONS	A490
LVL	F_b = 2850, 2.0E

SHEATHING DIAPHRAGM (ROOF ZONE 2 & 3) — 19/32 APA RATED SHEATHING
UNBLOCKED PANEL DIAPHRAGM — ALLOWABLE SHEAR = 300 LBS. PER FOOT
10d DEFORMED NAILS SPACED @ 4" O.C. AT ALL ENDS, EDGES, CUTS AND TERMINATIONS, AND @ 4" O.C. AT INTERIOR SUPPORTS.

SHEATHING DIAPHRAGM (ROOF ZONE 1) — 19/32 APA RATED SHEATHING
UNBLOCKED PANEL DIAPHRAGM — ALLOWABLE SHEAR = 300 LBS. PER FOOT
10d DEFORMED NAILS SPACED @ 6" O.C. AT ALL ENDS, EDGES, CUTS AND TERMINATIONS, AND @ 6" O.C. AT INTERIOR SUPPORTS.

SHEATHING DIAPHRAGM (WALLS) — 15/32 APA RATED SHEATHING
BLOCKED PANEL DIAPHRAGM — ALLOWABLE SHEAR = 310 LBS. PER FOOT
10d DEFORMED NAILS SPACED @ 6" O.C. AT ALL ENDS, EDGES, CUTS AND TERMINATIONS, AND @ 12" O.C. AT INTERIOR SUPPORTS.

SHEATHING DIAPHRAGM (WALLS) — 5/8 GYPSUM BOARD
BLOCKED PANEL DIAPHRAGM — ALLOWABLE SHEAR = 145 LBS. PER FOOT
6d COOLER NAILS SPACED @ 7" O.C. AT ALL ENDS, EDGES, CUTS AND TERMINATIONS, AND @ 12" O.C. AT INTERIOR SUPPORTS.

DECK DIAPHRAGM (FLOORS) — 23/32 APA RATED SHEATHING
UNBLOCKED PANEL DIAPHRAGM — ALLOWABLE SHEAR = 320 LBS. PER FOOT
CONSTRUCTION ADHESIVE AND 10d DEFORMED NAILS SPACED @ 6" O.C. AT ALL ENDS, EDGES, CUTS AND TERMINATIONS, AND @ 12" O.C. AT INTERIOR SUPPORTS.

GENERAL NOTES:

1. THE FOLLOWING SPECIFICATIONS ARE AN OUTLINE OF MINIMUM MATERIAL REQUIREMENTS AND THEIR APPLICATION. MANUFACTURER SPECIFICATION AND LOCAL CODE REQUIREMENTS, WHEN IN EXCESS OF MINIMUM SPECIFICATION SHALL CONTROL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW AND SUBMIT ALL SHOP DRAWINGS AND REPORT ALL DOCUMENT DISCREPANCIES TO THE STRUCTURAL ENGINEER PRIOR TO FABRICATION OR ERECTION.
2. AT CONSTRUCTION ISSUE, THESE DRAWINGS REPRESENT STRUCTURAL COMPONENTS IN THEIR FINAL AND FINISHED STATE. CONSTRUCTION PROCEDURES, BRACING, METHODS SAFETY PRECAUTIONS OR MECHANICAL REQUIREMENTS USED TO ERECT THEM ARE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR SUBCONTRACTOR DOING THE WORK.
3. VERIFY ALL DETAILS AND DIMENSIONS WITH EXISTING CONDITIONS, ARCHITECTURAL DOCUMENTS AND PROPERLY COORDINATED, APPROVED SHOP DRAWINGS.
4. NO COMMENT, NOTE OR DETAIL IN THESE STRUCTURAL DOCUMENTS SHOULD BE MISCONSTRUED AS A DESIGN FOR WATERPROOFING OR DAMPPROOFING. SPECIFIC DESIGN FOR MOISTURE CONTROL AND PERMANENT PROTECTION OF STRUCTURAL MATERIALS FROM THE ELEMENTS IS TO BE COMPLETED BY OTHERS AND COORDINATED WITH THE STRUCTURAL DOCUMENTS.

CONTRACTOR RESPONSIBILITIES:

1. CONTRACTOR SHALL OBTAIN LATEST SET OF DRAWINGS INCLUDING ANY REVISIONS BEFORE STARTING CONSTRUCTION.
2. IT IS ASSUMED THAT THE CONTRACTOR HAS READ AND UNDERSTANDS THE NOTES, SPECIFICATIONS AND DESIGN INTENT CONTAINED HEREIN.
3. THE CONTRACTOR SHALL REVIEW DRAWINGS IN THEIR ENTIRETY BEFORE STARTING WORK.
4. THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS NOT REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER OF RECORD.
5. CONTRACTORS WHO DISCOVER DISCREPANCIES, OMISSIONS OR VARIATIONS IN THE CONTRACT DOCUMENTS DURING BIDDING SHALL IMMEDIATELY NOTIFY THE S.E.O.R.. THE S.E.O.R. WILL RESOLVE THE CONDITION AND ISSUE A WRITTEN CLARIFICATION.
6. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER OF RECORD IN WRITING PRIOR TO PROCEEDING WITH THE AFFECTED PART OF THE WORK.
7. THE GENERAL CONTRACTOR SHALL COORDINATE ALL CONTRACT DOCUMENTS WITH FIELD CONDITIONS/DIMENSIONS AND PROJECT SHOP DRAWINGS PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, AND JOBSITE SAFETY INCLUDING ALL OSHA REQUIREMENTS.
9. THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTY, HIS OWN WORK AND THE PUBLIC FROM HARM.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCES TO INSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS WORK INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS. WHEREVER THE CONTRACTOR IS UNSURE OF THESE REQUIREMENTS, THE CONTRACTOR SHALL RETAIN A QUALIFIED STATE LICENSED PROFESSIONAL ENGINEER TO DESIGN AND INSPECT THE TEMPORARY BRACING AND STABILITY OF THE STRUCTURE.
11. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. PRIOR TO COMPLETION, THE RESPONSIBILITY FOR STABILITY AND TEMPORARY BRACING IS THE RESPONSIBILITY OF THE CONTRACTOR, THE CONTRACTOR SHALL SUPPLEMENT THE MINIMUM REQUIRED FOUNDATION AND SITE PREPARATION REQUIREMENTS, (INCLUDING SLAB ON GRADE THICKNESS), TO HANDLE CONSTRUCTION LOADS.
12. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION AND SHORING PROCEDURES AND PROTECTION OF ADJACENT PROPERTY, STREETS AND UTILITIES IN ACCORDANCE WITH LOCAL BUILDING DEPARTMENT.
13. WHEN PERFORMING WORK BELOW GRADE, CARE SHALL BE TAKEN TO AVOID DAMAGING ANY EXISTING UTILITIES.
14. ALL UNKNOWN UTILITIES DISCOVERED DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. ANY DAMAGE TO THE EXISTING UTILITIES SHALL BE IMMEDIATELY REPORTED TO ALL AFFECTED PARTIES INCLUDING THE ARCHITECT.
15. CONTRACTOR TO PROVIDE CONTINUOUS WATER AND AIR BARRIERS INCLUDING THE COORDINATION AND SEALING OF ALL EXTERIOR PENETRATIONS

FOUNDATION NOTES:

1. FOOTINGS SHALL BEAR ON SOIL SUITABLE FOR SUPPORTING 2000 P.S. F. NET ALLOWABLE BEARING. IF QUESTIONABLE SOIL IS ENCOUNTERED, THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
2. FOOTINGS SHALL BE POURED IMMEDIATELY AFTER EXCAVATION.
3. EXPANSION AND CONTROL JOINTS ARE TO BE PLACED PER A.C.I. RECOMMENDATIONS, PREPARE A CRACK CONTROL PLAN BASED ON CONSTRUCTION SEQUENCING AND PROPOSED ACTUAL FLOOR AND WALL FINISHES, AND SUBMIT TO THE ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
   3.1 NO CONTROL JOIN SHALL INTERSECT AN ADJACENT CONTROL JOINT AT AN ANGLE <90°.
   3.2 CONTROL JOINTS SHALL ONLY INTERSECT A CURB OR OTHER STRUCTURAL MEMBER AT ANGLE OF 90°.
4. ALL REINFORCING STEEL MARKED "CONTINUOUS" SHALL BE LAPPED PER "REINFORCING STEEL SPLICE NOTES".
5. LAP TOP BARS AT CENTER OF SPAN; LAP BOTTOM BARS AT SUPPORTS, U.N.O.
6. THERE SHALL BE NO PLUMBING LINES RUNNING PARALLEL TO, WITHIN OR UNDER ANY FOUNDATION BEAM.
7. PLACE A 10 MIL VAPOR RETARDER OF POLYETHYLENE UNDER ALL CONCRETE SLABS, U.N.O.
8. ALL FOOTING BOTTOMS MUST BE PLACED A MINIMUM OF 12" BELOW FINISH GRADE.

SITE WORK NOTES:

1. PERFORM EXCAVATION, ACCORDING TO GOOD COMMON CONSTRUCTION PRACTICES, TO THE LINES, GRADES, ELEVATIONS INDICATED ON THE DRAWINGS AND ACCORDING TO RECOMMENDATIONS FOUND IN SUB SURFACE REPORT BY GEOTECHNICAL ENGINEER.
2. ALL FILL UNDER SLABS AND FOUNDATIONS SHALL BE COMPACTED TO 98% OF MAXIMUM DENSITY (MODIFIED PROCTOR TEST) AT OPTIMUM MOISTURE CONTENT. A COMPACTION REPORT FROM QUALIFIED SOILS ENGINEER SHALL BE TAKEN AND SUBMITTED TO ENGINEER OF RECORD.
3. PROVIDE SOIL POISONING TO CONTROL TERMITES AS REQUIRED BY GOVERNING CODES.

MASONRY NOTES:

1. THE DESIGN AND CONSTRUCTION MUST CONFORM TO BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES ACI530/ASCE 5, AND THE SPECIFICATIONS FOR MASONRY STRUCTURES ACI 530.1/ASCE 6, CURRENT CODE EDITIONS.
2. VERIFY ALL DETAILS AND DIMENSIONS WITH EXISTING CONDITIONS, ARCHITECTURAL DOCUMENTS AND PROPERLY COORDINATED APPROVED SHOP DRAWINGS.
3. EXPANSION AND CONTROL JOINTS ARE TO BE PLACED PER A.C.I. RECOMMENDATIONS. PREPARE A CRACK CONTROL PLAN BASED ON CONSTRUCTION SEQUENCING AND PROPOSED ACTUAL FLOOR AND WALL FINISHES, AND SUBMIT TO THE ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
4. THE MASONRY CONTRACTOR MUST EMPLOY A CERTIFIED STRUCTURAL MASONRY INSPECTOR. THE INSPECTOR MUST BE IN ATTENDANCE AND MONITOR ALL REINFORCED MASONRY OPERATIONS INCLUDING DOWEL PLACEMENT. PROVIDE DAILY REPORTS TO THE ENGINEER OF RECORD.
5. PROVIDE 48 BAR DIAMETER MINIMUM LAP.
6. PROVIDE CONTINUOUS TRUSS TYPE OR LADDER TYPE #9 GAUGE GALVANIZED HORIZONTAL JOINT REINFORCEMENT AT 16 O.C.
7. ALL CMU TEMPORARILY OR PERMANENTLY RESISTING SOIL SHALL BE FULLY GROUT FILLED.
8. ALL KNOCK OUT BLOCK HORIZONTAL BARS MUST HAVE CORNER CONTINUITY BARS AT ALL CORNERS AND WALL INTERSECTIONS. SIZE AND NUMBER CORNER BARS MUST BE SAME AS HORIZONTAL BARS.
9. ALL INTERSECTING WALLS AND CORNER WALLS MUST BE LAID IN AN OVERLAPPING MASONRY BONDING PATTERN.

CONCRETE NOTES AND SPECIFICATIONS:

1. ALL CONCRETE WORK SHALL CONFORM TO THE "A.C.I. BUILDING CODE", ACI 318 AND ACI 301, LATEST EDITION.
2. DETAILING, FABRICATION AND PLACING OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI 315-99, "ACI DETAILING MANUAL - 1999."
3. UNLESS OTHERWISE NOTED, ALL REINFORCING BARS SHALL CONFORM TO ASTM A-615 GRADE 60 (60,000 PSI YIELD). REINFORCING SHALL BE FREE FROM OIL, DIRT AND OTHER MATERIALS THAT WOULD REDUCE THE BOND WITH THE CONCRETE.
4. WELDED WIRE REINFORCING (WWR) SHALL CONFORM TO ASTM A-185. WELDING WIRE REINFORCING SHALL BE CHAIRED TO MAINTAIN THE REINFORCING AT ONE-THIRD THE DEPTH BELOW THE TOP SURFACE DURING CONCRETE PLACEMENT. SUPPORTS SHALL BE AT 2'-0" O.C. EACH WAY. LAP WELDED WIRE MESH ONE FULL MESH AT SIDE AND END LAPS.
5. UNLESS OTHERWISE NOTED, CONCRETE PROTECTION FOR REINFORCING SHALL BE AS SPECIFIED IN THE "A.C.I. BUILDING CODE", (ACI 318 LATEST EDITION).
6. CONCRETE STRENGTH AND PROTECTION FOR REINFORCEMENT OF POURED-IN-PLACE MEMBERS; SEE SECTION 7.7 ACI 318 LATEST EDITION.

	CONCRETE COVER, IN.
A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3
B. CONCRETE EXPOSED TO EARTH OR WEATHER:	
B.1. NO. 6 THROUGH NO. 18 BARS	2
B.2. NO. 5 BAR, W31 OR D31 WIRE, AND SMALLER	1 1/2
C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:	
C.1. SLABS, WALLS, JOISTS:	
C.1.1. NO. 14 AND NO. 18 BARS	1 1/2
C.1.2. NO. 11 BAR AND SMALLER	3/4
C.2. BEAMS, COLUMNS:	
C.2.1. PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS	1 1/2
C.3. SHELLS, FOLDED PLATE MEMBERS:	
C.3.1. NO. 6 BAR AND LARGER	3/4
C.3.2. NO. 5 BAR, W31 OR D31 WIRE, AND SMALLER	1/2

7. NO WATER SHALL BE ADDED TO THE CONCRETE AT THE JOBSITE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE CONCRETE SUPPLIER TO ENSURE A PUMPABLE AND WORKABLE MIX WITHOUT THE ADDITION OF WATER AT THE JOBSITE. THE USE OF PLASTICIZERS, RETARDANTS AND OTHER ADDITIVES SHALL BE AT THE OPTION OF THE CONTRACTOR SUBJECT TO THE APPROVAL OF THE STRUCTURAL ENGINEER. FOLLOW THE RECOMMENDATIONS OF THE MANUFACTURER FOR THE PROPER USE OF ADDITIVES. THE USE OF CALCIUM CHLORIDE OR OTHER CHLORIDE BEARING SALTS SHALL NOT BE PERMITTED.
8. CONCRETE SLUMP TESTS SHALL BE MADE BEFORE AND AFTER THE ADDITION OF ADMIXTURES AND MAY BE TAKEN AT THE BACK OF THE TRUCK. CONCRETE FOR THE PREPARATION OF TEST CYLINDERS SHALL BE TAKEN FROM THE HOSE END FOR CONCRETE PLACED BY PUMP.
9. REINFORCING STEEL SPLICE NOTES:
   9.1. ALL REINFORCING STEEL SHALL BE SPLICED AS NOTED BELOW AND AS REQUIRED IN THE A.C.I. BUILDING CODE (LATEST EDITION).
   9.1.1. LD NOTED IN THE DETAILS AND TABLES BELOW IS THE STRAIGHT BAR DEVELOPMENT LENGTH PER ACI-318.
   9.1.2. CLASS B LAP SPLICE TABLE SHALL BE USED FOR ALL LAP SPLICES AND BAR DEVELOPMENT UNLESS NOTED OTHERWISE.
   9.1.3. ALL REINFORCING STEEL MARKED "CONTINUOUS" SHALL BE LAPPED WITH A CLASS B LAP SPLICE AND AROUND CORNERS OR INTERSECTIONS WITH A STANDARD 90 DEGREE HOOK.
   9.1.4. SPLICE TOP BARS AT CENTER OF SPAN, SPLICE BOTTOM BARS AT SUPPORTS WITH CLASS B LAP SPLICE.
   9.1.5. SPLICE ALL VERTICAL BARS IN COLUMNS AND VERTICAL AND HORIZONTAL BARS IN SHEAR WALLS WITH A CLASS B LAP SPLICE UNLESS NOTED OTHERWISE.
   9.1.6. LAP SPLICES FOR #14 AND LARGER BARS SHALL BE MADE WITH MECHANICAL COUPLERS TO DEVELOP 125% OF THE BARS CAPACITY.
   9.1.7. INCREASE DEVELOPMENT LENGTH SHOWN IN TABLES BELOW BY 1.25 FOR 75 KSI STEEL.
   9.1.8. INCREASE DEVELOPMENT LENGTH SHOWN IN TABLES BELOW BY 1.50 FOR EPOXY COATED BARS.
   9.1.9. INCREASE DEVELOPMENT LENGTH SHOWN IN TABLES BELOW BY 1.30 IF BAR IS TO BE USED AS A TOP BAR IN A BEAM OR SLAB WITH 12" OF FRESH CONCRETE BELOW THE BAR.
   9.1.10. THE FOLLOWING TABLES ASSUME ONE OF THE BELOW CONDITIONS, PER ACI, ARE MET:
   9.1.10.1. CLEAR SPACING OF BARS BEING DEVELOPED OR SPLICED IS NOT LESS THAN db, CLEAR COVER NOT LESS THAN db AND STIRRUPS OR TIES THROUGHOUT Ld NOT LESS THAN CODE MINIMUM.
   9.1.10.2. CLEAR SPACING OF BARS BEING DEVELOPED OR SPLICED NOT LESS THAN 2 db AND CLEAR COVER NOT LESS THAN db.
   9.2. ALL HOOKED REINFORCING STEEL SHALL BE AS NOTED BELOW AND AS REQUIRED IN THE A.C.I. BUILDING CODE (LATEST EDITION).
   9.2.1. Lhb NOTED IN THE SCHEDULE BELOW IS THE BASIC TENSION DEVELOPMENT LENGTH FOR STANDARD A.C.I. HOOKS, MEASURED FROM THE CRITICAL SECTION TO THE END OF THE HOOK.
   9.2.2. Ldh = 1.25*Lhb FOR 75 KSI STEEL.
   9.2.3. Ldh = 1.2*Lhb FOR EPOXY COATED REINFORCING BARS.
   9.2.4. Ldh = Lhb UNLESS CONDITIONS NOTED IN B. OR C. ARE NEEDED AND SHALL NOT BE LESS THAN 6" OR 8 BAR DIAMETERS.
10. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ANY OTHER ADDITIONAL SLEEVES, ANCHORS, VENT OPENINGS, ETC., NOT SHOWN ON STRUCTURAL PLANS THAT MIGHT BE REQUIRED.
11. PLACE CONCRETE IN A MANNER SO AS TO PREVENT SEGREGATION OF THE MIX. DELAY FLOATING AND TROWELING OPERATIONS UNTIL CONCRETE HAS LOST SURFACE WATER SHEEN OR ALL FREE WATER. DO NOT SPRINKLE FREE CEMENT ON THE SLAB SURFACE. FINISHING OF SLAB SURFACES SHALL COMPLY WITH THE RECOMMENDATIONS OF ACI 302.1 AND 304.
12. PROVIDE 7 DAY CURING OF SLAB IMMEDIATELY AFTER FINISHING.
13. PROTECT THE CONCRETE SURFACE BETWEEN FINISHING OPERATIONS ON HOT, DRY DAYS OR ANY OTHER TIME THAT PLASTIC SHRINKAGE CRACKS COULD DEVELOP BY USING WET BURLAP, PLASTIC MEMBRANE OR FOGGING. PROTECT CONCRETE SLAB AT ALL TIMES FROM RAIN, HAIL OR OTHER INJURIOUS EFFECT. ANY AND ALL MATERIALS USED FOR CONCRETE PROTECTION SHALL BE CHECKED FOR COMPLIANCE WITH FINISH FLOOR MATERIALS.
14. RESHORING WHEN REQUIRED, TO EXTEND AT LEAST TWO FLOORS BELOW FLOOR SUPPORTING PROCEDURE TO BE SUBMITTED TO STRUCTURAL ENGINEER FOR APPROVAL.
15. AN INDEPENDENT CERTIFIED TESTING LAB SHALL VERIFY AND PROVIDE REPORTS CERTIFYING THE FOLLOWING:
   15.0.1. CONCRETE PLANT BATCH TICKETS FOR EACH TRUCK VERIFY THAT THE CONCRETE MATCHES THE APPROVED DESIGN MIX.
   15.0.2. CONCRETE SLUMP IS IN ACCORDANCE WITH APPROVED DESIGN MIX.
   15.0.3. CONCRETE PLACEMENT OPERATIONS ARE IN ACCORDANCE WITH ACI SPECIFICATIONS.
   15.0.4. CONTROL JOINTS ARE INSTALLED WITHIN THE ACI TIME ALLOWANCE.
   15.0.5. FALSEWORK (OR GROUND FLOOR), LAYOUT AND PROPER CURING METHODS ARE BEING UTILIZED.
16. NO CONCRETE SHALL BE PLACED OUTSIDE OF THESE SPECIFICATIONS WITHOUT THE OWNER'S PRIOR APPROVAL. DISCREPANCIES WITH THE OUTLINED SPECIFICATION SHALL BE REPORTED TO THE OWNER AND STRUCTURAL ENGINEER WITHIN 24 HOURS.

POST-INSTALLED ANCHOR NOTES

1. POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS.
2. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER-OF-RECORD PRIOR TO INSTALLING POST-INSTALLED ANCHORS IN PLACE OF MISSING OR MISPLACED CAST-IN-PLACE ANCHORS.
3. SUBSTITUTION REQUESTS FOR PRODUCTS OTHER THAN THOSE SPECIFIED BELOW SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER-OF-RECORD ALONG WITH CALCULATIONS THAT ARE PREPARED & SEALED BY A REGISTERED PROFESSIONAL ENGINEER,THE CALCULATIONS SHALL DEMONSTRATE THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERTINENT EQUIVALENT PERFORMANCE VALUES (MINIMUM) OF THE SPECIFIED PRODUCT USING THE APPROPRIATE DESIGN PROCEDURE AND/OR STANDARD(S) AS REQUIRED BY THE BUILDING CODE.
4. CARE SHALL BE TAKEN IN PLACING POST-INSTALLED ANCHORS TO AVOID CONFLICTS WITH EXISTING REBAR.
5. HOLES SHALL BE DRILLED AND CLEANED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
6. PROVIDE CONTINUOUS SPECIAL INSPECTION FOR ALL MECHANICAL AND ADHESIVE ANCHORS PER THE APPLICABLE EVALUATION REPORT.
7. CONTACT MANUFACTURER'S REPRESENTATIVE FOR THE INITIAL TRAINING AND INSTALLATION OF ANCHORS AND FOR PRODUCT RELATED QUESTIONS AND AVAILABILITY.

STRUCTURAL STEEL:

1. ALL STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS, UNLESS NOTES OTHERWISE ON PLAN:

ROLLED W SHAPES	ASTM A992, GRADE 50
ROLLED C & MC SHAPES	ASTM A36
ANGLES	ASTM A36
ROUND HSS	ASTM A500, GR B (Fy=42 KSI)
RECTANGULAR HSS	ASTM A500, GR B (Fy=46 KSI)
PIPE	ASTM A53, GR B (Fy=35 KSI)
PLATES	ASTM A36

2. ALL SHOP AND FIELD WELDING SHALL CONFORM TO AWS STRUCTURAL WELDING CODE, ANSI/AWS D1.1, AND ALL WELDS SHALL BE PERFORMED USING E70XX U.N.O.
3. DESIGN CONNECTIONS FOR ALL BEAMS TO SUPPORT HALF OF THE UNIFORM CAPACITY SHOWN IN AISC "TABLES FOR ALLOWABLE LOADS ON BEAMS" FOR THE GIVEN SECTION AND SPAN UNLESS OTHERWISE SHOWN ON PLANS.
4. GROUT BELOW BASE PLATES SHALL BE NON-SHRINK, NON-METALLIC GROUT WITH A MINIMUM COMPRESSIVE STRENGTH OF 6000 PSI.
5. HOT-DIP GALVANIZE ALL STRUCTURAL STEEL ITEMS AND THEIR CONNECTIONS PERMANENTLY EXPOSED TO WEATHER AFTER FABRICATION. ALL FIELD AND ERECTION MARKS SHALL BE COVERED DURING FIELD TOUCH-UP PAINTING.
6. CUTS, HOLES, COPING, AND ALL OTHER MODIFICATIONS REQUIRED TO BE MADE FOR THE WORK OF OTHER TRADES SHALL BE SHOWN IN THE STRUCTURAL STEEL SHOP DRAWINGS, AND SHALL BE PERFORMED ONLY BY THE SHOP ISSUING SAID DRAWINGS, OR OTHER FACILITY APPROVED BY THE ENGINEER TO PERFORM SAID WORK. HOLES IN STRUCTURAL ELEMENTS SHALL BE REINFORCED AS REQUIRED BY THE ENGINEER.
7. CUTS, HOLES, COPING, AND ALL OTHER MODIFICATIONS TO STEEL MEMBERS IN THE FIELD IS NOT PERMITTED WITHOUT THE EXPLICIT APPROVAL OF THE ENGINEER.

SUBMITTALS:

1. THE GENERAL CONTRACTOR SHALL SUBMIT FOR ENGINEER REVIEW SHOP DRAWINGS FOR THE FOLLOWING ITEMS:
   1.1. REINFORCING STEEL
   1.2. CONCRETE MIX DESIGN
   1.3. STRUCTURAL STEEL ERECTION DRAWINGS
   1.4. MASONRY PRODUCTS INCLUDING VERIFICATION OF f'm AND CERTIFICATES FOR ALL OTHER MATERIALS USED IN MASONRY CONSTRUCTION INDICATING THE COMPLIANCE WITH THE CONTRACT DOCUMENTS.
   1.5. EMBEDDED ITEMS (PLATES, ANGLES, BOLTS, ETC.)
   1.6. PRE-ENGINEERED ROOF TRUSSES (*)
   1.7. CONCRETE CONSTRUCTION JOINT LOCATION FOR ALL CONCRETE ELEMENTS
   1.8. CONTROL JOINT LOCATIONS (CMU CONSTRUCTION)

ALL ITEMS MARKED (*) SHALL HAVE SHOP DRAWINGS SIGNED, SEALED, AND DATED BY A REGISTERED ENGINEER IN THE STATE OF FLORIDA.

2. ALL SHOP DRAWINGS MUST BE REVIEWED AND STAMPED BY THE GENERAL CONTRACTOR PRIOR TO SUBMITTAL TO THE ARCHITECT/ENGINEERING. DRAWINGS SUBMITTED WITHOUT REVIEW WILL BE RETURNED UNCHECKED.
3. ALL SHOP DRAWINGS SHALL BE SUBMITTED AND APPROVED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PLAN AND ALLOW (10) WORKING DAYS FOR APPROVAL FROM BELT ENGINEERING'S OFFICE., THIS SHALL BE FIGURED INTO THE CONTRACTOR'S SCHEDULE BEFORE CONSTRUCTION BEGINS.
4. THE CONTRACT DOCUMENTS WILL GOVERN OVER THE SHOP DRAWINGS UNLESS OTHERWISE SPECIFIED IN WRITING BY THE ENGINEER.
5. CHANGES AND ADDITIONS MADE ON THE RE-SUBMITTALS SHALL BE CLEARLY FLAGGED AND NOTED. THE PURPOSE OF RE-SUBMITTALS SHALL BE CLEARLY NOTED ON THE LETTER OF TRANSMITTAL. ARCHITECT/ENGINEER REVIEW WILL BE LIMITED TO THOSE ITEMS CAUSING RE-SUBMITTAL.
6. SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS AS TO QUANTITY, LENGTH, ELEVATIONS, DIMENSIONS, ETC.

FOR REVIEW AND PERMIT. NOT FOR CONSTRUCTION UNTIL APPROVED BY THE OWNER AND THE BUILDING OFFICIAL. THEN MUST BE MARKED "APPROVED FOR CONSTRUCTION" BY THE ENGINEER.

Belt Engineering
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JOSEPH S. GUAGLIARDO JR. LICENSE No. 86504 STATE OF FLORIDA PROFESSIONAL ENGINEER

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jguagliardo@beltengineering.com

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE STRUCTURAL ELEMENTS OF THE PROJECT TITLED STRUCTURE HAVE BEEN DESIGNED TO BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 8TH EDITION 2023 AND OTHER ELEMENTS, SYSTEMS AND ASSEMBLIES ARE THE RESPONSIBILITY OF THE BUILDER.

NO.	ISSUE	DATE
1.	PERMIT SET	12/09/2024
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PROJECT INFORMATION:
CORAL LAKES ENTRY TOWER
CHARLOTTE COUNTY, FL

JOB NO.	ET23-1019
DRAWN	RWB
DESIGN	JG
CHECK	JG

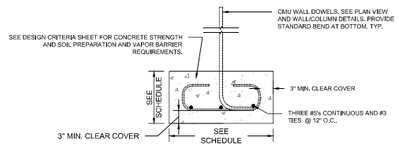
SPECIFICATIONS & DESIGN CRITERIA

S0.1

FOUNDATION SCHEDULE						
MARK	TYPE	WIDTH "w" (in)	DEPTH "d" (in)	LENGTH "l" (in)	REINFORCEMENT	
					BOTTOM BARS	
					LONGITUDINAL	TRANSVERSE
CF-1	1	24"	12"	CONT.	(3) #5's	#5's @ 24" O.C.
PF-1	2	40"	16"	40"	(5) #5's	(5) #5's
PF-2	2	SEE PLAN	16"	SEE PLAN	(6) #5's	(6) #5's

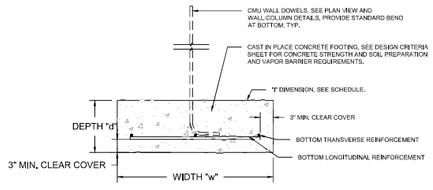
FOOTING TYPES	
1	CONTINUOUS CONVENTIONAL FOOTING
2	CONVENTIONAL CONCRETE/MASONRY PAD FOOTING

NOTES	
1	VERIFY ALL BUILDING DIMENSIONS AND WALL OPENINGS w/ PROPERLY COORDINATED ARCHITECTURAL DRAWINGS
2	SLAB ON GRADE SHALL BE 4" THICK, U.N.O. SEE TYPICAL SLAB DETAILS ON SHEET S3.1 AND DESIGN CRITERIA ON SHEET S0.1
3	SEE CONCRETE NOTES AND SPECIFICATIONS ON SHEET S0.1 FOR CONCRETE COVER. ALL COVER FOR CONCRETE REINFORCEMENT SHALL BE IN ACCORDANCE WITH ACI 318 LATEST ADDITION.



1 S1.1 DETAIL "CF" TYPICAL TYP. MASONRY SITE WALL

SCALE: 3/4" = 1'-0"



2 S1.1 DETAIL "PF" TYPICAL SLAB ON GRADE DETAILS

SCALE: 3/4" = 1'-0"

FOUNDATION PLAN

SCALE: 1/8" = 1'-0"

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JOSEPH S. GUAGLIARDO JR. LICENSED PROFESSIONAL ENGINEER No. 89604 STATE OF FLORIDA

JOSEPH S. GUAGLIARDO P.E. #89604
jguagliardo@beltengineering.com

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE STRUCTURAL ELEMENTS AND SYSTEMS ON THIS STRUCTURE HAVE BEEN DESIGNED TO BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, FIFTH EDITION (2014) AND OTHER ELEMENTS, SYSTEMS AND ASSEMBLIES ARE THE RESPONSIBILITY OF THE BUILDER.

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PROJECT INFORMATION:
CORAL LAKES ENTRY TOWER
CHARLOTTE COUNTY, FL

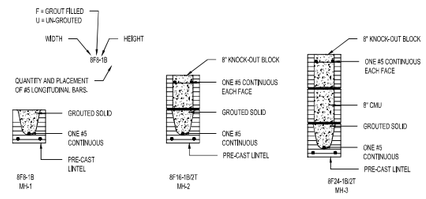
JOB NO.	ET23-1019
DRAWN	RWB
DESIGN	JG
CHECK	JG

STRUCTURAL PLAN VIEW(S)

S1.1

MASONRY HEADER SCHEDULE				
MARK	TYPE	MEMBER SIZE	ADDL REINFORCMENT	NOTES
MH-1	PRE-CAST	8F8	#5 TOP AND BOTTOM	FULLY GROUTED CAST CRETE (OR EQUAL)
MH-2	PRE-CAST	8F16	#5 TOP AND BOTTOM	FULLY GROUTED CAST CRETE (OR EQUAL)
MH-3	PRE-CAST	8F24	#5 TOP AND BOTTOM	FULLY GROUTED CAST CRETE (OR EQUAL)

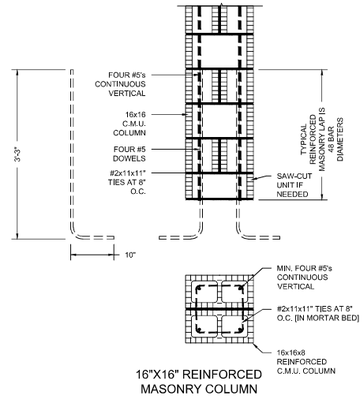
MASONRY WALL SCHEDULE				
DESIGNATION	WIDTH	VERTICAL REINFORCMENT	HORIZONTAL REINFORCEMENT	BOND BEAM
MW-1	8"	#5 CONT. @ 48" O.C. IN FULLY GROUTED CELLS	9 ga LADDER TYPE MORTAR REINFORCEMENT EVERY THIRD COURSE	MIN. (1) COURSE BOND BEAM W/ #5 AT EACH FACE AT TOP OF EVERY LEVEL



MASONRY LINTEL NOTES:
1) PRE-CAST LINTELS ARE TO BE CASTCRETE (OR EQUAL)
2) FOLLOW MANUFACTURER'S SPECIFICATIONS AND DETAILS. PROVIDE 8" MINIMUM END BEARING AND TEMPORARY SHORING AS REQUIRED.

1 S1.2 **DETAIL**

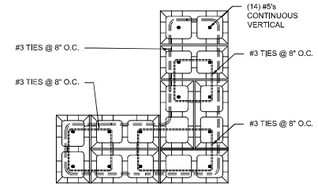
SCALE: 3/4" = 1'-0"



16"X16" REINFORCED MASONRY COLUMN

2 S1.2 **RMC-1 MASONRY COLUMN**

SCALE: 3/4" = 1'-0"

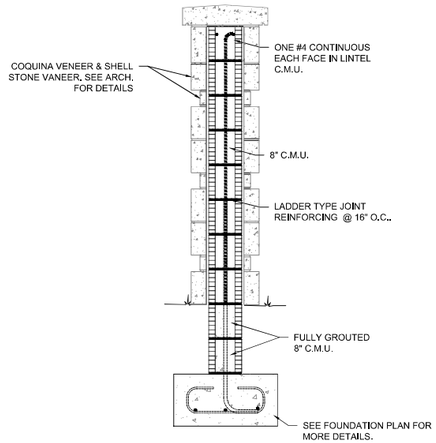


3 S1.2 **RMC-2 MASONRY COLUMN**

SCALE: 3/4" = 1'-0"

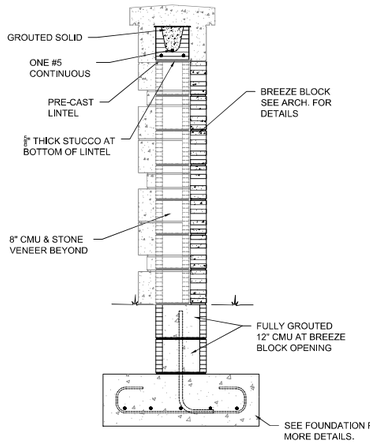
RMC-2

RMC-2



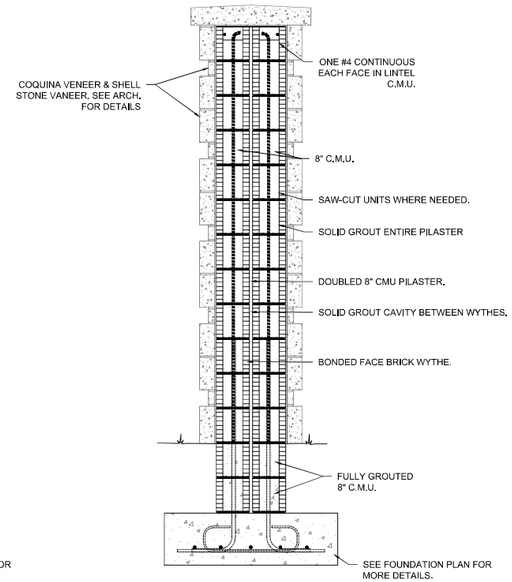
3 S1.2 **DETAIL**

SCALE: 3/4" = 1'-0"



4 S1.2 **DETAIL**

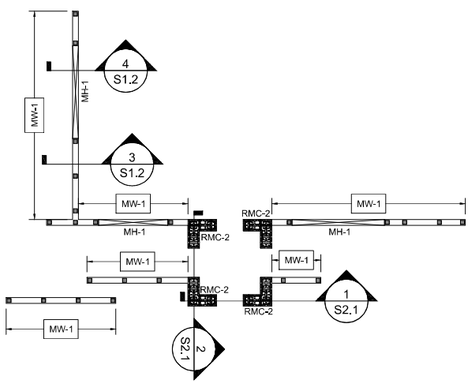
SCALE: 3/4" = 1'-0"



5 S1.2 **DETAIL**

SCALE: 3/4" = 1'-0"

RMC-2



RMC-1 5 S1.2 RMC-1 RMC-1 RMC-1 RMC-1 RMC-1 RMC-1

WALL PLAN

SCALE: 1/8" = 1'-0"

FOR REVIEW AND PERMIT, NOT FOR CONSTRUCTION UNTIL APPROVED BY THE OWNER AND THE BUILDING OFFICIAL. THEN MUST BE MARKED "APPROVED FOR CONSTRUCTION" BY THE ENGINEER.

Belt Engineering
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JOSEPH S. GUAGLIARDO JR. LICENSE No. 68604 STATE OF FLORIDA PROFESSIONAL ENGINEER

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jguagliardo@beltengineering.com

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE STRUCTURAL ELEMENTS AND SYSTEMS OF THIS STRUCTURE HAVE BEEN DESIGNED TO BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE FIFTH EDITION. ALL OTHER ELEMENTS, SYSTEMS AND ASSEMBLIES ARE THE RESPONSIBILITY OF THE BUILDER.

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PROJECT INFORMATION:
CORAL LAKES ENTRY TOWER
CHARLOTTE COUNTY, FL

JOB NO. ET23-1019
DRAWN RWB
DESIGN JG
CHECK JG

STRUCTURAL PLAN VIEW(S)

S1.2

April 29, 2019 Z:\Projects\Coral Creek\Amenity-hardscape-landscape\CAD\PLN-HARDSCAPE.dwg

Coral Lakes Dr

STOP

W-01

W-02

C-04

11'

15'-6"

4'-10"

15'-4"

25'

25'

13'-8"

23'-8"

25'

5'-0"

UTILITY EASEMENT
RIGHT OF WAY

EXISTING SWALE

RIGHT OF WAY/PROPERTY LINE

PROPOSED VEHICULAR
GATE AND COLUMNS

10'-5"

Exhibit A

0 20 40
SCALE: FEET

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

NO.	DATE	REVISION	BY
1	2026-01-22	VEHICULAR GATE	

CORAL LAKES ENHANCED LA PLANS

PLANTING PLAN

JOB NO: 00078-2020-0579
DATE: MM/DD/YYYY

L1.02

01/22/26

Brown & Brown

PUBLIC SECTOR

Insurance Proposal

October 1, 2026 – October 1, 2027

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT



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Our Story

The Brown & Brown, Public Sector team is a highly-specialized unit of insurance advisors 100% trained to deliver industry-leading services to public entities in the State of Florida. Since 1992, we have continuously refined that specialization and enhanced our services, while becoming the largest public entity brokerage in Florida. Our team provides Property & Casualty and Employee Benefits services to governments from Key West to the Panhandle and represents more than 200 clients.



We have built our reputation by empowering our governmental clients to outperform their industry peers, lower their cost of risk, and enhance their insurance programs - all while staying within their annual budgetary constraints. Our team is committed to serve those who serve the public – and provide superior service to our clients, their staff, and their employees.

- Dedicated service team working exclusively for Florida local governments in all capacities surrounding risk and human resources
- Access to highly experienced public entity resources including Claims Team, Panel Counsel, Loss Control, Disaster Planning and Recovery, and Risk Management Specialists.
- Only retail office in Florida 100% committed to Florida's public entities
- Brown & Brown, Public Sector currently represents over 200 of Florida's governmental entities
    - 22 Counties
    - 70 Cities
    - 20 Public Airports
    - 7 Public School Districts
    - State of Florida

This proposal is intended to give a brief overview. Higher limits may be available. Please refer to coverage forms for complete details regarding definition of terms, exclusions and limitations.

Coral Lakes
Community Development District

Brown & Brown

An Introduction to Your Service Team

Account Executives		
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Devyn Donley Public Risk Advisor	(386) 239-4070	Devyn.Donley@bbrown.com
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Victoria "Tori" Reedy Executive Coordinator	(386) 239-4043	Tori.Reedy@bbrown.com
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Taylor Brodeur Public Risk Specialist	(386) 361-5225	Taylor.Brodeur@bbrown.com
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Megan Feinberg Public Risk Specialist Assistant	(386) 281-6836	Megan.Feinberg@bbrown.com
Patricia "Trish" Jenkins, CPSR Senior Public Risk Specialist	(386) 239-4042	Trish.Jenkins@bbrown.com
Mallory Colucci Public Risk & Claims Specialist	(386) 800-1164	Mallory.Colucci@bbrown.com

Certificate Requests: 179.certificates@bbrown.com
Claim Reporting: 179.claims@bbrown.com

Our Service Team philosophy focuses on accountability at all levels of account management. Our goal is not simply to meet your service needs, but to exceed them. All the employees at Brown & Brown are dedicated to achieving this goal and distinguishing ourselves from the competition.

This proposal is intended to give a brief overview. Higher limits may be available. Please refer to coverage forms for complete details regarding definition of terms, exclusions and limitations.

Preferred Governmental Insurance Trust (*Preferred*) Overview

Several hundred members and millions in premiums prove that the *Preferred* Governmental Insurance Trust® fulfills what Florida needs: an insurance program exclusively customized and dedicated to the public sector. *Preferred* stays on the forefront of specialized insurance for property, casualty and workers' compensation because it is non-profit and self-governed with a membership comprised solely of Florida public entities.

Preferred's history dates back to 1999. Its robust membership and financial strength, including consistent growth of surplus, stem from its conservative platform of managed risk. *Preferred* is just that: ***preferred*** for unmatched public entity experience, innovation, stability and personalized service.

***Preferred*'s Member Types**		
Municipalities	Counties	Special Districts
Public Schools	Charter Schools	Sheriff Departments
Housing Authorities	Aviation Authorities	Transit, Port & Utility Authorities

***Preferred*'s Comprehensive Coverages**		
Property	Workers' Compensation	General Liability
Automobile Liability	Automobile Physical Damage	Law Enforcement Liability
Public Officials Liability	Employment Practices Liability	Educators' Legal Liability

The Power of Groups and People

What does a specialized insurance trust do for you? In the case of *Preferred*, it gives you the purchasing power of a very large trust with billions of covered property values—far more financial negotiating power than a single public entity can muster. As a *Preferred* member, you are part of a formidable Florida insurance trust.

The trust also transfers risks from any one public entity to the larger group. This provides all members of the trust better rating structures with less volatility. *Preferred*'s sole focus on government ensures that members' unique needs are met.

This proposal is intended to give a brief overview. Higher limits may be available. Please refer to coverage forms for complete details regarding definition of terms, exclusions and limitations.

Underwriting and Administration

Behind *Preferred*'s underwriting platform are decades of success built on integrity and market relationships. Our team of underwriters' vast insurance expertise enhances the actuarial and scientific data used to underwrite individual risks within the trust. Services delivered are both broad and precise. Reliability is assured. The administrator for *Preferred* is Public Risk Underwriters of Florida, Inc.® (PRU), Florida's premier public entity specialist of its kind. *Preferred's* claims administrator is PGCS Claim Services. With more than 25 years in claims experience, PGCS is Florida's foremost governmental third-party administration company.

Public Risk Underwriters of Florida
Insurance Solutions for Public Entities

Preferred® PGIT GOVERNMENTAL INSURANCE TRUST

PGCS℠ Claim Services

Underwriting Highlights

- **Diverse risk financing options:** guaranteed cost, deductible, self-insured retention, all lines aggregate
- **Competitive premium discounts** based on favorable experience and sound safety practices
- **Flexibility of coverage design**, including mono-line or package basis
- **Dynamic financial analysis** conducted periodically to validate the trust's superior financial standing

Administration

- **General counsel, defense counsel and litigation services** by specialists in governmental law
- **Membership relations** for networking and professional development
- **Legislative Pulse newsletter** from Tallahassee-based law firm
- **Professional marketing** that guarantees local agent support, governmental knowledge and an ever-growing group of members
- **Preferred News**—a quarterly publication covering the spectrum of government insurance issues
- **State filing, accounting and independent CPA audited financials** as needed

Preferred's Expert Boards Know Your Business

Preferred is governed and guided by people working daily in all segments of Florida's public sector – from municipalities to counties to schools to special taxing districts.

The Board of Trustees is comprised of elected public officials who work wisely and diligently to set policy, keeping Preferred as the premier public entity insurer of its kind.

This proposal is intended to give a brief overview. Higher limits may be available. Please refer to coverage forms for complete details regarding definition of terms, exclusions and limitations.

Preferred Claims Administration

Preferred Governmental Claim Solutions, Inc. ® (PGCS) is the premier governmental third-party claims administrator in the state of Florida and administers the claims for Preferred Governmental Insurance Trust (*Preferred*). Since its founding in 1956, PGCS has provided claims administration services exclusively to over 450 governmental entities including schools, cities, towns, counties, community development districts, and fire districts. Therefore, PGCS's adjusters are extremely qualified to handle governmental tort liability and public sector workers' compensation claims. They are experts at investigating and handling police and firefighters presumption claims. PGCS is sensitive to the politics involved in the handling of public entity claims.

PGCS's claims administration program consists of workers' compensation, general liability, bodily injury, personal injury, property, auto liability, auto physical damage, employment practices liability, school leaders/educators liability and public officials liability. Their claims staff has over 630 years of combined insurance experience and each has been with PGCS an average of 8 years. Claims are handled under strict supervision in accordance with the PGCS workers' compensation and liability claim handling procedure manuals and the PGCS claim best practices manual. A random sampling of each adjuster's claim files are audited on a monthly basis by a Quality Assurance Manager to ensure compliance.

PGCS provides their clients with a dedicated Subrogation Unit to pursue reimbursements from at-fault third parties. Their current recovery rate is fifty-nine (59) percent of the claim costs expended. PGCS also has a dedicated excess reporting and recovery unit for communication to and securing reimbursement from the excess and/or reinsurance carriers. In addition, PGCS provides a state-approved Special Investigation Unit (SIU) to prevent and pursue fraudulent claims. PGCS offers rewards up to $10,000.00 for the arrest and conviction of persons committing workers' compensation fraud. This service is provided via a twenty-four hour seven day a week hotline.

PGCS utilizes the RiskMaster system for claims processing. This system captures a wide variety of data and allows the adjuster to enter an unlimited number of claim notes, process reserve changes, and issue claim payments. Customized reports can be obtained from PGCS's on-line system containing a multitude of data parameters that a client may choose to analyze. The system can be accessed by clients via their website at www.pgcs-tpa.com.

Communication with PGCS's clients is the cornerstone of their claims administration program. Professional adjusters, nurses, management, quarterly in-depth claim review meetings, 24/7 claim reporting, utilization of attorneys specializing in public entity defense, litigation management, and return to work programs are just a sample of how PGCS has set the standard for the industry.

PGCS is committed to partnering with their clients to provide professional and aggressive claim management programs. While they are recognized as the leader in the industry, PGCS is always striving to improve the quality of their programs and expand the services that they offer.

This proposal is intended to give a brief overview. Higher limits may be available. Please refer to coverage forms for complete details regarding definition of terms, exclusions and limitations.

Preferred Safety and Risk Management Services

The success of any public sector community is tied to its ability to protect and preserve its human physical assets. This basic premise serves as the cornerstone of an effective Safety Management program and underscores the importance of Safety and Risk Control to the community. *Preferred*'s Safety and Risk Management Department is very aware of the valuable contribution a comprehensive safety and risk control program makes to the bottom-line of any organization.

At *Preferred*, Safety consultations originate with one basic thought—to recommend specific measures to minimize or eliminate the exposures that cause accidents. This does not mean that the workplace become no-risk utopias, but we expect our consultants to recommend measures to control and minimize all types of accidents, injuries and illnesses to our *Preferred* members' operations and premises.

Preferred is dedicated to meeting the challenge of the complex issues facing public sector organizations Disarming these issues and converting them into solutions which work to the advantage of our goal. *Preferred*'s approach to risk control incorporates the following elements:

- **Exposure Identification** – Assist management in determining areas where a chance of loss might exist through cause trend analysis, work site evaluations, and facility inspections.

- **Exposure Measurement and Loss Analysis** – Loss analysis and a review of the consequences of the exposures will be considered to develop alternative methods of control.

- **Determination and Selection of Appropriate Risk Control Methods** – Based on measurement and analysis, specific recommendations and/or custom designed risk control plan will be formulated. OSHA, as well as other Agency Standards will be applied and/or used as a "Best Practice" measure when designing and formulating safety and risk control plans.

- **Training and Safety Management Consulting** – After considering client needs specific services and/or training will be formulated and initiated to fit the client's need. Key Personnel or specialty consulting services with the knowledge and skills needed to meet those identified needs will be provided.

- **Additional Consulting Services Available** – *Preferred's* Safety & Risk Management has other services available that may benefit our clients. These services include security evaluations and review of existing safety and risk programs.

Preferred's Safety and Risk Management Department evaluates the unique needs to each client, ultimately designing a program that is capable of being integrated into the overall safety and risk control efforts of each client. *Preferred*'s dedication to the problem-solving approach is the foundation of their Safety and Risk Management Service.

This proposal is intended to give a brief overview. Higher limits may be available. Please refer to coverage forms for complete details regarding definition of terms, exclusions and limitations.

Crime

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Limits of Liability and Coverage:

Coverage	Limit	Deductible
Employee Dishonesty, Including Faithful Performance	$100,000	$1,000
Forgery or Alteration Coverage	$100,000	$1,000
Theft, Disappearance and Destruction Coverage Inside Outside	 $100,000 $100,000	 $1,000 $1,000
Computer Fraud Coverage (Including Funds Transfer)	$100,000	$1,000

Notes of Importance:

1. Employee dishonesty coverage is excluded for those employees required by law to be individually bonded.

This proposal is intended to give a brief overview. Higher limits may be available. Please refer to coverage forms for complete details regarding definition of terms, exclusions and limitations.

Coral Lakes
Community Development District

Brown & Brown

General Liability

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Form: Occurrence

Coverage	Limit	Deductible
General Liability		
Bodily Injury and Property Damage, per Occurrence	$1,000,000	$0 Per Occurrence
Personal Injury and Advertising Injury, per Person/Occurrence	Included	
Products/Completed Operations, Aggregate	Included	
Fire Damage, per Occurrence	Included	
Medical Payments	$5,000	
Employee Benefits Liability, per Occurrence	$1,000,000	
Sublimits		
Vicarious Law Enforcement Liability, per Occurrence	$1,000,000	Same as General Liability
Principle of Eminent Domain Including Inverse Condemnation, "Bert J. Harris, Jr., Private Property Rights Protection Act" per Occurrence / Annual Aggregate.	$100,000	
Sewer Backup and Water Damage: Non-Negligent Claims Negligent Claims.	 $10,000/$200,000 $200,000/$200,000	
Herbicide and Pesticide, per Occurrence	$1,000,000	

Additional Coverages Included:

1. EMT/Paramedic Professional Services
2. Premises Operations
3. "Insured" Contracts
4. Host Liquor Liability
5. Broad Form Property Damage Subject to $2,500 Personal Property of Others Sublimit
6. Watercraft Liability (under 52 feet). See policy form for limitations
7. Limited Worldwide Coverage
8. Failure to Supply Water
9. Communicable Disease (Correctional Facilities and Health Care Facilities - $300,000 Limit)

Notes of Importance:

1. Premium is not audited.
2. Defense Costs are paid in addition to policy limits.
3. In the event an occurrence, accident or offense continues beyond the policy period, the applicable deductible would apply separately to each policy period in which the occurrence, accident or offense was committed or was alleged to have been committed.
4. Limits of Liability are subject to Florida Statute 768.28.
5. Deductible does not apply to claims expense.

This proposal is intended to give a brief overview. Higher limits may be available. Please refer to coverage forms for complete details regarding definition of terms, exclusions and limitations.

General Liability

Exclusions, include but not limited to:

- Expected or intended injury
- Contractual Liability
- Liquor Liability
- Workers' Compensation and similar laws
- Employer's Liability
- Pollution
- Aircraft, Auto or Watercraft
- Mobile Equipment
- War
- Damage to Your Property, Product or Work
- Damage to Impaired Property or Property Not Physically Injured
- Recall of Products, Work or Impaired Property
- Racketeering
- Law Enforcement, except for vicarious liability arising out of an act or omission by a law enforcement agency that is not owned, operated or controlled by the "Covered party" if there is a contract with an outside agency to provide law enforcement for your entity.
- Asbestos, Mold, Fungi, or Bacteria
- Liability arising out of or caused or contributed to by any ownership, maintenance, operation, use, loading, unloading or control of or responsibility for any airfield, airport, aircraft, runway, hangar, building or other property or facility designed for, used, connected, associated or affiliated with or in any way related to aviation or aviation activities; this exclusion does not apply to premises exposure for those common areas open to the public including but not limited to parking areas, sidewalks, and terminal buildings.
- Failure or inability to supply or any interruption of any adequate quantity of power, steam, pressure, or fuel
- Subsidence, erosion or earth movement.
- Hospital / Clinic Medical Malpractice or Health Care Facilities
- Professional Health Care Services, but not including emergency medical services for first aid performed by emergency medical technicians, paramedics or Medical Director while in the course and scope of their duties.
- ERISA
- Actual or alleged illegal discrimination
- Injunctive, declaratory or equitable relief
- Actual or alleged deterioration, bursting breaking, leaking, inadequacy, design of, control of, maintenance of, or any other alleged responsibility for any structure device, or water course, natural or man-made, including, but not limited to: dams, reservoirs, levees, banks, embankments, gates, canals, ditches, gutters, sewers, aqueducts, channels, culvert, retaining walls, drains, tanks, watershed, or drains, a purpose of which is the containing, carrying, impeding, channeling, diverting, or draining of water or other liquid. Does not apply only as to the bursting or failure of man-made sewer, storm water, grey water or potable water supply pipes owned and maintained by Covered Party.
- Sexual abuse after initial discovery
- Perflouroalkyl and Polyflouroalkyl group of manufactured chemicals including, but not limited to the PFAS sub-groups: perfluorooctane sulfonate (PFOS), perfluorooctanoic acid (PFOA), and Perfluorohexane sulfonate acids (PFHxS).

Coral Lakes
Community Development District

Brown & Brown

Public Officials Liability/Employment Practices Liability

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Form: **POL/EPLI:** Claims Made – Duty to Defend

Coverage	Limit	Deductible
Public Officials Liability Retroactive Date: Full Prior Acts		
Per Claim	$1,000,000	$0 Per Claim
Employment Practices Liability Retroactive Date: Full Prior Acts		
Per Claim	$1,000,000	$0 Per Claim
Sublimits		
Employee Pre-Termination Legal Consultation Services Per Employee Aggregate	 $2,500 $5,000	
Non-Monetary Claims Defense Costs, Aggregate	$100,000	

Notes of Importance:

1. Defense Costs are paid in addition to policy limits.
2. Deductible does not apply to claims expense.
3. Broadened definition of “Who is an Insured.”
4. Limits of Liability are subject to Florida Statute 768.28.

This proposal is intended to give a brief overview. Higher limits may be available. Please refer to coverage forms for complete details regarding definition of terms, exclusions and limitations.

Public Officials Liability/Employment Practices Liability

Exclusions, include but not limited to:

- Criminal Acts
- Non-Monetary relief except as provided in the Supplementary Payments
- Bodily Injury, Personal Injury, Property Damage, Advertising Injury
- Damages arising out of Inverse Condemnation, Eminent Domain, Temporary or Permanent taking, Adverse Possession, Dedication by adverse Use, Condemnation Proceedings, or claims brought under Florida Statute 70.001 the "Bert J. Harris Jr., Private Property Rights Protection Act" or any similar claim by whatever named called.
- War, Invasion, Acts of foreign enemies, hostiles or warlike operations, strike, lock-out, riot, civil war, rebellion, revolution, insurrection or civil commotion
- Failure to effect and maintain insurance
- Fiduciary Liability
- Pollution
- Workers' Compensation, Employers Liability and similar laws
- Nuclear
- ERISA of 1974, any similar state or local laws, and any rules and regulations promulgated thereunder and amendments thereto.
- Infringement of copyright, trademark, plagiarism, piracy or misappropriation of any ideas or other intellectual property
- Contractual Liability
- Health Care Professional or Health Care Facilities
- Prior and Pending claims
- Workers' Adjustment and Retraining Notification Act, OSHA, RICO, or ADA
- Law Enforcement Activities
- Insured vs. Insured
- Bonds, Taxes or Construction contracts
- Collective Bargaining Agreements
- Capital Improvement to make property more accessible or accommodating to disabled persons
- Punitive Damages
- Return or improper assessment of taxes, assessments, penalties, fines, fees
- Activities of any attorney-at-law, medical personnel, architect, engineer or accountant, in the scope of their professional duties, except for claims made against them as Public Officials or Employees
- Media Wrongful Act
- Access or Disclosure of Confidential or Personal Information and Data-related Liability
- Perflouroalkyl and Polyflouroalkyl group of manufactured chemicals including, but not limited to the PFAS sub-groups: perfluorooctane sulfonate (PFOS), perfluorooctanoic acid (PFOA), and Perfluorohexane sulfonate acids (PFHxS).

Public Officials Liability/Employment Practices Liability

Claims Made Policy:

When a policy is on a claims-made basis, coverage triggers based on the actual filing date or receipt of the claim, in addition to the date of loss or injury. It handles any insured loss or claim filed during the policy period, regardless of when the actual loss or injury occurred, subject to the retroactive date on the declarations. Claims-made coverage applies only to covered losses that occur after the retroactive date.

Extended Reporting Periods:

Preferred provides the following Extended Reporting Periods options in the event coverage is cancelled or non-renewed:

Automatic Extended Reporting Period – continued coverage granted for a period of 60 days following the effective date of termination or nonrenewal, but only for Claims first made during the 60 days and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

Optional Extended Reporting Period – The Public Entity shall have the right, upon payment of up to 200% of the expiring premium, to purchase an Optional Extended Reporting Period, for the period of 12 months following the effective date of the cancellation or nonrenewal, but only for Claims first made during the Optional Extended Reporting Period and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

Coral Lakes
Community Development District

Brown & Brown

Cyber Liability

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Form: Claims Made – Duty to Defend

Cyber Liability Retroactive Date: 5/1/2026		
Coverage	**Limit**	**Deductible**
Policy Limit – Annual Aggregate	**$2,000,000**	**Per Below**
Third Party Liability Coverage		
Privacy & Security Liability, each claim	$2,000,000	$25,000
Media Content Services Liability, each claim	$2,000,000	$25,000
PCI DSS, sublimit	$1,000,000	$25,000
First Party Liability Coverage		
Cyber Extortion & Ransomware, each claim	$500,000	$25,000
Data Breach & Crisis Management, each claim	$2,000,000	$25,000
Data Recovery, each claim	$2,000,000	$25,000
Business Interruption / Extra Expense, each claim	$2,000,000	$25,000/12 Hr.
Cyber Crime, refer to form for sublimits – Annual Aggregate Social Engineering Financial Fraud* Funds Transfer Fraud Invoice Manipulation	**$500,000** $500,000 $500,000 $500,000	$25,000 $25,000 $25,000 $25,000
Utility Fraud, refer to form for sublimits – Annual Aggregate Crypto Jacking Telecommunications Fraud	**$500,000** $500,000 $500,000	$25,000 $25,000 $25,000
System Failure – BI/EE, sublimit	$2,000,000	$25,000/12 Hr.
Dependent Business Interruption – System Failure, BI/EE, sublimit	$2,000,000	$25,000/12 Hr.
Bricking Coverage, sublimit	$1,000,000	$25,000
Consequential Reputation Loss Period of Restoration	$1,000,000 6 Months	14 Days

*Social Engineering Financial Fraud – Coverage shall only apply if you verify the instruction to transfer money or securities by following a pre-arranged callback or other established procedural method to authenticate the validity or the request prior to acting upon any transfer instructions.

This proposal is intended to give a brief overview. Higher limits may be available. Please refer to coverage forms for complete details regarding definition of terms, exclusions and limitations.

Cyber Liability

Notes of Importance:

1. Defense Costs are included in the policy limits.
2. Deductible does apply to claims expense.

Exclusions, include but not limited to:

- Deliberate Acts / Personal Profit
- Prior Acts
- Bodily Injury / Property Damage
- Employment Practices
- Ownership
- Covered Party vs. Covered Party
- ERISA/Securities
- Pollution
- Contractual except when assumed under contract
- Guarantees
- Advertising
- Business Practice
- Patent
- Privacy
- Governmental Action
- Software Responsibility
- Act of God
- Recover of Profits, Royalties and Fees
- RICO
- Trade Secrets
- War
- Infrastructure Failure electrical, mechanical, Internet, telecommunication, cable or satellite failure, fluctuation or outage not under the operational control of the Insured, however caused, including any electrical power interruption, short circuit, surge, brownout or blackout, however this exclusion shall not apply to a telecommunications fraud event.
- Governmental Orders any court order or damaged requiring the Covered Party to provide law enforcement, any administrative, regulatory or judicial body or any other governmental authority access to personally identifiable information, protected health information, or confidential business information.
- Over-Redemption price discounts, prizes, awards, coupons, or any other valuable consideration given in excess of the contracted or expected amount.
- Perflouroalkyl and Polyflouroalkyl group of manufactured chemicals including, but not limited to the PFAS sub-groups: perfluorooctane sulfonate (PFOS), perfluorooctanoic acid (PFOA), and Perfluorohexane sulfonate acids (PFHxS).

Cyber Liability

Claims Made Policy:

When a policy is on a claims-made basis, coverage triggers based on the actual filing date or receipt of the claim, in addition to the date of loss or injury. It handles any insured loss or claim filed during the policy period, regardless of when the actual loss or injury occurred, subject to the retroactive date on the declarations. Claims-made coverage applies only to covered losses that occur after the retroactive date.

Extended Reporting Periods:

Preferred provides the following Extended Reporting Periods options in the event coverage is cancelled or non-renewed:

Automatic Extended Reporting Period – continued coverage granted for a period of 60 days following the effective date of termination or nonrenewal, but only for Claims first made during the 60 days and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

Optional Extended Reporting Period – The Covered Party shall have the right to purchase an Optional Extended Reporting Period for up to 6 years following the effective date of the cancellation or nonrenewal, as shown below:

- Option 1 – 100% for 1 Year
- Option 2 – 150% for 2 Years
- Option 3 – 175% for 3 Years
- Option 4 – 250% for 6 Years

but only for Claims first made during the Optional Extended Reporting Period and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

Automobile Liability

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Coverage	Limit	Symbol	Deductible
Automobile Liability			
Primary Bodily Injury and Property Damage Liability – Combined Limit	$1,000,000	8,9	$0 Each Accident
Personal Injury Protection	Statutory	5	$0 Per Person
Medical Payments	N/A	N/A	N/A
Uninsured Motorist	N/A	N/A	N/A

Coverage and Notes of Importance:

1. Defense Costs are paid in addition to policy limits.
2. Hired and non-owned liability is included.
3. Premium is based on number of vehicles and subject to adjustment if schedule is changed.
4. Limited Replacement Cost provided for owned and scheduled private passenger vehicle, light truck or sport utility vehicle that is involved in a covered total loss if the vehicle has less than 18,000 miles and is within the first 12 months of being scheduled at the time of the total loss. This coverage does not apply to police vehicles or any other vehicle types already listed.
5. Physical Damage coverage paid at Actual Cash Value or 110% of the value reported on the schedule, whichever is less. Please see policy for complete details.
6. Limits of Liability are subject to Florida Statute 768.28.

This proposal is intended to give a brief overview. Higher limits may be available. Please refer to coverage forms for complete details regarding definition of terms, exclusions and limitations.

Automobile Liability

Description of Covered Auto Designation Symbols:

SYMBOL		DESCRIPTION
1	=	ANY "AUTO"
2	=	ALL OWNED "AUTOS" ONLY. Only those "autos" you own and or lease (and for Liability Coverage any "trailers" you don't own while attached to power units you own). This also includes all those "autos" you acquire ownership of after the coverage agreement begins.
3	=	OWNED PRIVATE PASSENGER "AUTOS" ONLY. Only the private passenger "autos" you own. This includes those private passenger "autos" you acquire ownership of after the coverage agreement begins.
4	=	OWNED "AUTOS" OTHER THAN PRIVATE PASSENGER "AUTOS" ONLY. Only those "autos" you own that are not of the private passenger type (and for Liability Coverage any "trailers" you don't own while attached to power units you own). This includes those "autos" not of the private passenger type you acquire ownership of after the coverage agreement begins.
5	=	OWNED "AUTOS" SUBJECT TO NO-FAULT. Only those "autos" you own and or lease that are required to have No-Fault benefits in the state where they are licensed or principally garaged. This includes those "autos" you acquire ownership of after the coverage agreement begins provided they are required to have No-Fault benefits in the state where they are licensed or principally garaged.
6	=	OWNED "AUTOS" SUBJECT TO A COMPULSORY UNINSURED MOTORIST LAW. Only those "autos" you own and or lease that because of the law in the state where they are licensed or principally garaged are required to have and cannot reject Uninsured Motorists Coverage. This includes those "autos" you acquire ownership of after the coverage agreement begins provided they are subject to the same state uninsured motorists requirement.
7	=	SPECIFICALLY DESCRIBED "AUTOS". Only those "autos" described in ITEM THREE of the Declarations for which a premium charge is shown (and for Liability Coverage any "trailers" you don't own while attached to any power unit described in ITEM THREE).
8	=	HIRED "AUTOS" ONLY. Only those "autos" you hire rent or borrow. This does not include any "auto" you lease, hire, rent, or borrow from any of your employees or partners or members of their households.
9	=	NONOWNED "AUTOS" ONLY. Only those "autos" you do not own, hire, rent or borrow that are used in connection with your business. This includes "autos" owned by your employees or partners or members of their households but only while used in your business.

Coral Lakes
Community Development District

Brown & Brown

Premium Recapitulation

	Annual Premium	Check Option Accept	Reject
***Preferred* Package**			
Crime / Employee Dishonesty	$500.00	☐	☐
General Liability	$2,000.00	☐	☐
Public Officials / Employment Practices Liability	$2,400.00	☐	☐
Cyber Liability	$501.00	☐	☐
Automobile Liability	$600.00	☐	☐

Package Payment Plan: Annual

I authorize Brown & Brown to request the underwriters to bind coverage on the items indicated above and acknowledge receipt of the Compensation and Financial Condition Disclosure(s) provided in this proposal.

SIGN HERE

_____
(Signature)

_____
(Name & Title)

_____
(Date)

Notes of Importance:

1. Quotes provided in the proposal are valid until 10/01/2026. After this date terms and conditions are subject to change by the underwriters.

2. *Preferred* is not subject to the Florida Insurance Guaranty Act, in the event it becomes unable to meet its claims payment obligations. However, insured is named on excess of loss policies.

3. Some of the Carriers of the *Preferred* excess of loss policies are issued pursuant to the FL Surplus Lines laws. Entities insured by surplus lines carriers do not have the protection of the FL Insurance Guaranty Act to the extent of any right of recovery for the obligation of an insolvent, unlicensed insurer.

4. Quote is subject to review and acceptance by *Preferred* Board of Trustees.

5. Premiums are subject to change if all lines of coverage quoted are not bound. **Premiums are subject to 25% minimum premium upon binding.**

6. Not all coverages requested may be provided in this quotation.

7. The Trust requires all Members to maintain valid and current certificates of workers' compensation insurance for all work performed by persons other than its employees.

8. **The total premium is due within 30 days of inception. Premium financing can be arranged if needed.**

9. Quote is not bound until written orders to bind are received from the insured and the Trust subsequently accepts the risk.

10. Should signed application reveal differing details/data than original application received, the entire quote/binder is subject to revision and possible retraction.

11. Higher limits of liability may be available. Please consult with your agent.

12. This proposal is based upon exposures to loss made known to Brown & Brown. Any changes in exposures (i.e. new operations, new acquisitions of property or change in liability exposure) need to be promptly reported to us in order that proper coverage may be put into place.

13. **This proposal is intended to give a brief overview. Please refer to coverage agreements for complete information regarding definition of terms, deductibles, sub-limits, restrictions and exclusions that may apply. In the event of any differences, the policy will prevail.**

Retail Compensation Disclosure

Compensation: As a licensed insurance producer/broker/agent, Brown & Brown entities ("we") are generally authorized by our license to confer with insurance purchasers about the benefits, terms and conditions of insurance contracts; to offer advice concerning the substantive benefits of particular insurance contracts; to sell insurance; and to obtain insurance for purchasers. Our role as an insurance producer in any ordinary transaction typically involves one or more of these activities.

We will receive compensation in the form of commission or fees for assistance with the placement, servicing, claims handling, or renewal of your insurance coverages. Commission compensation will be based on the insurance contract you purchase and may vary depending on a number of factors including the insurance contract(s) and the insurer(s) the purchaser selects. In addition to the commissions or fees received by us for assistance with the placement, servicing, claims handling, or renewal of your insurance coverages, other parties, such as excess and surplus lines brokers, wholesale brokers, reinsurance intermediaries, underwriting managers and similar parties, some of which may be owned in whole or in part by Brown & Brown, Inc., may also receive compensation for their role in providing insurance products or services to you pursuant to their separate contracts with insurance or reinsurance carriers. That compensation is derived from your premium payments. Additionally, it is possible that we, or our corporate parents or affiliates, may receive contingent payments or allowances from insurers based on factors which are not customer-specific, such as the performance and/or size of an overall book of business produced with an insurer. We generally do not know if such a contingent payment will be made by a particular insurer, or the amount of any such contingent payments, until the underwriting year is closed. That compensation is partially derived from your premium dollars, after being combined (or "pooled") with the premium dollars of other insureds that have purchased similar types of coverage. We may also receive invitations to programs sponsored and paid for by insurance carriers to inform brokers regarding their products and services, including possible participation in company-sponsored events such as trips, seminars, and advisory council meetings, based upon the total volume of business placed with the carrier you select. We may, on occasion, receive loans or credit from insurance companies. Additionally, in the ordinary course of our business, we may receive and retain interest on premiums you pay from the date we receive them until the date of premiums are remitted to the insurance company or intermediary. In the event that we assist with placement and other details of arranging for the financing of your insurance premium, we may also receive a fee from the premium finance company.

If an intermediary is utilized in the placement of coverage, the intermediary may or may not be owned in whole or part by Brown & Brown, Inc. or its subsidiaries. Brown & Brown entities operate independently and are not required to utilize other companies owned by Brown & Brown, Inc., but routinely do so. In addition to providing access to the insurance company, the Wholesale Insurance Broker/Managing General Agent may provide additional services including, but not limited to: underwriting; loss control; risk placement; coverage review; claims coordination with insurance company; and policy issuance. Compensation paid for those services is derived from your premium payment, which may on average be 15% of the premium you pay for coverage, and may include additional fees charged by the intermediary.

You may obtain information about compensation expected to be received by us based in whole or part on the sale of insurance to you, and (if applicable) compensation expected to be received based in whole or part on any alternative quotes presented to you by us, by requesting such information from us.

Questions and Information Requests. If you have any questions, or require additional information, please contact your Brown & Brown team, or, if you prefer, submit your question or request online at https://www.bbrown.com/us/contact/contact-general/

PREFERRED Compensation Disclosure

We appreciate the opportunity to assist with your insurance needs. Information concerning compensation paid to other entities for this placement and related services appears below. Please do not hesitate to contact us if any additional information is required.

Public Risk Underwriters is owned by Brown & Brown, Inc. Brown & Brown entities operate independently and are not required to utilize other companies owned by Brown & Brown, Inc., but routinely do so.

For the policy year presented herein, your insurance was placed with Preferred Governmental Insurance Trust (*Preferred*). *Preferred* is an independent entity formed by Florida public entities through an Interlocal Agreement for the purpose of providing its members with an array of insurance coverages and services. *Preferred* has contracted with entities owned by Brown & Brown, Inc. to perform various services. As explained below, those Brown & Brown entities are compensated for their services.

Preferred has contracted with Public Risk Underwriters (PRU), a company owned by Brown & Brown, Inc., to administer *Preferred*'s operations. The administrative services provided by PRU to *Preferred* include:

- Underwriting
- Coverage review
- Marketing
- Policy Review
- Accounting
- Issuance of *Preferred* Coverage Agreements
- *Preferred* Member Liaison
- Risk Assessment and Control

Pursuant to its contract with *Preferred*, Public Risk Underwriters of Florida, Inc. (PRU) receives an administration fee, based on the size and complexity of the account, up to 9.75% of the *Preferred* premiums billed and collected.

Preferred also utilizes wholesale insurance brokers, some of which (such as Peachtree Special Risk Brokers and Apex Insurance Services) are owned by Brown & Brown, Inc., for the placement of *Preferred*'s insurance policies. The wholesale insurance broker may provide the following services to *Preferred*:

- Risk Placement
- Coverage review
- Claims Liaison with Insurance Company
- Policy Review
- Current Market Intelligence

The wholesale insurance broker's compensation is largely dictated by the insurance company. It typically ranges between 5% and 10% of the premiums you pay to *Preferred* for your coverage.

Notice of Carrier Financial Status

Brown & Brown, Inc., its subsidiaries and affiliates do not certify, warrant or guarantee the financial soundness or stability of any insurance carrier or alternative risk transfer entity. We endeavor to place your coverage with insurance carriers rated "A-" or better by AM Best Company. However, we cannot predict whether a company's financial condition will improve or deteriorate over time.

This notice is provided to allow you to make an informed decision regarding the placement of your insurance. Upon your request, we will attempt to obtain alternative quotes from insurance carriers rated "A-" or better by AM Best Company. Please note the following with regard to the placement of the insurance indicated below and with regard to any subsequent renewal of such insurance:

- Insurance coverage is being quoted with/provided by the Preferred Governmental Insurance Trust ("Preferred"), which is a Florida local government self-insurance fund established pursuant to Section 624.4622, Florida Statutes. The Trust is not rated by the AM Best Company or subject to the protections afforded by any state guaranty fund or association.

- The financial condition of insurance companies and other coverage providers including local government self-insurance funds/trusts may change rapidly and is beyond the control of Brown & Brown.

- You have had an adequate opportunity to make a thorough and complete inquiry into the financial condition and the terms and conditions of membership in Preferred, including reviewing it with your accountants, legal counsel and advisors, and enter into this relationship knowingly, voluntarily and with a full understanding of the risks.

Named Insured:	Coral Lakes Community Development District
Line of Coverage(s):	Crime, General Liability and Employee Benefits Liability, Public Officials and Employment Practices Liability, Cyber Liability, Automobile Liability
Policy Number(s):	PK FL1 0294978 26-02 01
Policy Period(s):	10/01/2026 to 10/01/2027
Date of Notice:	8/10/2026

*** AM Best Rating Guide: Rating for Stability: A++ to F = Highest to lowest rating**
Financial Size Category: XV to I - Largest to smallest rating

Guide to Bests Ratings		
Best Category	**Rating**	**Description**
Secure	A++	Superior
Secure	A+	Superior
Secure	A	Excellent
Secure	A-	Excellent
Secure	B++	Very Good
Secure	B+	Very Good
Vulnerable	B	Fair
Vulnerable	B-	Fair
Vulnerable	C++	Marginal
Vulnerable	C+	Marginal
Vulnerable	C	Weak
Vulnerable	C-	Weak
Vulnerable	D	Poor
Vulnerable	E	Under Regulatory Supervision
Vulnerable	F	In Liquidation
Vulnerable	S	Rating Suspended
Not Rated	NR-1	Insufficient Data
Not Rated	NR-2	Insufficient Size and/or operating experience
Not Rated	NR-3	Rating Procedure Inapplicable
Not Rated	NR-4	Company Request
Not Rated	NR-5	Not Formally Followed
Rating Modifier	u	Under Review
Rating Modifier	q	Qualified
Affiliation Code	g	Group
Affiliation Code	p	Pooled
Affiliation Code	r	Reinsured

Guide to Best's Financial Size Categories		
Reflects size of insurance company based on their capital, surplus and conditional reserve funds in U.S. dollars.	**I**	Less than $1,000,000
	II	$1,000,000 - $2,000,000
	III	$2,000,000 - $5,000,000
	IV	$5,000,000 - $10,000,000
	V	$10,000,000 - $25,000,000
	VI	$25,000,000 - $50,000,000
	VII	$50,000,000 - $100,000,000
	VIII	$100,000,000 - $250,000,000
	IX	$250,000,000 - $500,000,000
	X	$500,000,000 - $750,000,000
	XI	$750,000,000 - $1,000,000,000
	XII	$1,000,000,000 - $1,250,000,000
	XIII	$1,250,000,000 - $1,500,000,000
	XIV	$1,500,000,000 - $2,000,000,000
	XV	Greater than $2,000,000,000

Brown & Brown always strives to place your coverage with highly secure insurance companies. We cannot, however, guarantee the financial stability of any carrier.

Preferred® PGIT GOVERNMENTAL INSURANCE TRUST

Public Entity Application
PO Box 958455
Lake Mary, FL 32795-8455
Phone: 321-832-1450
Fax: 321-832-1496

Public Entity Application
Renewal Application Muni
Coverage Term: 10/01/2026 to 10/01/2027

General Member Information	
Name: Coral Lakes Community Development District	
Mailing: c/o Inframark Management Services - Tampa	
2005 Pan Am Circle, Suite 300	
City/State/Zip: Tampa, Florida 33607	
Physical: 2005 Pan Am Circle, Suite 300	
City/State/Zip: Tampa, Florida 33607	
Member Contact Information Contact: Jayna Cooper	**Additional Member Information** FEIN: NCCI Risk ID:
Title: District Manager	Population: 0
Phone#: 813-608-8242 Fax#:	County: Hillsborough
Email: jayna.cooper@inframark.com	Member Type: Community Development District
Agency Information	**Agency Contact Information**
Agency: Risk Management Associates, Inc.	Contact: Devyn Donley
Address: 300 North Beach Street	Phone#: 3862394070
City/State/Zip: Daytona Beach , Florida 32114	Fax#:
Phone#: (386) 252-6176 Fax#: (386) 239-4049	Email: devyn.donley@bbrown.com

CERTIFICATION

The undersigned being authorized by and acting on behalf of the applicant and all persons/concerns seeking insurance, has read and understands this Application, including any appendices and/or supplements, and declares that all statements set forth herein are true, complete and accurate. The undersigned acknowledges and agrees that the submission and the Trust's receipt of such written report, prior to the inception of the coverage agreement applied for, is a condition precedent to coverage.

The signing of this Application does not bind the undersigned to purchase the coverage, nor does the review of same bind The Trust to issue a coverage agreement. This application shall be the basis of the contract, should one be issued.

This Application must be signed by the "Ranking Elected/ Appointed Official" of the Entity making the application (e.g. Chair, President, Superintendent or Executive Director of the Educational Entity) or the Risk Manager (or ranking official) assigned this function.

SIGNATURE: _____ SIGN HERE

TITLE: _____

DATE: _____

NOTICE TO APPLICANT

For your protection, the following Fraud Warning is required to appear on this application:

FLORIDA FRAUD STATEMENT

Any person who knowingly and with intent to injure, defraud or deceive any insurer, files a statement of claim or an application containing any false, incomplete or misleading information is guilty of a felony of the third degree.

Public Entity Application
Coverage Term: 10/01/2026 to 10/01/2027
Member Name: Coral Lakes Community Development District
Agency: Risk Management Associates, Inc.

Coverages Selected:

Auto Liability	N	Auto Physical Damage	N
Boiler & Machinery	N	Crime	Y
Flood	N	Garage Keepers	N
General Liability	Y	Inland Marine	N
Professional Liability	Y	Property	N
Cyber Liability	Y		

Coverage/Exposure Summary:

Line of Business	Exposure Coverage	Applicable/Not Applicable
General Question	Application general Information	
General Question	Excess WC (Standards Limits are $1M/$1M/$1M	Not Applicable
General Question	SIR – TPA Information	Not Applicable
General Question	Stop Loss	Not Applicable
Auto Liability	Coverage	Not Applicable
Auto Physical Damage	Coverage	Not Applicable
Crime	Coverage	Applicable
Cyber Liability	Coverage	Applicable
Garage Keepers	Coverage	Not Applicable
General Liability	Coverage	Applicable
General Liability	Operations: Elder Care/Respite Care	Not Applicable
General Liability	Operations: Special Events, Fairs or Carnivals	Not Applicable
General Liability	Operations: Supervision Abuse Prevention (Required)	Applicable
Professional Liability	Law Enforcement	Not Applicable
Professional Liability	POL/ELL/EPLI	Applicable
Property	Coverage	Not Applicable

INITIAL HERE

Initial_____Date_____

Public Entity Application
Coverage Term: 10/01/2026 to 10/01/2027
Member Name: Coral Lakes Community Development District
Agency: Risk Management Associates, Inc.

APPLICATION GENERAL INFORMATION

General Questions	Response
Account CSR:	Jessica Conway
Agent Name:	Devyn Donley
Primary Member Contact:	Jayna Cooper
If New Primary Contact include name, phone and email address:	Jayna Cooper 813-608-8242 jayna.cooper@inframark.com
Requested Effective Date:	10/01/2026
Requested Termination Date:	10/01/2027
Bid Date (if Applicable, Attach RFP copy):	
Need by Date:	8/14/2026
Is this new business? If it is new business, please complete and attach the 'Expiring Information' form. Template can be found under 'Agent Documents' at the top of the page (Application is not complete without this information).	No
Have you been with PGIT less than 5 years? If Yes - complete and attach the 'Loss Summary' form or a 'No Known Losses' letter. Template can be found under 'Agent Documents' at the top of the page (Application is not complete without this information).	Yes
Member's FEIN	
NCCI Risk Id #	
Population	0
Have you attached the most recent audited financials/budget?	
Please Enter Full Detail Description of Operations	
Installment Schedule: (Only Available for premium > 100k, pay plan is agency bill)	Annual
Do you have a Risk Manager? (If yes, please provide name and number in comment box)	No
Do you have a Human Resource or Personnel Department? (If No please describe handling of this function in comment box)	No
Number of Full Time Police?	0
Number of Full Time Fire?	0
Number of Full Time all other Personnel?	0
Number of Part Time Police?	0
Number of Part Time Fire?	0
Number of Part Time All Other Personnel including Seasonal personnel?	0
Number of Volunteers Police?	0
Number of Volunteers Fire?	0
Number of Volunteers All Others?	0
Police - Estimated Payroll	$0
Fire - Estimated Payroll	$0
All Other - Estimated Payroll	$0

Initial_____Date_____ INITIAL HERE

Public Entity Application
Coverage Term: 10/01/2026 to 10/01/2027
Member Name: Coral Lakes Community Development District
Agency: Risk Management Associates, Inc.

COVERAGE INFORMATION- PROFESSIONAL LIABILITY- PUBLIC OFFICIALS & EMPLOYMENT PRACTICES

THIS IS AN APPLICATION FOR "CLAIMS MADE AND REPORTED" COVERAGE

POL/EPLI General Questions	Response
1 - POL Limit:	$1,000,000
2 - POL Deductible:	$0
3 - EPLI Limit:	$1,000,000
4 - EPLI Deductible:	$0
5 - POL Retro Date	
6 - EPLI Retro Date	
7 - If New Business - Who is your current POL/EPLI carrier?	EGIS
8 - If new business - What is your current POL/EPLI Limit?	$1,000,000
9 - If new business - What is your current POL/EPLI Deductible?	$0
10 - If new business, is your current coverage claims made or occurrence?	Claims Made
11 - Has your POL/EPLI coverage ever been cancelled or non-renewed? (If yes describe answer in comment box)	No
12 - Total Number of Board Members?	
13 - Are Board members Elected? (Y/N) (If no, describe who they are appointed by in comment box)	
14 - Number of employees who hold professional designations	0
15 - Has any bond issue been defeated within the past three years?	No
16 - If yes, has the proposal been resubmitted or is it expected to be resubmitted?	No
17 - Has the public entity been in default on the principal or interest on any bond? (if yes, please provide details in comment box)	No
18 - Do you have a zoning commission? (Y/N)	No
19 - Does your legal counsel attend all meetings of the planning and zoning board?	Yes
20 - Do officials receive training with respect to open meetings and hearing regulations?	Yes
21 - Do you have a written master plan for economic development? (If yes, please select the year)	
22 - Do you have formally approved land use ordinances that have been reviewed by legal counsel?	Yes
23 - Do you have a formal procedure to file for a variance to land use statutes?	Yes
24 - Do you have a formal process for application and approval of permits and licenses?	Yes
25 - Do you have a formal written policy prohibiting elected officials and/or board members from sitting on decisions in which they may have a conflict of interest?	Yes
26 - If with Preferred less than 5 years, have you had any disputes or claims involving a wrongful taking, zoning variance or land use right? (If yes, provide details in comment box). Please note providing details here does not qualify as reporting a claim.	No
27 - If with Preferred less than 5 years, have you had any disputes or claims involving the approval of building permits, design, or code enforcement? (If yes, provide details within comment box.) Please note providing details here does not qualify as reporting a claim	No

INITIAL HERE

Initial_____Date_____

28 - If with Preferred less than 5 years, have you had any disputes, claims, or complaints involving open or closed landfills? (If yes, provide details within the comment box.)	No
29 - Number of employees reported on IRS Form 1099(no FEIN) and/or who have written employment agreements	0
30 - Total % of involuntary turnover during the last 3 years (Ex. 2)	0%
31 - Total % of voluntary turnover during the last 3 years (Ex. 5)	0%
32 - Average # of years of employment for all employees (Ex. 4)	0
33 - Do supervisors receive training in the proper implementation of your policies and procedures?	Yes
34 - Is training documented in their personnel file?	Yes
35 - Enter 4 digit year employment manual written or last updated.	
36 - Is employment manual reviewed by counsel experienced and qualified in employment law?	Yes
37 - Do policies and procedures comply with state and federal guidelines?	Yes
38 - Is this manual distributed to all employees upon hiring?	Yes
39 - Do you have a written policy with respect to both sexual and non-sexual harassment?	Yes
40 - Do you follow a formal written procedure for employee disputes/complaints?	Yes
41 - Are all actions to dismiss or demote employees reviewed in advance by legal counsel?	Yes
42 - Do you require that due process be served and documented for all proceedings involving dismissal, demotion, or suspension?	Yes
43 - Are all probationary or disciplinary actions recorded in writing and signed by the employee?	Yes
44 - Have job descriptions been drafted for regular full-time positions?	Yes
45 - Are you an Equal Opportunity Employer?	Yes
46 - Over the last 5 years has any person made a claim alleging unfair or improper treatment regarding employee hiring, remuneration, advancement, or termination of employment? (If yes, explain in the comment box.). Please note providing details here does not qualify as reporting a claim.	No
47 - Answer if with Preferred less than 5 years. Has any claim been made against the entity or any person in their capacity as an official or employee of the entity? (If yes, explain in the comment box.). Please note providing details here does not qualify as reporting a claim.	No
48 - Does any official or employee have any knowledge of any fact, circumstance or situation which might reasonably be expected to give rise to a claim? (If yes, explain in the comment box.). Please note providing details here does not qualify as reporting a claim.	No

Initial_____Date_____

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Public Entity Application
Coverage Term: 10/01/2026 to 10/01/2027
Member Name: Coral Lakes Community Development District
Agency: Risk Management Associates, Inc.

COVERAGE INFORMATION - CYBER LIABILITY GENERAL QUESTIONS

THIS IS AN APPLICATION FOR CLAIMS MADE AND REPORTED COVERAGE

Cyber Liability	Response
1 - Cyber Retro Date	5/1/2026
2 - Do you have anti-virus software installed and enabled on all desktops and servers (excluding database servers) and is it updated on a regular basis?	Yes
3 - Do you have firewalls installed on all external gateways?	Yes
4 - Do you take regular backups (at least weekly) of all critical data?	Yes
5 - If confidential information is stored on laptops, flash drives and other mobile devices, is the information stored in an encrypted format?	No
6 - Is data "at rest" (servers, etc.) stored in an encrypted format?	No
7 - Is multi-factor authentication required for all employees when accessing email through a website or cloud based service?	Yes
8 - Is multi-factor authentication required for all remote access to the network provided to employees, contractors, and 3rd party service providers?	Yes
IN ADDITION TO REMOTE ACCESS, IS MULTI-FACTOR AUTHENTICATION REQUIRED FOR THE FOLLOWING, INCLUDING ACCESS PROVIDED TO 3RD PARTY SERVICE PROVIDERS:	
9 - All internal and remote admin access to directory services	Yes
10 - All internal and remote admin access to network backup environments	Yes
11 - All internal and remote admin access to network infrastructure	Yes
12 - All internal and remote admin access to the organization’s endpoints/servers	Yes
13 - Have you suffered a claim or loss in the last five years, in relation to cyber liability or cyber security? If yes, describe:	No
14 - Are you aware of any circumstances or complaints against you in relation to data protection or security, PII (Personally Identifiable Information), PHI (Protected Health Information) or any other actual or potential security violations or breaches either currently or in the past five years? If so, please describe (Please note providing details here does not qualify as reporting a claim)	No

Initial_____Date_____ INITIAL HERE

PROFESSIONAL LIABILITY- POL/EPLI/ CYBER

IT IS AGREED THAT IF ANY SUCH FACT, CIRCUMSTANCE OR SITUATION NOT LISTED/DISCLOSED HEREIN, THEN ANY CLAIM BASED UPON, ARISING OUT OF, OR ATTRIBUTABLE THERETO, IS EXCLUDED FROM THE COVERAGE BEING APPLIED FOR.

The undersigned, being authorized by and acting on behalf of the applicant and all persons or concerns seeking coverage, has read and understand this Application, and declares all statements set forth herein are true, complete and accurate. The undersigned further declares and represents that any occurrence or event taking place prior to the inception of the coverage agreement applied for, which may render inaccurate, untrue or incomplete any statement made herein will immediately be reported in writing to the Trust. The undersigned acknowledges and agrees that the submission and the Trust's receipt of such written report, prior to the inception of the coverage agreement applied for, is a condition precedent to coverage.

The signing of this Application does not bind the undersigned to purchase coverage, nor does the review of this Application bind Preferred to issue a coverage agreement. This Application shall, however, be the basis of the contract, should a coverage agreement be issued.

Signed_____Title_____Date_____ SIGN HERE

This Application must be signed by the "Ranking Elected / Appointed Official" of the Entity making the application (e.g. Mayor /Manager / equivalent Officer) or the Risk Manager (or ranking official) assigned this function.

SIGNATORY ABOVE IS ALSO TO INITIAL EACH AND EVERY PAGE OF THIS APPLICATION.

IMPORTANT NOTICE: SHOULD THE SIGNED APPLICATION DIFFER IN ANY WAY FROM THE APPLICATION SUBMITTED FOR UNDERWRITING/RATING PURPOSES, THE TERMS, CONDITIONS AND PREMIUM AS REFLECTED ON SUBJECT TO CHANGE.

Initial_____Date_____ INITIAL HERE

Public Entity Application
Coverage Term: 10/01/2026 to 10/01/2027
Member Name: Coral Lakes Community Development District
Agency: Risk Management Associates, Inc.

COVERAGE INFORMATION- CRIME

Coverage	Response
1 - Employee Dishonesty Blanket Limit (faithful performance included):	$100,000
2 - Employee Dishonesty Deductible:	$1,000
3 - Theft, Disappearance or Destruction Limit	$100,000
4 - Theft, Disappearance or Destruction Deductible	$1,000
5 - Computer Fraud Limit	$100,000
6 - Computer Fraud Deductible	$1,000
7 - Forgery or Alteration Limit	$100,000
8 - Forgery or Alteration Deductible	$1,000
9 - Does the applicant check for past criminal records (theft of money and securities, robbery, etc.) on rateable employees?	Yes
10 - How frequently are audits performed? (weekly, monthly, quarterly, annually)	Annually
11 - Who performs the audit?	CPA
12 - Is countersignature of checks required?	No
13 - Are your bank accounts reconciled by someone not authorized to deposit or withdraw?	No
14 - Number of employees handling money(accountants,bookkeepers, cashiers, check signers,etc.):	0
15 - Number of messengers:	0
16 - Number of guards accompanying messenger:	0
17 - Is banking done by your internal staff or by other outside professionals?	Other

Initial_____Date_____

INITIAL HERE

Public Entity Application
Coverage Term: 10/01/2026 to 10/01/2027
Member Name: Coral Lakes Community Development District
Agency: Risk Management Associates, Inc.

COVERAGE INFORMATION - General Liability

Coverage	Response
1 - GL Occurrence Limit	$1,000,000
2 - GL Deductible	$0
3 - Employee Benefits Occurrence Limit	$1,000,000
4 - Medical Expense Limit (Max $5,000)	$5,000
5 - Total number of Housing Authority units	0
6 - If Housing Authority, please give number of section 8 units (including USDA units)	0
7 - Number of hotel units owned/operated by member	0
8 - Do you require all contractors & vendors with whom you do business to provide a contractual hold harmless and certificate of Insurance.	Yes
9 - Do you require groups using your facilities to provide a contractual hold harmless and Certificate of Insurance?	Yes
10 - Do you require groups using your facilities to make you an additional insured on their insurance policy?	Yes
11 - Do you have an ADA coordinator? If so please provide name.:	District Manager
12 - If you are a special district, are you responsible for sidewalk maintenance?	No
CHECK YES/ NO FOR EACH OF THE FOLLOWING EXPOSURES	
13 - Athletic Fields & Activities	No
14 - Airports/Aircraft (Coverage limited to Premises Liability Only)	No
15 - Bleachers/Auditoriums/Stadiums	No
16 - Do you sponsor/operate Children/Youth Programs?	No
17 - Do you sponsor/operate Sr. Adult Program?	No
18 - Do you sponsor/operate programs for emotionally/mentally challenged individuals?	No
19 - Electric Power Distribution(Power Generation excluded)	No
20 - EMT's/Paramedics (Incl Fire Dept & Other 1st Responders)	No
21 - Exhibition/Convention Center	No
22 - Gas Utility Distribution (Generation Excluded)	No
23 - Golf Course	No
24 - Hospitals, Nursing Homes, Medical Facilities (Coverage limited to Premises Liability only, Medical Malpractice excluded)	No
25 - Law Enforcement(See Law Enforcement section for coverage questions)	No
26 - Marinas (Premises Liability only excludes Marina Operators Liability)	No
27 - Detention Facilities (See Law Enforcement section for coverage questions)	No
28 - Restaurants/Snack Bars/Food Beverage Carts	No
29 - Skate Parks	No
30 - Swimming Pools/Water Parks/Splash Parks	No
31 - Wastewater Treatment	No
32 - Water Utility	No
33 - Watercraft (Coverage limited to craft less than 52ft excludes paying passengers)	No
34 - Wharves/Piers/Docks (Excluding Marina Ops Liability)	No

Initial_____Date_____ INITIAL HERE

35 - Drones (if yes, and you are requesting coverage complete the Unmanned Aircraft/Drone supplemental application found in the pool forms and documents)	No
36 – Trampolines, inflatables, or bounce houses?	No

COVERAGE INFORMATION- General Liability

Operations: Elder Care/ Respite Care	Response
1 - Number of Elder Care/Respite Care locations	
2 - Ratio of clients to care providers	

COVERAGE INFORMATION- General Liability

Operations: Special Events, Fairs, or Carnivals	Response
1 - If you have fireworks displays, how many a year do you have?	
2 - Do you contract out the fireworks display to a licensed Pyrotechnician?	

Initial_____Date_____ INITIAL HERE

Public Entity Application
Coverage Term: 10/01/2026 to 10/01/2027
Member Name: Coral Lakes Community Development District
Agency: Risk Management Associates, Inc.

COVERAGE INFORMATION- General Liability

Supervision Abuse Prevention (Required)	Response
1 - Who in the Entity has been designated to handle claims (include name, address, telephone number and email)?	District Manager
2 - With respect to Claims Incidents, etc., do you have a written procedure for obtaining information?	Yes
ENTER YES/NO FOR ALL OPERATIONS LISTED BELOW	
3 – Camps (Residential): (Yes/No)	No
4 - Camps with overnight stays: (Yes/No)	No
5 - Daycare Centers/Nursery Schools - Children or Adult Care: (Yes/No)	No
6 - Juvenile Detention Centers: (Yes/No)	No
7 - Medical Services and Professionals - Doctors, Psychiatrists, Visiting Nurse Services: (Yes/No)	No
8 - Mental Institutions: (Yes/No)	No
9 - Orphans or Foster Homes, including Social Service Agencies responsible for the Foster Home evaluation and/or placement: (Yes/No)	No
10 - Religious/Clergy/Church Organizations	No
11 - Schools - public or private elementary, junior high or high school: (Yes/No)	No
12 - Social Service Counselors - Social Workers, Psychologists: (Yes/No)	No
13 - Special Needs Educational Facilities: (Yes/No)	No
14 - Substance Abuse Facilities with overnight stays: (Yes/No)	No
15 - Substance Abuse Facilities without overnight stays: (Yes/No)	No
16 - Youth Organizations (Sports, Scouts, YMCA/YWCA, Big Brothers/Sisters, etc): (Yes/No) - If yes please specify in Comment field	No
17 - Is there a Sexual Abuse Prevention Program in effect?	No
18 - Has a written policy been established clearly expressing management's commitment to sexual abuse prevention?	No
19 - Have written procedures encompassing rules, a code of conduct and disciplinary measures been established for all staff and/or volunteers, which clearly define the policy and consequences of non-adherence?	No
20 - Has a mechanism been developed to ensure that sexual abuse prevention policies and procedures are implemented and enforced throughout the organization?	No
21 - Is there a Sexual Abuse Prevention Coordinator that reports to a member of management?	Yes
22 - Are management/staff trained in policies and procedures relating to the Sexual Abuse Prevention Program?	Yes
23 - Do policies and procedures include an incident reporting and follow-up mechanism?	Yes
24 - Are standard applications used for all prospective employees or volunteers?	Yes
25 - Is there a minimum of two background checks for prospective employees with documentation maintained in file?	No
26 - Do background checks include checks with "Sex Offender Hot-lines", State Police, State Department of Social Services, or similar public agencies? (where applicable)	No
27 - In the past five years have any employees or officers been terminated for cause related to sexually abusive behavior?	No

Initial_____Date_____ INITIAL HERE

28 - Are records maintained documenting adherence to all applicable policies and procedures, e.g., hiring and screening, code of conduct, training, incident and follow-up procedures?	Yes
29 - Are you aware of any circumstance that may result in a sexual abuse claim? If Yes,explain in the comment box.(Please note providing details here does not qualify as reporting a claim)	No
30 - Have any members of the staff been transferred because of allegations of sexual abuse?	No

Initial_____Date_____ INITIAL HERE

Preferred PGIT GOVERNMENTAL INSURANCE TRUST

Named Covered Party: Coral Lakes Community Development District
Term: 10/01/2026 to 10/01/2027
Coverage Provided by: Preferred Governmental Insurance Trust
Quote Number: PK FL1 0294978 26-02 01

YOU ARE ELECTING NOT TO PURCHASE CERTAIN VALUABLE COVERAGE WHICH PROTECTS YOU AND YOUR FAMILY OR YOU ARE PURCHASING UNINSURED MOTORISTS LIMITS LESS THAN YOUR BODILY INJURY LIABILITY LIMITS WHEN YOU SIGN THIS FORM. PLEASE READ CAREFULLY.

Uninsured Motorist coverage provides for payment of certain benefits for damages caused by owners or operators of uninsured motor vehicles because of bodily injury or death resulting there from. Such benefits may include payments for certain medical expenses, lost wages, and pain and suffering, subject to limitations and conditions contained in the Coverage Agreement. For the purpose of this coverage, an uninsured motor vehicle may include a motor vehicle as to which the bodily injury limits are less than your damages.

Florida law requires that automobile liability coverage agreements include Uninsured Motorist coverage at limits equal to the Bodily Injury limits in your coverage agreement unless you select a lower limit offered by the Trust or reject Uninsured Motorist entirely. Please indicate whether you desire to entirely reject Uninsured Motorist coverage, or, whether you desire this coverage at limits lower than the Bodily Injury Liability limits of your Coverage Agreement:

[X] a. I hereby reject Uninsured Motorist coverage.

[ ] b. I hereby select the following Uninsured Motorist limits which are lower than my Bodily Injury Liability Limits:
each person (enter limit if applicable):
each accident.

[ ] c. I hereby select Uninsured Motorist coverage limits equal to my Bodily Injury Liability limits. (If you select this option disregard the bold face statement above.)

ELECTION OF NON-STACKED COVERAGE

(Do not complete if you have rejected Uninsured Motorist)

You have the option to purchase, at a reduced rate, non-stacked (limited) type of Uninsured Motorists coverage. Under this form if injury occurs in a vehicle owned or leased by you or any family member who resides with you, this Coverage Agreement will apply only to the extent of coverage (if any) which applies to that vehicle in this Coverage Agreement. If an injury occurs while occupying someone else's vehicle, or you are struck as a pedestrian, you are entitled to select the highest limits of Uninsured Motorist coverage available on any one vehicle for which you are a Named Covered Party, covered family member, or covered resident of the Named Covered Party's household. This Coverage Agreement will not apply if you select the coverage available under any other Coverage Agreement issued to you or the Coverage Agreement of any other family member who resides with you.

If you do not elect to purchase the non-stacked form, your Coverage Agreement limit(s) for each motor vehicle are added together (stacked) for all covered injuries. Thus, your Coverage Agreement limits would automatically change during the Coverage Agreement term if you increase or decrease the number of autos covered under the Coverage Agreement.

[ ] I hereby elect the non-stacked form of Uninsured Motorist coverage.

I understand and agree that selection of any of the above options applies to my liability Coverage Agreement and future renewals or replacements of such Coverage Agreement which are issued at the same Bodily Injury Liability limits. If I decide to select another option at some future time, I must let the Trust or my agent know in writing.

Signature _____ **Title** _____ SIGN HERE

Name _____ **Date** _____

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

Named Covered Party: Coral Lakes Community Development District
Term: 10/01/2026 to 10/01/2027
Coverage Provided by: Preferred Governmental Insurance Trust
Quote Number: PK FL1 0294978 26-02 01

Signature Page

I hereby confirm that the limits/coverages as shown here, corresponding with the Coverage Agreement, are correct:

N/A	**Property**	**TIV: Not Included**
N/A	**Inland Marine**	**Blanket Unscheduled IM: Not Included** **Scheduled Inland Marine: Not Included** **Total All Inland Marine: Not Included**
N/A	**Property TRIA (Terrorism Risk Insurance Act) coverage**	
X	**Crime**	
X	**General Liability**	**Ratable Payroll: Not Included**
N/A	**Law Enforcement Liability**	**Officers: Not Included**
X	**Professional Liability**	**Employees: Not Included**
X	**Automobile**	**0 Units - Auto Liability** **0 Units - Comprehensive** **0 Units – Collision**
N/A	**Stop Loss Aggregate:** **Applies to:**	**Not Included**
N/A	**Excess Workers' Compensation**	**Payroll: Not Included**
N/A	**I confirm that I have received a copy of Preferred's Current Interlocal Agreement (last amended October 1, 2004) and Amendment A (effective October 1, 2013).**	
N/A	**I confirm having read and agreed to the terms as laid out in the attached Preferred Participation Agreement (which also requires a signature).**	

A signed copy of the following is also required where applicable: First Page of Preferred Application; Professional Liability Application; Uninsured Motorist Rejection/Election Form; SIR Signature Page.

Signature _____ **Title** _____ SIGN HERE

Name _____ **Date** _____

Coverage is provided by Preferred Governmental Insurance Trust

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

MINUTES OF MEETING
CORAL LAKES
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Coral Lakes Community Development District was held on Monday, May 18, 2026 at 11:00 a.m., at the Englewood Charlotte Library 3450 North Access Road Englewood, FL 34224.

Present and constituting a quorum were:

Carlos de la Ossa	Chairperson	
Angie Gunwald	Vice Chairpeson	
Albert Viera	Assistant Secretary	*(via phone)*
Ryan Ter Dost	Assistant Secretary	
Kyle Smith	Assistant Secretary	

Also present were:

Jayna Cooper	District Manager	*(via phone)*
Rollamay Turkoane	District Manager	
Brian Lamb	VP Developer Services	*(via phone)*
Vanessa Steinerts	Bond Counsel	*(via phone)*
Kathryn Hopkinson	District Counsel	*(via phone)*
Tonja Stewart	District Engineer	*(via phone)*
Long Nguyen	Field Manager	

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

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

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

SECOND ORDER OF BUSINESS **Public Comments on Agenda Items**

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

THIRD ORDER OF BUSINESS **Business Items**

A. Consideration of Resolution 2026-04; Approving FY 2026-2027 Proposed Budget and Setting Public Hearing

> On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, Resolution 2026-04; Approving FY 2026-2027 Proposed Budget and Setting Public Hearing, for Monday August 24, 2026, at 11:00 a.m., at the Englewood Charlotte Library located at 3450 North Access Road, Englewood, FL 34224, was adopted. 5-0

B. Consideration of Resolution 2026-05; Redesignating a Qualified Public Depository - Valley Bank

> On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, Resolution 2026-05; Redesignating a Qualified Public Depository - *Valley Bank*, was adopted. 5-0

C. Consideration of Resolution 2026-06; Setting Landowners Election and Meeting

> On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, Resolution 2026-06; Setting Landowners Election and Meeting, for Monday November 16, 2026 at the Englewood Charlotte Library located at 3450 North Access Road Englewood, FL 34224, was adopted. 5-0

D. Annual Notice of Qualified Electors – 0

Ms. Turkoane stated, as of May, 2026, there are zero qualified electors.

E. Supplemental Report of Engineer AA2

Ms. Stewart presented and reviewed the report.

> On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, Supplemental Report of the Engineer, in substantial form, was approved. 5-0

F. Supplemental Assessment Methodology Report AA2

Mr. Lamb presented and reviewed the report.

> On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, Supplemental Assessment Methodology Report AA2, in substantial form, was approved. 5-0

G. Consideration of Resolution 2026-07; Delegated Award

Ms. Steinerts presented and reviewed the report.

> On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, Resolution 2026-07; Delegated Award, in substantial form, was adopted. 5-0

H. Consideration of Issuer's Counsel Documents

i. Preliminary Limited Offering Memorandum
ii. Second Supplemental Trust Indenture
iii. Bond Purchase Contract
iv. Continuing Disclosure Agreement

- *No additional action taken, these are included as exhibits to Resolution 2026-07.*

FOURTH ORDER OF BUSINESS **Consent Agenda**

A. Approval of Minutes of March 23, 2025; Regular Meeting
B. Consideration of O&M Expenditures March 2026 & April 2026
C. Acceptance of the Financials/Approval of the Check Register for March 2026 & April 2026
D. Ratification of Addendum No. 1 to the Aquatic Management Maintenance Services Agreement
E. Ratification of Brown & Brown Insurance Proposal

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

FIFTH ORDER OF BUSINESS **Staff Reports**

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

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

i. Field Inspections Report

The Field Inspections Report was presented, a copy of which was included in the agenda package. Mr. Long provided updates on pending/completed items.

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

Mr. de la Ossa directed management staff to assemble janitorial and pool vendors in preparation for the amenity opening in the coming weeks.

SEVENTH ORDER OF BUSINESS **Adjournment**

There being no further business,

> On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, meeting adjourned at 11:24 a.m. 5-0

Jayna Cooper/Rollamay Turkoane	Carlos de la Ossa
District Manager	Chairperson

Coral Lakes CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
INFRAMARK LLC	5/1/2026	178506	$750.00			May 2026-ACCOUNTING SERVICES
INFRAMARK LLC	5/1/2026	178506	$375.00			May 2026-ADMINISTRATION
INFRAMARK LLC	5/1/2026	178506	$500.00			May 2026-CONSTRUCTION ACCOUNTING
INFRAMARK LLC	5/1/2026	178506	$2,083.33			May 2026-DISTRICT MANAGEMENT
INFRAMARK LLC	5/1/2026	178506	$1,000.00			May 2026-FIELD SERVICES
INFRAMARK LLC	5/1/2026	178506	$416.67			May 2026-FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	5/1/2026	178506	$200.00			May 2026-RECORDING SECRETARY
INFRAMARK LLC	5/1/2026	178506	$50.00			May 2026-RENTAL AND LEASES
INFRAMARK LLC	5/1/2026	178506	$416.67			May 2026-DISSEMINATION SERVICES
INFRAMARK LLC	5/1/2026	178506	$50.00			May 2026-TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	5/1/2026	178506	$100.00	$5,941.67	$5,941.67	May 2026-WEBSITE MAINTENANCE/ADMIN
JUNIPER LANDSCAPING OF FLORIDA, LLC	5/8/2026	396647	$6,594.62			LANDSCAPE MAINTENANCE CONTRACT
SCHOOLSTATUS PARENT INC	5/1/2026	INV-SS-6536	$3,125.00			ANNUAL WEBSITE SET UP, HOSTING AND ADA
SITEX AQUATICS	5/1/2026	11033-B	$1,225.00			AQUATIC MAINTENANCE
Monthly Contract Subtotal			**$16,886.29**			
Variable Contract						
RISK MANAGEMENT ASSOCIATES INC	5/12/2026	24835703	$838.00			INSURANCE POLICY-05/01/26-10/01/26
STRALEY ROBIN VERICKER	5/15/2026	28433	$837.50			APR 2026 - LEGAL SERVICES
Variable Contract Subtotal			**$1,675.50**			
Utilities						
CHARLOTTE COUNTY UTILITIES	5/26/2026	052626-148156	$453.33			WATER SVCS 04/22/26-05/21/26
FPL	4/14/2026	041426-81545-ACH	$54.36			ELECTRIC 03/16/26-04/14/26
FPL	4/14/2026	041426-71267-ACH	$636.76			ELECTRIC
FPL	5/14/2026	051426-91342-ACH	$240.79			ELECTRIC SVC 04/14/26-05/14/26
FPL	5/14/2026	051426-81545-ACH	$290.47			ELECTRIC SVC 04/14/26-05/14/26
FPL	5/14/2026	051426-45024-ACH	$171.45			ELECTRIC SVC 04/14/26-05/14/26

Coral Lakes CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
FPL	5/14/2026	051426-71267-ACH	$675.42			ELECTRIC SVC 04/14/26-05/14/26
FPL	5/7/2026	050726-72579-ACH	$1,233.30		$3,302.55	ELECTRIC
Utilities Subtotal			**$3,755.88**			
Regular Services						
ALBERTO VIERA	5/18/2026	AV-051826	$200.00			BOARD 05/18/2026
ANGIE GRUNWALD	5/18/2026	AG-051826	$200.00			BOARD
CARLOS DE LA OSSA	5/18/2026	CO-051826	$200.00			BOARD 05/18/2026
KYLE SMITH	5/18/2026	KS-051826	$200.00			BOARD 05/18/2026
RISK MANAGEMENT ASSOCIATES INC	5/12/2026	24835703	$209.00			INSURANCE POLICY 05/01/26-10/01/26
RISK MANAGEMENT ASSOCIATES INC	5/12/2026	24835703	$210.00			INSURANCE POLICY 05/01/26-10/01/26
RISK MANAGEMENT ASSOCIATES INC	5/12/2026	24835703	$1,006.00		$1,425.00	INSURANCE POLICY 05/01/26-10/01/26
ROBERTUS ANTONIUS TER DOEST	5/18/2026	RD-051826	$200.00			BOARD 05/18/2026
SITEX AQUATICS	5/1/2026	11033-B	$36.75			TEMPORARY FUEL SURCHARGE
Regular Services Subtotal			**$2,461.75**			
Additional Services						
JUNIPER LANDSCAPING OF FLORIDA, LLC	4/30/2026	395347	$2,658.75			LANDSCAPE MAIN-DUE TO TRUCK ACCIDENT DAMAGE
Additional Services Subtotal			**$2,658.75**			
TOTAL			**$27,438.17**			

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
178506	5/1/2026
CUSTOMER ID	**NET TERMS**
C4799	Due On Receipt
PO#	**DUE DATE**
	5/1/2026

BILL TO

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

Services provided for the Month of: May 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.

Please Remit Payment to:

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

Invoice 396647

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

Date	Due Date
05/08/26	6/7/2026
Account Owner	**PO#**
SHAWNA HUMBLE	

Item	Amount
#346745 - Coral Lakes Charlotte County 2025 Maintenance Contract May 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)
$9,253.37	$0.00	$0.00	$0.00	$0.00

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

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

Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980

SchoolStatus

Invoice # INV-SS-6536
Date: 5/1/2026

Bill To
Coral Lakes CDD
2005 Pan Am Circle Ste 300
Tampa FL 33607
United States

Total Due:	$3,125.00
Due Date:	5/31/2026

Terms	Due Date	Purchase Order	Service Start	Service End
Net 30	5/31/2026		6/30/2026	6/29/2027

Item	Amount
SchoolNow CMS Full-featured websites and intranet with unlimited storage and users	$615.00
SchoolNow ADA Monthly reporting, error correction and training resources	$938.00
SchoolNow Server Fee Annual server fee for website hosting	$60.00
SchoolNow Implementation One time fee for Website design, remediation and launch, SIS integration and data set-up	$1,512.00

Subtotal	$3,125.00
Tax Total	$0.00
Total	$3,125.00
Amount Paid	$0.00
Amount Due	$3,125.00

For Payment by EFT:

Remittance Contact: ar@schoolstatus.com
Bank Name: Stifel Bank
Bank Address: 8000 Maryland Avenue Ste 100, Clayton, Missouri 63105
Routing #: 081018998
Account #: 16763806
SWIFT: STLFUS44XXX
Please include the invoice number in the description if possible.

For Payment by Check:

SchoolStatus, LLC
P.O. Box 771470
St. Louis, MO 63177-9816
United States

SchoolStatus

Invoice # INV-SS-6536
Date: 5/1/2026

Click Here to pay with Credit Card

Click here to view our W-9.

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.: 11033-b
Terms: Net 30
Invoice date: 05/01/2026
Due date: 05/31/2026

#	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
2.		**Additional Services**	Temporary Fuel Surcharge	1	$36.75	$36.75

Total **$1,261.75**

Ways to pay

View and pay

Sitex Aquatics
LAKE & FOUNTAIN SERVICES

Subject: Notice of Temporary Fuel Surcharge

We value the trust you place in Sitex Aquatics & remain committed to providing the reliable, high quality service at a fair price you have been used too.

As you know over the last few months, fuel prices have increased significantly, resulting in a substantial rise in our operating cost, particularly for our service vehicles & equipment. While we have absorbed these increases for as long as possible & with no relief in the near future we have no choice but add a temporary fuel charge of 3% to the monthly invoice effective April 1st.

As soon as fuel prices drop & stabilize this surcharge will be eliminated, hopefully sooner than later!

We appreciate your understanding, loyalty, & continued partnership moving forward.

Sincerely,

Joe Craig

President

Sitex Aquatics llc.

813.564.2322

joe@sitexaquatics.com

INVOICE

Brown & Brown

Mail payment to:
Risk Management Associates, Inc.
P.O. Box 745959
Atlanta, GA 30374-5959

Overnight payment to:
Risk Management Associates, Inc.
Lockbox 745959
6000 Feldwood Road
College Park, GA 30349

Customer	Coral Lakes Community Development District
Acct #	929947
Date	05/12/2026
Customer Service	(386)252-6176
Page	1 of 1

Payment Information	
Invoice Summary	$ 2,263.00
Payment Amount	
Payment for:	Invoice#24835703
PK FL1 0294978 25-01	

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

Thank You

Please detach and return with payment

Customer: Coral Lakes Community Development District

Invoice	Effective	Transaction	Description	Amount
24835703	05/01/2026	New business	Policy #PK FL1 0294978 25-01 05/01/2026-10/01/2026 Preferred Governmental Insurance Trust (PGIT)	
			General Liability - New business	838.00
			Crime - New business	209.00
			Commercial Cyber and Privacy Liability - New business	210.00
			Directors and Officers - New business	1,006.00

Total
$ 2,263.00

Thank You

Please Remit Payment Upon Receipt

Risk Management Associates, Inc. P. O. Box 2416 Daytona Beach, FL 32115	(386)252-6176	**Date** 05/12/2026

Straley Robin Vericker

1510 W. Cleveland Street

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

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

May 15, 2026
Client: 001598
Matter: 000001
Invoice #: 28433

RE: General

For Professional Services Rendered Through April 30, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
4/7/2026	VKB	TELECONFERENCE WITH J. CRAIG RE: SITEX'S LETTER RE: TEMPORARY FUEL SURCHARGE; DRAFT ADDENDUM RE: SAME; REVIEW AND REPLY TO EMAIL FROM K. SMITH RE: DRAFT PHASE 1C PLAT.	1.6	$600.00
4/10/2026	VKB	REVIEW EMAIL RE: DISTRICT'S DESIRE TO TERMINATE INSURANCE POLICY WITH EGIS; REVIEW POLICY; REVIEW AND REVISE TERMINATION LETTER.	0.4	$150.00
4/10/2026	LC	REVIEW EGIS INSURANCE POLICY SAVED TO SYSTEM.	0.2	$35.00
4/10/2026	MS	REVIEW EGIS CONTRACT; PREPARE TERMINATION NOTICE FOR EGIS'S SERVICES.	0.3	$52.50
		Total Professional Services	2.5	$837.50

Total Services	$837.50	
Total Disbursements	$0.00	
Total Current Charges		$837.50
Previous Balance		$1,899.45
Less Payments		*($1,899.45)*
PAY THIS AMOUNT		**$837.50**

Please Include Invoice Number on all Correspondence

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

CHARLOTTE COUNTY
FLORIDA

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	CURRENT CHARGES PAST DUE AFTER
CORAL LAKES COM DEV DISTRICT	219864-148156	26-MAY-2026	15-JUN-2026

Service Address: 12800 SEAGRASS DR

Previous Balance:	388.48
Previous Payment Amount:	388.48
Current Charges	
Com Water Usage	175.58
Com Sewer Charge	272.90
Customer Charge	4.85
TOTAL	$453.33

Current Read	Previous Read	Usage (TGals)	Service Period From	Service Period To	Days
31	24	7	04/22/2026	05/21/2026	29

2025 Annual Water Quality Reports are available online:
https://tinyurl.com/BurntStoreWaterQuality
https://tinyurl.com/CharlotteCountyWaterQuality

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	15-JUN-2026	$453.33

MAY 28 2026
By _____

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

00021986490000453333148156

102-00003372

Electric Bill Statement
For: Mar 16, 2026 to Apr 14, 2026 (29 days)
Statement Date: Apr 14, 2026
Account Number: 58474-81545
Service Address:
26281 CORAL LAKES DR #LIFT 458
PUNTA GORDA, FL 33955

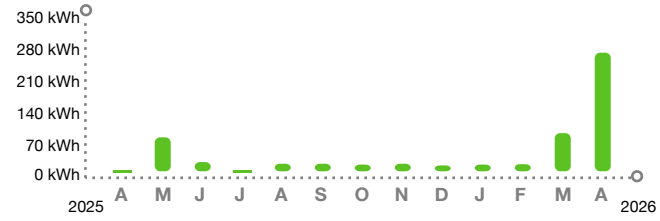
CORAL LAKES COMMUNITY DEVEL OPMENT DISTRICT, Here's what you owe for this billing period.

CURRENT BILL

$54.36
TOTAL AMOUNT YOU OWE

May 5, 2026
NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	37.16
Payments received	-37.16
Balance before new charges	0.00
Total new charges	54.36
Total amount you owe	**$54.36**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after July 06, 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 May 04, 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	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	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 DEVEL
OPMENT 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	$54.36	May 5, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		37.16
Payment received - Thank you		–37.16
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Non-fuel: *($0.094600 per kWh)*	$26.77	
Fuel: *($0.032020 per kWh)*	$9.06	
Electric service amount	50.03	
Gross receipts tax (State tax)	1.28	
Franchise fee (Reqd local fee)	3.00	
Taxes and charges	4.28	
Regulatory fee (State fee)	0.05	
Total new charges		$54.36
Total amount you owe		**$54.36**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KJ73469. Next meter reading May 14, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	00594		00311		283

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 14, 2026	Mar 16, 2026	Apr 14, 2025
kWh Used	283	91	0
Service days	29	31	21
kWh/day	9	2	0
Amount	$54.36	$37.16	$18.15

KEEP IN MIND

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Electric Bill Statement
For: Mar 16, 2026 to Apr 14, 2026 (29 days)
Statement Date: Apr 14, 2026
Account Number: 76933-71267
Service Address:
26059 CORAL LAKES DR #SIGN
PUNTA GORDA, FL 33955

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT, Here's what you owe for this billing period.

CURRENT BILL

$636.76
TOTAL AMOUNT YOU OWE

May 5, 2026
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	141.65
Payments received	-141.65
Balance before new charges	0.00
Total new charges	636.76
Total amount you owe	**$636.76**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after July 06, 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 May 04, 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	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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76933-71267	$636.76	May 5, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		141.65
Payment received - Thank you		–141.65
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Non-fuel: *($0.094600 per kWh)*	$427.21	
Fuel: *($0.032020 per kWh)*	$144.60	
Electric service amount	586.01	
Gross receipts tax (State tax)	15.04	
Franchise fee (Reqd local fee)	35.17	
Taxes and charges	50.21	
Regulatory fee (State fee)	0.54	
Total new charges		$636.76
Total amount you owe		**$636.76**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD4485. Next meter reading May 14, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	05372		00856		4516

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Apr 14, 2026	Mar 16, 2026
kWh Used	4516	856
Service days	29	21
kWh/day	156	41
Amount	$636.76	$129.64

KEEP IN MIND

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Electric Bill Statement
For: Apr 14, 2026 to May 14, 2026 (30 days)
Statement Date: May 14, 2026
Account Number: 51605-91342
Service Address:
12800 SEAGRASS DR #CLUBHOUSE
PUNTA GORDA, FL 33955

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT, Here's what you owe for this billing period.

CURRENT BILL

$240.79
TOTAL AMOUNT YOU OWE

Jun 4, 2026
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	88.81
Payments received	-88.81
Balance before new charges	0.00
Total new charges	240.79
Total amount you owe	**$240.79**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after August 04, 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 June 03, 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	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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51605-91342	$240.79	Jun 4, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		88.81
Payment received - Thank you		–88.81
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Non-fuel: *($0.094600 per kWh)*	$154.95	
Fuel: *($0.032020 per kWh)*	$52.45	
Electric service amount	221.60	
Gross receipts tax (State tax)	5.69	
Franchise fee (Reqd local fee)	13.30	
Taxes and charges	18.99	
Regulatory fee (State fee)	0.20	
Total new charges		$240.79
Total amount you owe		**$240.79**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLJ0387. Next meter reading Jun 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	02144		00506		1638

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	May 14, 2026	Apr 14, 2026
kWh Used	1638	506
Service days	30	15
kWh/day	54	33
Amount	$240.79	$76.80

KEEP IN MIND

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Electric Bill Statement
For: Apr 14, 2026 to May 14, 2026 (30 days)
Statement Date: May 14, 2026
Account Number: 58474-81545
Service Address:
26281 CORAL LAKES DR #LIFT 458
PUNTA GORDA, FL 33955

CORAL LAKES COMMUNITY DEVEL OPMENT DISTRICT, Here's what you owe for this billing period.

CURRENT BILL

$290.47
TOTAL AMOUNT YOU OWE

Jun 4, 2026
NEW CHARGES DUE BY

Enroll in FPL Budget Billing® and have $53.77 withdrawn instead of $290.47.
FPL.com/AutoBBOffer

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	54.36
Payments received	-54.36
Balance before new charges	0.00
Total new charges	290.47
Total amount you owe	**$290.47**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

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- Payment received after August 04, 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 June 03, 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	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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

58474-81545	$290.47	Jun 4, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		54.36
Payment received - Thank you		–54.36
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Non-fuel: *($0.094600 per kWh)*	$189.11	
Fuel: *($0.032020 per kWh)*	$64.01	
Electric service amount	267.32	
Gross receipts tax (State tax)	6.86	
Franchise fee (Reqd local fee)	16.04	
Taxes and charges	22.90	
Regulatory fee (State fee)	0.25	
Total new charges		$290.47
Total amount you owe		**$290.47**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KJ73469. Next meter reading Jun 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	02593		00594		1999

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 14, 2026	Apr 14, 2026	May 14, 2025
kWh Used	1999	283	81
Service days	30	29	30
kWh/day	66	9	2
Amount	$290.47	$54.36	$31.67

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Electric Bill Statement
For: Apr 14, 2026 to May 14, 2026 (30 days)
Statement Date: May 14, 2026
Account Number: 76814-45024
Service Address:
26219 SACRED LOTUS LN # PUMP
PUNTA GORDA, FL 33955

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT, Here's what you owe for this billing period.

CURRENT BILL

$171.45
TOTAL AMOUNT YOU OWE

Jun 4, 2026
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	69.26
Payments received	-69.26
Balance before new charges	0.00
Total new charges	171.45
Total amount you owe	**$171.45**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

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- The amount due on your account will be drafted automatically on or after June 03, 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	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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76814-45024	$171.45	Jun 4, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		69.26
Payment received - Thank you		–69.26
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Non-fuel: *($0.094600 per kWh)*	$107.27	
Fuel: *($0.032020 per kWh)*	$36.31	
Electric service amount	157.78	
Gross receipts tax (State tax)	4.05	
Franchise fee (Reqd local fee)	9.47	
Taxes and charges	13.52	
Regulatory fee (State fee)	0.15	
Total new charges		$171.45
Total amount you owe		**$171.45**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KN71785. Next meter reading Jun 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	02023		00889		1134

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	May 14, 2026	Apr 14, 2026
kWh Used	1134	404
Service days	30	11
kWh/day	37	36
Amount	$171.45	$61.25

KEEP IN MIND

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Electric Bill Statement
For: Apr 14, 2026 to May 14, 2026 (30 days)
Statement Date: May 14, 2026
Account Number: 76933-71267
Service Address:
26059 CORAL LAKES DR #SIGN
PUNTA GORDA, FL 33955

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT, Here's what you owe for this billing period.

CURRENT BILL

$675.42
TOTAL AMOUNT YOU OWE

Jun 4, 2026
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	636.76
Payments received	-636.76
Balance before new charges	0.00
Total new charges	675.42
Total amount you owe	**$675.42**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after August 04, 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 June 03, 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	Report Power Outages:	1-800-4OUTAGE (468-8243)
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76933-71267	$675.42	Jun 4, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		636.76
Payment received - Thank you		–636.76
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Non-fuel: *($0.094600 per kWh)*	$453.80	
Fuel: *($0.032020 per kWh)*	$153.60	
Electric service amount	621.60	
Gross receipts tax (State tax)	15.95	
Franchise fee (Reqd local fee)	37.30	
Taxes and charges	53.25	
Regulatory fee (State fee)	0.57	
Total new charges		$675.42
Total amount you owe		**$675.42**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD4485. Next meter reading Jun 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	10169		05372		4797

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	May 14, 2026	Apr 14, 2026
kWh Used	4797	4516
Service days	30	29
kWh/day	160	156
Amount	$675.42	$636.76

KEEP IN MIND

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Electric Bill Statement
For: Apr 7, 2026 to May 7, 2026 (30 days)
Statement Date: May 7, 2026
Account Number: 00774-72579
Service Address:
12301 BURNT STORE RD # SL LED
PUNTA GORDA, FL 33955

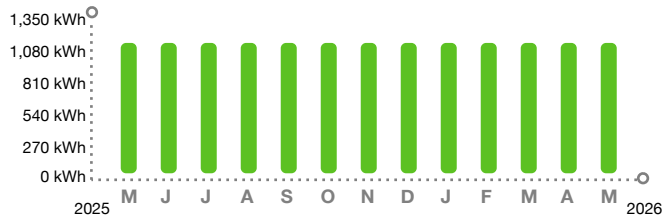
CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT, Here's what you owe for this billing period.

CURRENT BILL

$1,233.30
TOTAL AMOUNT YOU OWE

May 28, 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
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

- Payment received after July 29, 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 May 27, 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)

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00774-72579	$1,233.30	May 28, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

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

**** 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 Jun 8, 2026.

Usage Type	**Usage**
Total kWh used	1200

ENERGY USAGE COMPARISON

	This Month	**Last Month**	**Last Year**
Service to	May 7, 2026	Apr 7, 2026	May 7, 2025
kWh Used	1200	1200	1200
Service days	30	29	30
kWh/day	40	41	40
Amount	$1,233.30	$1,233.30	$1,061.00

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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For: 04-07-2026 to 05-07-2026 (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

For: 04-07-2026 to 05-07-2026 (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

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Board Coral Lakes CDD

Meeting Date: May 18, 2026

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa		X
2	Robert Ter Doest	X	X
3	Angie Grunwald	X	X
4	Kyle Smith	X	X
5	Alberto Viera	X	X

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

Approved for payment:

Jayna Cooper 5/18/2026

District Manager Signature Date

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

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Board: Coral Lakes CDD

Meeting Date: May 18, 2026

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa		X
2	Robert Ter Doest	X	X
3	Angie Grunwald	X	X
4	Kyle Smith	X	X
5	Alberto Viera	X	X

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

Approved for payment:

Jayna Cooper — District Manager Signature

5/18/2026 — Date

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Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Board Coral Lakes CDD

Meeting Date: May 18, 2026

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	X
2	Robert Ter Doest	X	X
3	Angie Grunwald	X	X
4	Kyle Smith	X	X
5	Alberto Viera	X	X

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

Approved for payment:

Jayna Cooper 5/18/2026

District Manager Signature Date

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Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Board: Coral Lakes CDD

Meeting Date: May 18, 2026

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa		X
2	Robert Ter Doest	X	X
3	Angie Grunwald	X	X
4	Kyle Smith	X	X
5	Alberto Viera	X	X

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

Approved for payment:

Jayna Cooper — District Manager Signature

5/18/2026 — Date

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

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Board Coral Lakes CDD

Meeting Date: May 18, 2026

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa		X
2	Robert Ter Doest	X	X
3	Angie Grunwald	X	X
4	Kyle Smith	X	X
5	Alberto Viera	X	X

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

Approved for payment:

Jayna Cooper 5/18/2026

District Manager Signature Date

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

Please Remit Payment to:

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

Invoice 395347

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

Date	Due Date
04/30/26	5/30/2026
Account Owner	**PO#**
SHAWNA HUMBLE	

Item	Qty/UOM	Rate	Ext. Price	Amount
#387636 - Truck accident damage on main road by lake #1				**$2,658.75**
Site Prep - 04/03/2026				
Bed Prep - Plant, Sod, Debris Removal	5.00HR	$60.00	$300.00	
Enhancement Labor	5.00HR	$60.00	$300.00	
Debris by the truck	1.001	$300.00	$300.00	
Sabal Palm, Booted, 16-20' ct - FGP3	1.00FG	$350.00	$350.00	
Silver Buttonwood Bush, 03 gallon - 03G	20.0003g	$17.50	$350.00	
Live Oak, 10-12' x 4-5', 2-2.5" cal - 30G	2.0030g	$490.00	$980.00	
Cocobrown Mulch, 02CF bag - 02CF	15.0002CF	$5.25	$78.75	

Grand Total **$2,658.75**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$2,658.75	$0.00	$0.00	$0.00	$0.00

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

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

Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980

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	6/3/2026	181012	$750.00			ACCOUNTING SERVICES
INFRAMARK LLC	6/3/2026	181012	$500.00			CONSTRUCTION ACCOUNTING
INFRAMARK LLC	6/3/2026	181012	$416.67			DISSEMINATION SERVICES
INFRAMARK LLC	6/3/2026	181012	$2,083.33			DISTRICT MANAGEMENT
INFRAMARK LLC	6/3/2026	181012	$1,000.00			FIELD SERVICES
INFRAMARK LLC	6/3/2026	181012	$416.67			FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	6/3/2026	181012	$200.00			RECORDING SECRETARY
INFRAMARK LLC	6/3/2026	181012	$50.00			RENTAL AND LEASES
INFRAMARK LLC	6/3/2026	181012	$50.00			TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	6/3/2026	181012	$100.00			WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	6/3/2026	181012	$375.00	$5,941.67		ADMINISTRATION
INFRAMARK LLC	6/22/2026	182420	$3.70		$5,945.37	POSTAGE
JUNIPER LANDSCAPING OF FLORIDA, LLC	6/22/2026	402668	$5,427.95			LANDSCAPE MAINTENANCE CONTRACT
SITEX AQUATICS	6/1/2026	11152-B	$1,225.00			JUNE 2026-AQUATIC MAINTENANCE
STRALEY ROBIN VERICKER	6/15/2026	28581	$1,742.50			MAY 2026-LEGAL PROFESSIONAL SERVICES
Monthly Contract Subtotal			**$14,340.82**			
Variable Contract						
INFRAMARK LLC	6/22/2026	182420	$33.44			4/15/26-MEETING ROOM RENTAL
INFRAMARK LLC	6/22/2026	182420	$277.42		$310.86	04/14/26-SUN COAST NEWS SUBSCRIPTION
Variable Contract Subtotal			**$310.86**			
Utilities						
FPL	6/8/2026	060826-72579-ACH	$1,223.73			ELECTRIC SVCS 05/07/26-06/08/26
Utilities Subtotal			**$1,223.73**			
Regular Services						
CHARLOTTE COUNTY HEALTH DEPT	6/11/2026	8-BID-8578968	$375.00			POOL PERMIT
SITEX AQUATICS	6/1/2026	11152-B	$36.75			JUNE 2026-TEMPORARY FUEL SURCHARGE
Regular Services Subtotal			**$411.75**			

Coral Lakes CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TOTAL			**$16,287.16**			

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
181012	6/3/2026
CUSTOMER ID	**NET TERMS**
C4799	Due On Receipt
PO#	**DUE DATE**
	6/3/2026

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

Services provided for the Month of: June 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.

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
182420	6/22/2026
CUSTOMER ID	**NET TERMS**
C4799	Due On Receipt
PO#	**DUE DATE**
	6/22/2026

BILL TO

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

Services provided for the Month of: May 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Jana Cooper- 4-15-26 CHARLOTTECOUNTY : Meeting Room Rental: $33.44, 4-14-26 SUN COAST NEWS ADV-SUB : Legal Ad: $277.42	1	Ea	310.86		310.86
Postage	5	Ea	0.74		3.70
Subtotal					**314.56**

Subtotal	$314.56
Tax	$0.00
Total Due	$314.56

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

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

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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 402668

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

Date	Due Date
06/22/26	7/22/2026
Account Owner	**PO#**
SHAWNA HUMBLE	

Item	Amount
#395413 - Coral Lakes Charlotte County 2026 Maintenance Contract June 2026	**$5,427.95**

Grand Total **$5,427.95**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$5,427.95	$0.00	$0.00	$0.00	$0.00

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

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

Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980

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.: 11152-b
Terms: Net 30
Invoice date: 06/01/2026
Due date: 07/01/2026

#	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
2.		**Additional Services**	Temporary Fuel Surcharge	1	$36.75	$36.75

Total **$1,261.75**

Ways to pay

View and pay

Sitex Aquatics
LAKE & FOUNTAIN SERVICES

Subject: Notice of Temporary Fuel Surcharge

We value the trust you place in Sitex Aquatics & remain committed to providing the reliable, high quality service at a fair price you have been used too.

As you know over the last few months, fuel prices have increased significantly, resulting in a substantial rise in our operating cost, particularly for our service vehicles & equipment. While we have absorbed these increases for as long as possible & with no relief in the near future we have no choice but add a temporary fuel charge of 3% to the monthly invoice effective April 1st.

As soon as fuel prices drop & stabilize this surcharge will be eliminated, hopefully sooner than later!

We appreciate your understanding, loyalty, & continued partnership moving forward.

Sincerely,

Joe Craig

President

Sitex Aquatics llc.

813.564.2322

joe@sitexaquatics.com

Straley Robin Vericker

1510 W. Cleveland Street

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

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

June 15, 2026
Client: 001598
Matter: 000001
Invoice #: 28581

RE: General

For Professional Services Rendered Through May 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
5/11/2026	VKB	REVIEW AND REVISE RESOLUTION ADOPTING PRELIMINARY BUDGET AND SETTING PUBLIC HEARING FOR FINAL BUDGET ADOPTION; REVIEW AND REVISE RESOLUTION SETTING LANDOWNER ELECTION AND SAMPLE LANDOWNER ELECTION INSTRUCTIONS, PROXY, BALLOT.	0.7	$262.50
5/11/2026	VKB	REVIEW AND REVISE DRAFT NOTICE TO CURE LETTER TO JUNIPER; CONFERENCE WITH K. HOPKINSON RE: SAME.	0.3	$112.50
5/11/2026	MS	FINALIZE RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING AND RESOLUTION SETTING LANDOWNERS ELECTION; PREPARE CORRESPONDENCE AND TRANSMIT THE SAME TO DISTRICT ADMIN WITH INSTRUCTIONS.	0.2	$35.00
5/11/2026	KCH	PHONE CALL WITH C. DE LA OSSA RE: JUNIPER AND LACK OF PERFORMANCE; PREPARE 60 DAYS NOTICE TO CURE DEFICIENCIES IN CONTRACT PERFORMANCE TO JUNIPER FOR HAND DELIVERY.	0.4	$130.00
5/14/2026	JMV	PREPARE FOR AND ATTEND MEETING WITH CDD MANAGEMENT.	0.3	$112.50
5/14/2026	VKB	PREPARE FOR AND ATTEND CONFERENCE WITH EPG RE: DISTRICT MANAGEMENT SERVICES; DRAFT AND RESPOND TO EMAILS WITH INFRAMARK RE: EXECUTED COPIES OF AGREEMENTS.	0.3	$112.50
5/14/2026	KCH	MEETING WITH C. DE LA OSSA TO DISCUSS DISTRICT MANAGEMENT.	0.5	$162.50
5/17/2026	KCH	REVIEW AGENDA PACKAGE.	0.3	$97.50

SERVICES

Date	Person	Description of Services	Hours	Amount
5/18/2026	MS	REVIEW ADOPTED PROPOSED BUDGET FOR FY 26-27; PREPARE MAILED NOTICE LETTER AND PUBLICATION ADS FOR BUDGET.	1.7	$297.50
5/18/2026	KCH	PREPARE FOR AND ATTEND BOS MEETING TELEPHONICALLY.	0.4	$130.00
5/28/2026	VKB	REVIEW PROPOSAL FROM PELICAN POOLS FOR REGULAR POOL MAINTENANCE; REVIEW AND REPLY TO EMAIL RE: SAME.	0.4	$150.00
5/29/2026	MS	REVIEW ADOPTED PROPOSED BUDGET FOR FY 26-27; PREPARE RESOLUTION ADOPTING FINAL BUDGET AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS.	0.8	$140.00
		Total Professional Services	6.3	$1,742.50

Total Services	$1,742.50	
Total Disbursements	$0.00	
Total Current Charges		$1,742.50
Previous Balance		$837.50
Less Payments		*($837.50)*
PAY THIS AMOUNT		**$1,742.50**

Please Include Invoice Number on all Correspondence

Electric Bill Statement
For: May 7, 2026 to Jun 8, 2026 (32 days)
Statement Date: Jun 8, 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

$1,223.73
TOTAL AMOUNT YOU OWE

Jun 29, 2026
NEW CHARGES DUE BY

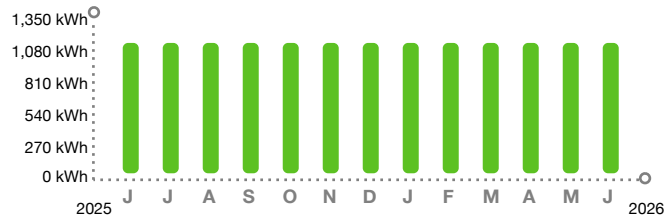
BILL SUMMARY

Amount of your last bill	1,233.30
Payments received	-1,233.30
Additional Activity	–9.57
Balance before new charges	–9.57
Total new charges	1,233.30
Total amount you owe	**$1,223.73**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after August 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 June 28, 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	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	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** for ways to pay.

00774-72579	$1,223.73	Jun 29, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		1,233.30
Payment received - Thank you		–1,233.30
Additional activity		
Deposit Interest		–9.57
Balance before new charges		–$9.57
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		**$1,223.73**

FPL automatic bill pay - DO NOT PAY

**** 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 Jul 8, 2026.

Usage Type	Usage
Total kWh used	1200

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 8, 2026	May 7, 2026	Jun 6, 2025
kWh Used	1200	1200	1200
Service days	32	30	30
kWh/day	38	40	40
Amount	$1,233.30	$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.

Download now

Upgrade and save this summer

Increase your building's energy efficiency as temperatures rise. Upgrade to an eligible high-efficiency HVAC system with rebates to reduce upfront costs.

Explore 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. If paying your bill in person and in cash, your payment may, consistent with Florida law, be rounded to the nearest five-cent (5¢) increment if one-cent coins are no longer in production. 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.

For: 05-07-2026 to 06-08-2026 (32 days)
kWh/Day: 38
Service Address:
12301 BURNT STORE RD # SL LED
PUNTA GORDA, FL 33955

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
F861225	73	6000	F	48		1,200	
Energy					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

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H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

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

For: 05-07-2026 to 06-08-2026 (32 days)
kWh/Day: 38
Service Address:
12301 BURNT STORE RD # SL LED
PUNTA GORDA, FL 33955

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
					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

State of Florida
Department of Health
Notification of Fees Due

Identification Number: 08-60-4071479

For: Swimming Pools Public Pool > 25000 Gallons

To: **Coral Lakes Com Dev District**
2005 Pan Am Cir Ste 300
Tampa, FL 33607

Billing Code: 8-BID-8578968
Fee Amount: $375.00

Total Amount Due: $375.00

Payment Due 07/11/2026 Upon Receipt

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the Payment Due date.

[Please detach this portion and return with your payment]

Please verify all information, making changes as necessary, sign and return to **Charlotte County Health Dept**
Or pay online at www.MyFloridaEHPermit.com.

Account Information for: 08-60-4071479
Facility Name: Coral Lakes Pool
Location Address 1: 12800 Seagrass Dr
Location Address 2:
City: Punta Gorda
State: FL
Zip Code: 33955

Owner Name: Coral Lakes Com Dev District
Owner Address 1: 2005 Pan Am Cir Ste 300
Owner Address 2: Tampa, FL 33607
Owner City: Tampa
Owner State: FL
Owner Zip Code: 33607
Work Phone:
Home Phone: (813) 415-2447

County Mailing Address 1: 1100 Loveland Blvd
County Mailing Address 2:
County Mailing City: Port Charlotte
County Mailing State: FL
County Mailing Zip Code: 33980

Facility Contact Name: Coral Lakes Com Dev District
Work Phone:
Home Phone: (813) 415-2447

Signature: _____ Date: _____

[Environmental Public Health - Account Information Copy]

State of Florida
Department of Health
Notification of Fees Due

Identification Number: 08-60-4071479

For: Swimming Pools Public Pool > 25000 Gallons

To: **Coral Lakes Com Dev District**
2005 Pan Am Cir Ste 300
Tampa, FL 33607

Billing Code: 8-BID-8578968
Fee Amount: $375.00

Total Amount Due: $375.00
Payment Due 07/11/2026 Upon Receipt

Please return the entire bottom portion with your payment. The top portion (only) should be retained for your records.
Or pay online at www.MyFloridaEHPermit.com.

Coral Lakes CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
CHARLOTTE COUNTY UTILITIES	6/24/2026	062426-148156	$3,187.97			WATER SERVICES 05/21/26-06/22/26
JUNIPER LANDSCAPING OF FLORIDA, LLC	7/6/2026	406734	$5,427.95			JULY 2026-MAINTENANCE CONTRACT
SITEX AQUATICS	7/1/2026	11264-B	$1,225.00			JULY LAKE MAINTENANCE
STRALEY ROBIN VERICKER	7/21/2026	28753	$750.00			JUNE 2026-LEGAL SERVICES
Monthly Contract Subtotal			**$10,590.92**			
Variable Contract						
3D CLEANING LLC	7/8/2026	2619	$158.66			COST OF BULLETIN BOARD
Variable Contract Subtotal			**$158.66**			
Utilities						
BLUE STREAM	7/15/2026	071526-908609201	$60.00			JULY AND AUGUST 2026 Services
FPL	6/15/2026	061526-71267-ACH	$724.54			ELECTRIC
FPL	6/15/2026	061526-5024-ACH	$36.11			SERVICE 05/14/26 - 06/15/26
FPL	6/15/2026	061526-1545 -ACH	$1,181.74			SERVICE 05/14/26 - 06/15/26
FPL	6/15/2026	061526-1342 -ACH	$1,028.11			SERVICE 05/14/26 - 06/15/26
FPL	7/8/2026	070826-72579-ACH	$1,233.30			ELECTRIC 6/8/26-7/8/26
FPL	7/15/2026	071526-91342-ACH	$1,407.64			SERVICES 06/15/26-07/15/26
FPL	7/15/2026	071526-81545-ACH	$1,060.52			ELECTRIC 06/15/26-07/15/26
FPL	7/15/2026	071526-45024-ACH	$89.45			SERVICES 06/15/26-07/15/26
FPL	7/15/2026	071526-71267-ACH	$648.74		$7,410.15	SERVICES 06/15/26-07/15/26
Utilities Subtotal			**$7,470.15**			
Additional Services						
3D CLEANING LLC	7/15/2026	2636	$450.00			JULY 2026-SOFT WASHING SERVICES-POOL AREA AND AMENITY CENTER

Coral Lakes CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
3D CLEANING LLC	7/19/2026	2657	$250.00		$700.00	JULY 2026-HURRICANE/TROPICAL STORM PREP
FITREV	7/15/2026	39450	$17,906.54			CARDIO EQUIPMENT SERVICES
JUNIPER LANDSCAPING OF FLORIDA, LLC	6/30/2026	404458	$256.50			06.24.26 MULCH AT ROUNDABOUT
SITEX AQUATICS	7/1/2026	11264-B	$36.75			SITEXAQUATICS TEMP FUEL SURCHARGE
Additional Services Subtotal			**$18,899.79**			
TOTAL			**$37,119.52**			

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

CHARLOTTE COUNTY
FLORIDA

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	CURRENT CHARGES PAST DUE AFTER
CORAL LAKES COM DEV DISTRICT	219864-148156	24-JUN-2026	14-JUL-2026

Service Address: 12800 SEAGRASS DR

Previous Balance:	453.33
Previous Payment Amount:	453.33
Current Charges	
Balance Transfer	15.00 CR
Com Water Usage	1,576.90
Com Sewer Charge	1,621.22
Customer Charge	4.85
TOTAL	$3,187.97

			Service Period		
Current Read	Previous Read	Usage (TGals)	From	To	Days
250	31	219	05/21/2026	06/22/2026	32

2025 Annual Water Quality Reports are available online:
https://tinyurl.com/BurntStoreWaterQuality
https://tinyurl.com/CharlotteCountyWaterQuality

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	14-JUL-2026	$3,187.97

RECEIVED
JUN 26 2026
By _____

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

00021986490003187971481 56

102-00003378

Please Remit Payment to:

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

Invoice 406734

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

Date	Due Date
07/06/26	8/5/2026
Account Owner	**PO#**
SHAWNA HUMBLE	

Item	Amount
#395413 - Coral Lakes Charlotte County 2026 Maintenance Contract July 2026	**$5,427.95**

Grand Total **$5,427.95**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$11,112.40	$0.00	$0.00	$0.00	$0.00

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

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

Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980

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.: 11264-b
Terms: Net 30
Invoice date: 07/01/2026
Due date: 07/31/2026

#	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
2.		**Additional Services**	Temporary Fuel Surcharge	1	$36.75	$36.75

Total **$1,261.75**

Ways to pay

View and pay

Sitex Aquatics
LAKE & FOUNTAIN SERVICES

Subject: Notice of Temporary Fuel Surcharge

We value the trust you place in Sitex Aquatics & remain committed to providing the reliable, high quality service at a fair price you have been used too.

As you know over the last few months, fuel prices have increased significantly, resulting in a substantial rise in our operating cost, particularly for our service vehicles & equipment. While we have absorbed these increases for as long as possible & with no relief in the near future we have no choice but add a temporary fuel charge of 3% to the monthly invoice effective April 1st.

As soon as fuel prices drop & stabilize this surcharge will be eliminated, hopefully sooner than later!

We appreciate your understanding, loyalty, & continued partnership moving forward.

Sincerely,

Joe Craig

President

Sitex Aquatics llc.

813.564.2322

joe@sitexaquatics.com

Straley Robin Vericker

1510 W. Cleveland Street

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

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

July 21, 2026
Client: 001598
Matter: 000001
Invoice #: 28753

RE: General

For Professional Services Rendered Through June 30, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
6/1/2026	VKB	DRAFT POOL MAINTENANCE SERVICE AGREEMENT WITH PELICAN POOLS; DRAFT EMAIL RE: SAME.	1.4	$525.00
6/2/2026	VKB	REVIEW AND REPLY TO EMAIL FROM C. DE LA OSSA RE: CONCERNS WITH DISTRICT MANAGEMENT SERVICES.	0.2	$75.00
6/12/2026	VKB	REVIEW AND REPLY TO EMAIL FROM C. DE LA OSSA RE: BOND CONSTRUCTION FUNDS FOR AMENITIES.	0.4	$150.00
		Total Professional Services	2.0	$750.00

Total Services	$750.00	
Total Disbursements	$0.00	
Total Current Charges		$750.00
Previous Balance		$1,742.50
Less Payments		*($1,742.50)*
PAY THIS AMOUNT		**$750.00**

Please Include Invoice Number on all Correspondence

3D Cleaning

21011 Mystic Way | North Fort Myers, Florida 33917
239-919-4665 | contact3Dcleaning@gmail.com | https://www.3dcleaning.biz/

RECIPIENT:

Coral Lakes CDD

2005 Pan Am Circle
ste 300
Tampa, Florida 33607

SERVICE ADDRESS:

Coral Lakes Drive
Punta Gorda, Florida 33955

Invoice #2619

Issued	Jul 08, 2026
Due	Jul 08, 2026
Total	**$158.66**
Account Balance	$158.66

For Services Rendered

Product/Service	Description	Unit Price	Total
Bulletin Board	Cost of the bulletin board. Hanging bulletin was done for no charge	$158.66	$158.66

Thank you for your business. Please contact us with any questions regarding this invoice.

Total	**$158.66**
Account balance	**$158.66**

Pay Now

BlueStream fiber

Technical Support Hours are 24/7
Call: 954-753-0100
Write/ Visit: 4236 NW 120 Ave, Coral Springs, FL 33065
Mon-Fri 8:30am-12pm and 1pm-5pm

SERVICE ADDRESS

12800 SEAGRASS DR
APT AMENT2
PUNTA GORDA FL 33955

SUMMARY DETAIL

Account Information	
Account Number	908609201
Phone Number	000-000-0000
Bill Date	07/15/26
Due Date	08/02/26
Balance Forward	**$30.00**
Previous Balance	$30.00
Payment	$0.00
Current Monthly Charges	**$30.00**
Monthly Services	$30.00
Prorates and Adjustments	$0.00
One-Time Charges	$0.00
Taxes, Fees, Surcharges	$0.00
Total Amount Due:	**$60.00**

IMPORTANT MESSAGES

GO PAPERLESS
SAVE TREES AND MONEY!

We're encouraging all our customers to switch to paperless billing. It's free, convenient, more timely and, of course, better for the environment. Visit "My Account" to log in and enroll in e-statements today and save the paper bill fee!



Any unpaid balance past your billing due date is subject to a Late Payment Fee.

***** Thank You For Your Business! *****

If you have questions about your invoice, please call our customer service department at **954-753-0100**
Please note selecting to pay with a live agent will incur a charge

BlueStream fiber
4236 NW 120 Ave
Coral Springs, FL 33065

Address Service Requested

RECEIVED
JUL 20 2026
By

1182000591 PRESORT PBPS001 <B>

CORAL LAKES AMENITY CENTER
C/O CORAL LAKES CDD C/O INFRAMAR
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607-6008

REMITTANCE SECTION

Account Number:	908609201
Billing Date:	07/15/26
Due Date:	**08/02/26**
Total Amount Due:	**$60.00**
Amount Enclosed:	$_____

Please put your account number on your check & make payable to: ***BLUE STREAM***

☐ Check here for change of address (See reverse for details)
☐ Check here to pay by credit card (See reverse)

PO Box 660932
Dallas, TX 75266-0932

0101001001908609201040006000

Blue Stream fiber

Account:	Bill Date:	Amount Due:
908609201	07/15/26	$60.00

YOU CAN'T ALWAYS SEE WHAT'S COMING.
BUT NOW YOU CAN BE MORE PREPARED THAN EVER!

Home Protection Plan

Blue Stream's Home Protection Plan provides comprehensive service protection that includes repair and replacement of inside and outside wiring and of Blue Stream equipment. **Call today for peace of mind!**

ACCOUNT DETAIL

Balance Forward

Date	Description	Amount
	Previous Balance	$30.00
	Payment	$0.00
		$30.00

Internet Services

Date	Description	Qty	Amount
08/01/26-08/31/26 **Acct: 908609201**	1 5 Static IP Addresses	1	$30.00
			$30.00

TOTAL AMOUNT DUE **$60.00**

*Non-payment of charges asterisked may result in disconnection of local telephone service.

Blue Stream Fiber is going green! Every year, customers generate almost 250,000 paper bills, using over 7 tons of paper. In an effort to help the environment, Blue Stream Fiber is encouraging customers to change to free online billing. When you enroll in e-billing, you will receive your monthly account statement in a timely manner. Once you log in, you will be able to review your statement, print it, and pay online. Enroll today. Go to bluestreamfiber.com, click on Account, select billpay and select your area. For a step-by-step on how to register, please visit bluestreamfiber.com/billing.

Blue Stream Fiber is an Equal Opportunity Employer/Contractor.

Take the worry and stress out of remembering which bills you have paid and which ones you have not. Set up recurring payments online at www.Bluestreamfiber.com. For a step-by-step on how to sign up, please visit bluestreamfiber.com/billing.

Please remember to write your account number on your check and include your payment coupon.

Electric Bill Statement
For: May 14, 2026 to Jun 15, 2026 (32 days)
Statement Date: Jun 15, 2026
Account Number: 76933-71267
Service Address:
26059 CORAL LAKES DR #SIGN
PUNTA GORDA, FL 33955

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT, Here's what you owe for this billing period.

CURRENT BILL

$724.54
TOTAL AMOUNT YOU OWE

Jul 6, 2026
NEW CHARGES DUE BY

Receive predictable bills all year long with FPL Budget Billing®.
FPL.com/BusBB

BILL SUMMARY

Amount of your last bill	675.42
Payments received	-675.42
Balance before new charges	0.00
Total new charges	724.54
Total amount you owe	**$724.54**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 03, 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 July 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	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	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** for ways to pay.

76933-71267	$724.54	Jul 6, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		675.42
Payment received - Thank you		–675.42
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Non-fuel: *($0.094600 per kWh)*	$487.57	
Fuel: *($0.032020 per kWh)*	$165.03	
Electric service amount	666.80	
Gross receipts tax (State tax)	17.11	
Franchise fee (Reqd local fee)	40.02	
Taxes and charges	57.13	
Regulatory fee (State fee)	0.61	
Total new charges		$724.54
Total amount you owe		**$724.54**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD4485. Next meter reading Jul 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	15323		10169		5154

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Jun 15, 2026	May 14, 2026
kWh Used	5154	4797
Service days	32	30
kWh/day	161	160
Amount	$724.54	$675.42

KEEP IN MIND

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

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Increase your building's energy efficiency as temperatures rise. Upgrade to an eligible high-efficiency HVAC system with rebates to reduce upfront costs.

Explore 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. If paying your bill in person and in cash, your payment may, consistent with Florida law, be rounded to the nearest five-cent (5¢) increment if one-cent coins are no longer in production. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

Electric Bill Statement
For: May 14, 2026 to Jun 15, 2026 (32 days)
Statement Date: Jun 15, 2026
Account Number: 76814-45024
Service Address:
26219 SACRED LOTUS LN # PUMP
PUNTA GORDA, FL 33955

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT, Here's what you owe for this billing period.

CURRENT BILL

$36.11
TOTAL AMOUNT YOU OWE

Jul 7, 2026
NEW CHARGES DUE BY

Receive predictable bills all year long with FPL Budget Billing®.
FPL.com/BusBB

BILL SUMMARY

Amount of your last bill	171.45
Payments received	-171.45
Balance before new charges	0.00
Total new charges	36.11
Total amount you owe	**$36.11**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 08, 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 July 06, 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	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	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** for ways to pay.

76814-45024	$36.11	Jul 7, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		171.45
Payment received - Thank you		–171.45
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Minimum base bill charge:	$10.17	
Non-fuel: *($0.094600 per kWh)*	$6.63	
Fuel: *($0.032020 per kWh)*	$2.24	
Electric service amount	33.24	
Gross receipts tax (State tax)	0.85	
Franchise fee (Reqd local fee)	1.99	
Taxes and charges	2.84	
Regulatory fee (State fee)	0.03	
Total new charges		$36.11
Total amount you owe		**$36.11**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KN71785. Next meter reading Jul 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	02093		02023		70

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Jun 15, 2026	May 14, 2026
kWh Used	70	1134
Service days	32	30
kWh/day	2	37
Amount	$36.11	$171.45

KEEP IN MIND

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

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Increase your building's energy efficiency as temperatures rise. Upgrade to an eligible high-efficiency HVAC system with rebates to reduce upfront costs.

Explore 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. If paying your bill in person and in cash, your payment may, consistent with Florida law, be rounded to the nearest five-cent (5¢) increment if one-cent coins are no longer in production. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

Electric Bill Statement
For: May 14, 2026 to Jun 15, 2026 (32 days)
Statement Date: Jun 15, 2026
Account Number: 58474-81545
Service Address:
26281 CORAL LAKES DR #LIFT 458
PUNTA GORDA, FL 33955

CORAL LAKES COMMUNITY DEVEL OPMENT DISTRICT, Here's what you owe for this billing period.

CURRENT BILL

$1,181.74
TOTAL AMOUNT YOU OWE

Jul 7, 2026
NEW CHARGES DUE BY

Enroll in FPL Budget Billing® and have $149.88 withdrawn instead of $1,181.74.
FPL.com/BusBB

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	290.47
Payments received	-290.47
Balance before new charges	0.00
Total new charges	1,181.74
Total amount you owe	**$1,181.74**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Enroll in FPL Budget Billing and have Automatic Bill Pay debit $149.88 instead of $1,181.74 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at FPL.com/AutoBB
- Payment received after September 08, 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 July 06, 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	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	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 DEVEL
OPMENT DISTRICT
26281 CORAL LAKES DR # LIFT458
PUNTA GORDA FL 33955

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

58474-81545	$1,181.74	Jul 7, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		290.47
Payment received - Thank you		–290.47
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Non-fuel: *($0.094600 per kWh)*	$801.93	
Fuel: *($0.032020 per kWh)*	$271.43	
Electric service amount	1,087.56	
Gross receipts tax (State tax)	27.91	
Franchise fee (Reqd local fee)	65.27	
Taxes and charges	93.18	
Regulatory fee (State fee)	1.00	
Total new charges		$1,181.74
Total amount you owe		**$1,181.74**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KJ73469. Next meter reading Jul 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	11070		02593		8477

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 15, 2026	May 14, 2026	Jun 13, 2025
kWh Used	8477	1999	22
Service days	32	30	30
kWh/day	264	66	0
Amount	$1,181.74	$290.47	$28.43

KEEP IN MIND

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

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Electric Bill Statement
For: May 14, 2026 to Jun 15, 2026 (32 days)
Statement Date: Jun 15, 2026
Account Number: 51605-91342
Service Address:
12800 SEAGRASS DR #CLUBHOUSE
PUNTA GORDA, FL 33955

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT, Here's what you owe for this billing period.

CURRENT BILL

$1,028.11
TOTAL AMOUNT YOU OWE

Jul 7, 2026
NEW CHARGES DUE BY

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FPL.com/BusBB

BILL SUMMARY

Amount of your last bill	240.79
Payments received	-240.79
Balance before new charges	0.00
Total new charges	1,028.11
Total amount you owe	**$1,028.11**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 08, 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 July 06, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- The rate used to calculate your bill has changed due to your demand usage. Call Customer Service if you have any questions.
- * Affiliate and third party programs are not regulated by the Florida Public Service Commission and are not provided by FPL. Non-payment of these fees will not result in disconnection of your FPL eletrical service. For questions regarding these products and services, contact the number shown.

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

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51605-91342	$1,028.11	Jul 7, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		240.79
Payment received - Thank you		–240.79
Balance before new charges		$0.00
New Charges		
Rate: GSD-1 GENERAL SERVICE DEMAND		
Base charge:	$33.71	
Non-fuel: *($0.031110 per kWh)*	$231.00	
Fuel: *($0.032010 per kWh)*	$237.67	
Demand: *($15.03 per KW)*	$420.84	
Electric service amount	923.22	
Gross receipts tax (State tax)	23.69	
Franchise fee (Reqd local fee)	55.40	
Taxes and charges	79.09	
Regulatory fee (State fee)	0.85	
Total new charges		$1,003.16
FPL Affiliate and Other Programs		
FPLES SurgeShield program*	24.95	
--For program ?s, please call 833-437-5466.		
Total FPL affiliate and other charges		$24.95
Total amount you owe		**$1,028.11**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLJ0387. Next meter reading Jul 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	09569		02144		7425
Demand KW	28.22				28

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Jun 15, 2026	May 14, 2026
kWh Used	7425	1638
Service days	32	30
kWh/day	232	54
Amount	$1,003.16	$240.79

KEEP IN MIND

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

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Electric Bill Statement
For: Jun 8, 2026 to Jul 8, 2026 (30 days)
Statement Date: Jul 8, 2026
Account Number: 00774-72579
Service Address:
12301 BURNT STORE RD # SL LED
PUNTA GORDA, FL 33955

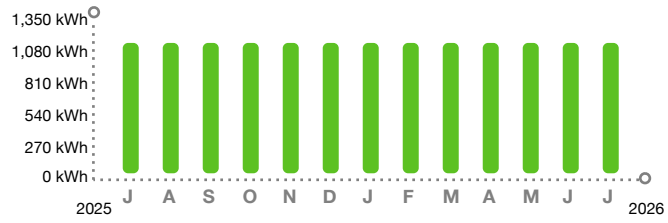
CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT, Here's what you owe for this billing period.

CURRENT BILL

$1,233.30
TOTAL AMOUNT YOU OWE

Jul 29, 2026
NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	1,223.73
Payments received	-1,223.73
Balance before new charges	0.00
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

- Payment received after September 29, 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 July 28, 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	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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MIAMI FL 33188-0001

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

00774-72579	$1,233.30	Jul 29, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		1,223.73
Payment received - Thank you		–1,223.73
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

**** 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 Aug 7, 2026.

Usage Type	**Usage**
Total kWh used	1200

ENERGY USAGE COMPARISON

	This Month	**Last Month**	**Last Year**
Service to	Jul 8, 2026	Jun 8, 2026	Jul 8, 2025
kWh Used	1200	1200	1200
Service days	30	32	32
kWh/day	40	38	38
Amount	$1,233.30	$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.

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For: 06-08-2026 to 07-08-2026 (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

For: 06-08-2026 to 07-08-2026 (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

FPL.

Electric Bill Statement
For: Jun 15, 2026 to Jul 15, 2026 (30 days)
Statement Date: Jul 15, 2026
Account Number: 51605-91342
Service Address:
12800 SEAGRASS DR #CLUBHOUSE
PUNTA GORDA, FL 33955

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

$1,407.64
TOTAL AMOUNT YOU OWE

Aug 6, 2026
NEW CHARGES DUE BY

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KEEP IN MIND

- Payment received after October 07, 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 August 05, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- * Affiliate and third party programs are not regulated by the Florida Public Service Commission and are not provided by FPL. Non-payment of these fees will not result in disconnection of your FPL eletrical service. For questions regarding these products and services, contact the number shown.

BILL SUMMARY

Amount of your last bill	1,028.11
Payments received	-1,028.11
Balance before new charges	0.00
Total new charges	1,407.64
Total amount you owe	**$1,407.64**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

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

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51605-91342	$1,407.64	Aug 6, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		1,028.11
Payment received - Thank you		-1,028.11
Balance before new charges		$0.00
New Charges		
Rate: GSD-1 GENERAL SERVICE DEMAND		
Base charge:	$33.71	
Non-fuel: *($0.031110 per kWh)*	$417.96	
Fuel: *($0.032010 per kWh)*	$430.05	
Demand: *($15.03 per KW)*	$390.78	
Electric service amount	1,272.50	
Gross receipts tax (State tax)	32.66	
Franchise fee (Reqd local fee)	76.36	
Taxes and charges	109.02	
Regulatory fee (State fee)	1.17	
Total new charges		$1,382.69
FPL Affiliate and Other Programs		
FPLES SurgeShield program*	24.95	
--For program ?s, please call 833-437-5466.		
Total FPL affiliate and other charges		$24.95
Total amount you owe		**$1,407.64**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLJ0387. Next meter reading Aug 14, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	23004		09569		13435
Demand KW	25.86				26

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Jul 15, 2026	Jun 15, 2026
kWh Used	13435	7425
Service days	30	32
kWh/day	447	232
Amount	$1,382.69	$1,003.16

KEEP IN MIND

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

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Electric Bill Statement
For: Jun 15, 2026 to Jul 15, 2026 (30 days)
Statement Date: Jul 15, 2026
Account Number: 58474-81545
Service Address:
26281 CORAL LAKES DR #LIFT 458
PUNTA GORDA, FL 33955

CORAL LAKES COMMUNITY DEVEL OPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

$1,060.52
TOTAL AMOUNT YOU OWE

Aug 6, 2026
NEW CHARGES DUE BY

Enroll in FPL Budget Billing® and have $235.99 withdrawn instead of $1,060.52.
FPL.com/BusBB

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	1,181.74
Payments received	-1,181.74
Balance before new charges	0.00
Total new charges	1,060.52
Total amount you owe	**$1,060.52**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Enroll in FPL Budget Billing and have Automatic Bill Pay debit $235.99 instead of $1,060.52 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at FPL.com/AutoBB
- Payment received after October 07, 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 August 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	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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

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MIAMI FL 33188-0001

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

58474-81545	$1,060.52	Aug 6, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		1,181.74
Payment received - Thank you		–1,181.74
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Non-fuel: *($0.094600 per kWh)*	$718.58	
Fuel: *($0.032020 per kWh)*	$243.22	
Electric service amount	976.00	
Gross receipts tax (State tax)	25.05	
Franchise fee (Reqd local fee)	58.57	
Taxes and charges	83.62	
Regulatory fee (State fee)	0.90	
Total new charges		$1,060.52
Total amount you owe		**$1,060.52**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KJ73469. Next meter reading Aug 14, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	18666		11070		7596

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 15, 2026	Jun 15, 2026	Jul 15, 2025
kWh Used	7596	8477	0
Service days	30	32	32
kWh/day	253	264	0
Amount	$1,060.52	$1,181.74	$27.21

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.
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Electric Bill Statement
For: Jun 15, 2026 to Jul 15, 2026 (30 days)
Statement Date: Jul 15, 2026
Account Number: 76814-45024
Service Address:
26219 SACRED LOTUS LN # PUMP
PUNTA GORDA, FL 33955

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

$89.45
TOTAL AMOUNT YOU OWE

Aug 5, 2026
NEW CHARGES DUE BY

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KEEP IN MIND

- Payment received after October 06, 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 August 04, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

BILL SUMMARY

Amount of your last bill	36.11
Payments received	-36.11
Balance before new charges	0.00
Total new charges	89.45
Total amount you owe	**$89.45**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

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

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MIAMI FL 33188-0001

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

76814-45024	$89.45	Aug 5, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		36.11
Payment received - Thank you		-36.11
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Non-fuel: *($0.094600 per kWh)*	$50.89	
Fuel: *($0.032020 per kWh)*	$17.23	
Electric service amount	82.32	
Gross receipts tax (State tax)	2.11	
Franchise fee (Reqd local fee)	4.94	
Taxes and charges	7.05	
Regulatory fee (State fee)	0.08	
Total new charges		$89.45
Total amount you owe		**$89.45**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KN71785. Next meter reading Aug 14, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	02631		02093		538

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Jul 15, 2026	Jun 15, 2026
kWh Used	538	70
Service days	30	32
kWh/day	17	2
Amount	$89.45	$36.11

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.
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Electric Bill Statement
For: Jun 15, 2026 to Jul 15, 2026 (30 days)
Statement Date: Jul 15, 2026
Account Number: 76933-71267
Service Address:
26059 CORAL LAKES DR #SIGN
PUNTA GORDA, FL 33955

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

$648.74
TOTAL AMOUNT YOU OWE

Aug 5, 2026
NEW CHARGES DUE BY

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KEEP IN MIND

- Payment received after October 06, 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 August 04, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

BILL SUMMARY

Amount of your last bill	724.54
Payments received	-724.54
Balance before new charges	0.00
Total new charges	648.74
Total amount you owe	**$648.74**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

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

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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.

76933-71267	$648.74	Aug 5, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		724.54
Payment received - Thank you		-724.54
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Non-fuel: *($0.094600 per kWh)*	$435.45	
Fuel: *($0.032020 per kWh)*	$147.39	
Electric service amount	597.04	
Gross receipts tax (State tax)	15.32	
Franchise fee (Reqd local fee)	35.83	
Taxes and charges	51.15	
Regulatory fee (State fee)	0.55	
Total new charges		$648.74
Total amount you owe		**$648.74**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD4485. Next meter reading Aug 14, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	19926		15323		4603

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Jul 15, 2026	Jun 15, 2026
kWh Used	4603	5154
Service days	30	32
kWh/day	153	161
Amount	$648.74	$724.54

KEEP IN MIND

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

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A smarter way to save

Lower operational costs with automatic monthly bill credits when you participate in Business On Call®.

Get started

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. If paying your bill in person and in cash, your payment may, consistent with Florida law, be rounded to the nearest five-cent (5¢) increment if one-cent coins are no longer in production. 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.

3D Cleaning

21011 Mystic Way | North Fort Myers, Florida 33917
239-919-4665 | contact3Dcleaning@gmail.com | https://www.3dcleaning.biz/

RECIPIENT:

Coral Lakes CDD

2005 Pan Am Circle
ste 300
Tampa, Florida 33607

SERVICE ADDRESS:

12800 Seagrass Drive
Punta Gorda, Florida 33955

Invoice #2636

Issued	Jul 15, 2026
Due	Jul 15, 2026
Total	**$450.00**
Account Balance	$608.66

For Services Rendered

Product/Service	Description	Unit Price	Total
Soft Washing Services	Exterior wash of all walls, trim, frames, sills and flat surfaces by the pool area and amenity center. Including the pool fence and lounge chairs. Does not include walkways leading to the playground or outside the main building and pool area. Due to the light fixtures, and fans on the ceiling, the ceiling will be high dusted, hosed down and hand cleaned where appropriate. The fans will be high dusted and hand cleaned.	$450.00	$450.00

Thank you for your business. Please contact us with any questions regarding this invoice.

Total	**$450.00**
Account balance	**$608.66**

Pay Now

3D Cleaning

21011 Mystic Way | North Fort Myers, Florida 33917
239-919-4665 | contact3Dcleaning@gmail.com | https://www.3dcleaning.biz/

RECIPIENT:

Coral Lakes CDD

2005 Pan Am Circle
ste 300
Tampa, Florida 33607

SERVICE ADDRESS:

12800 Seagrass Drive
Punta Gorda, Florida 33955

Invoice #2657

Issued	Jul 19, 2026
Due	Jul 19, 2026
Total	**$250.00**
Account Balance	$858.66

For Services Rendered

Product/Service	Description	Unit Price	Total
Hurricane/tropical storm prep	Prep for upcoming storms All pool chairs and tables put face down Patio chairs stacked inside hallway Patio tabes put face down Umbrellas put down	$250.00	$250.00

Thank you for your business. Please contact us with any questions regarding this invoice.

Total	**$250.00**
Account balance	**$858.66**

Pay Now

7823 N Dale Mabry Hwy,
STE 107
Tampa, FL 33614
Ofc: 813-870-2966
Fax: 813-870-2896

Invoice

Date	Invoice #
7/15/2026	39450

Bill To	Ship To
Coral Lakes Punta Gorda Brian Baynes 12811 Seagrass Dr Punta Gorda, FL 33955	Coral Lakes Punta Gorda Brian Baynes 12811 Seagrass Dr Punta Gorda, FL 33955

P.O. No.	Terms	Rep
	50% Down/50% De...	GF

Item	Description	Qty	Rate	Amount
	CARDIO			
800825	CT800 - 4HP DC motor, standard power plug	2	3,249.99	6,499.98T
800025	CE800 - Self Generating	1	2,729.99	2,729.99T
800125	CR800 - Self Generating	1	2,469.99	2,469.99T
	STRENGTH			
636225	CSF-FUNT Functional Trainer	1	3,249.99	3,249.99T
623523	CSF-ADJB Adjustable Bench	1	480.99	480.99T
HEX550-VDR10	HEX 550/VDR10 Pkg - 1set HEX-5-50; x1 RCK-VDR10	1	1,475.60	1,475.60T
Discount 1	Preferred Customer Discount	1	-2,700.00	-2,700.00T
	SERVICES			
Installation	Installation: single door	1	2,200.00	2,200.00T
Freight	Shipping and Handling	1	1,500.00	1,500.00

Subtotal	$17,906.54
Sales Tax (0.0%)	$0.00
Total	$17,906.54
Payments/Credits	$0.00
Balance Due	$17,906.54

Thank you for your order. We look forward to working with you in the future. If you have any questions or needs feel free to call us at 888-826-7867.

Invoices are considered delinquent thirty (30) days from the invoice date. Interest shall accrue on all past due invoices at the rate of 1.5% per month, or the maximum rate allowable by law, and the client agrees to be liable for all costs related to collection of delinquent invoices, including court costs and attorney's fees.

Please Remit Payment to:

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

Invoice 404458

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

Date	Due Date
06/30/26	7/30/2026
Account Owner	**PO#**
SHAWNA HUMBLE	

Item	Qty/UOM	Rate	Ext. Price	Amount
#405297 - Mulch at Round about				**$256.50**
Landscape Material - 06/24/2026				
Cocobrown Mulch, 02CF bag - 02CF	30.0002CF	$8.55	$256.50	

Grand Total **$256.50**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$5,684.45	$0.00	$0.00	$0.00	$0.00

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

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

Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Coral Lakes Community Development District

Financial Report

May 31, 2026

CLEAR PARTNERSHIPS



CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 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
ASSETS						
Cash - Operating Account	$ 151,749	$ -	$ -	$ -	$ -	$ 151,749
Accounts Receivable > 120	43,196	404,424	-	-	-	447,620
Investments:						
Acquisition & Construction Account	-	-	177,186	-	-	177,186
Reserve Fund	-	651,888	-	-	-	651,888
Revenue Fund	-	190,684	-	-	-	190,684
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	**$ 194,945**	**$ 1,246,996**	**$ 177,186**	**$ 7,178,157**	**$ 9,050,000**	**$ 17,847,284**
LIABILITIES						
Accounts Payable	$ -	$ -	$ -	$ -	$ -	$ -
Bonds Payable - Series 2024	-	-	-	-	9,050,000	9,050,000
TOTAL LIABILITIES	**-**	**-**	**-**	**-**	**9,050,000**	**9,050,000**
FUND BALANCES						
Restricted for:						
Debt Service	-	1,246,996	-	-	-	1,246,996
Capital Projects	-	-	177,186	-	-	177,186
Unassigned:	194,945	-	-	7,178,157	-	7,373,102
TOTAL FUND BALANCES	**194,945**	**1,246,996**	**177,186**	**7,178,157**	**-**	**8,797,284**
TOTAL LIABILITIES & FUND BALANCES	**$ 194,945**	**$ 1,246,996**	**$ 177,186**	**$ 7,178,157**	**$ 9,050,000**	**$ 17,847,284**

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 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
REVENUES				
Interest - Investments	$ -	$ 1,715	$ 1,715	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**	**356,221**	**(574,654)**	**38.27%**
EXPENDITURES				
Administration				
Supervisor Fees	12,000	2,600	9,400	21.67%
ProfServ-Construction	9,000	4,000	5,000	44.44%
ProfServ-Dissemination Agent	4,200	5,833	(1,633)	138.88%
ProfServ-Info Technology	600	400	200	66.67%
ProfServ-Recording Secretary	2,400	1,600	800	66.67%
ProfServ-Trustee Fees	6,500	4,256	2,244	65.48%
Field Maintenance	12,000	8,053	3,947	67.11%
District Counsel	15,000	5,672	9,328	37.81%
District Engineer	12,000	2,712	9,288	22.60%
Administrative Services	4,500	3,000	1,500	66.67%
District Management	25,000	16,667	8,333	66.67%
Accounting Services	9,000	6,000	3,000	66.67%
Auditing Services	6,000	4,900	1,100	81.67%
Website Compliance	1,800	3,125	(1,325)	173.61%
Postage, Phone, Faxes, Copies	500	59	441	11.80%
Rentals & Leases	600	423	177	70.50%
Insurance - General Liability	3,600	838	2,762	23.28%
Public Officials Insurance	2,800	1,006	1,794	35.93%
Insurance -Property & Casualty	25,000	3,701	21,299	14.80%
Crime	500	209	291	41.80%
Insurance Deductible	2,500	-	2,500	0.00%
Legal Advertising	3,500	-	3,500	0.00%
Bank Fees	200	1,901	(1,701)	950.50%
Financial & Revenue Collections	1,200	3,333	(2,133)	277.75%
Meeting Expense	4,000	179	3,821	4.48%
Website Administration	1,200	800	400	66.67%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	165,875	81,442	84,433	49.10%

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Other Physical Environment				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Pest Control	1,800	-	1,800	0.00%
Contracts-Janitorial	5,100	-	5,100	0.00%
On-Site Staff	35,000	-	35,000	0.00%
Contracts-Landscape	337,500	58,005	279,495	17.19%
Contracts-Aquatic Control	22,800	9,800	13,000	42.98%
Contracts-Pools	12,000	-	12,000	0.00%
ROW Maintenance	25,000	-	25,000	0.00%
Debris Cleanup	7,500	4,700	2,800	62.67%
Electricity - Streetlights	90,000	12,272	77,728	13.64%
Utility - Water & Sewer	-	3,187	(3,187)	0.00%
Fence R&M	8,000	-	8,000	0.00%
Landscaping - Annuals	9,000	-	9,000	0.00%
Landscaping - Tree Trimming	5,000	-	5,000	0.00%
Landscaping - Mulch	17,500	-	17,500	0.00%
Landscaping - Plant Replacement	23,000	-	23,000	0.00%
Ditch Maintenance	2,400	-	2,400	0.00%
Security System Monitoring	2,500	-	2,500	0.00%
Irrigation	15,000	1,296	13,704	8.64%
Miscellaneous Services	15,000	1,148	13,852	7.65%
Holiday Decoration	10,000	-	10,000	0.00%
Storm Cleanup	35,000	-	35,000	0.00%
Community Events	5,000	-	5,000	0.00%
Landscaping - Pond Banks	70,000	-	70,000	0.00%
Total Other Physical Environment	760,500	90,408	670,092	11.89%
Parks and Recreation				
Misc-Contingency	4,500	-	4,500	0.00%
Total Parks and Recreation	4,500	-	4,500	0.00%
TOTAL EXPENDITURES	**930,875**	**171,850**	**759,025**	**18.46%**
Excess (deficiency) of revenues Over (under) expenditures	-	184,371	184,371	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**10,574**		
FUND BALANCE, ENDING		**$ 194,945**		

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 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
REVENUES				
Interest - Investments	$ -	$ 23,119	$ 23,119	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**	**831,948**	**149,462**	**121.90%**
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	14,218	-	14,218	0.00%
Total Administration	14,218	-	14,218	0.00%
Debt Service				
Principal Prepayments	145,000	145,000	-	100.00%
Interest Expense Series	506,825	503,472	3,353	99.34%
Total Debt Service	651,825	648,472	3,353	99.49%
TOTAL EXPENDITURES	**666,043**	**648,472**	**17,571**	**97.36%**
Excess (deficiency) of revenues Over (under) expenditures	16,443	183,476	167,033	1115.83%
OTHER FINANCING SOURCES (USES)				
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	$ 16,443	$ 183,476	$ 134,147	1115.83%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**1,063,520**		
FUND BALANCE, ENDING		**$ 1,246,996**		

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 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
REVENUES				
Interest - Investments	$ -	$ 28,138	$ 28,138	0.00%
TOTAL REVENUES	**-**	**28,138**	**28,138**	**0.00%**
EXPENDITURES				
Construction In Progress				
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	-	(1,396,862)	(1,396,862)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**1,574,048**		
FUND BALANCE, ENDING		**$ 177,186**		

Bank Account Statement

Coral Lakes CDD

Bank Account No.	7319		
Statement No.	05_26	**Statement Date**	05/31/2026

G/L Account No. 101001 Balance	151,748.63	**Statement Balance**	156,043.09
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	156,043.09
Subtotal	151,748.63	**Outstanding Checks**	-4,294.46
Negative Adjustments	0.00	**Ending Balance**	151,748.63
Ending G/L Balance	151,748.63		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Adjustments							
Total Adjustments							
Outstanding Checks							
05/19/2026	Payment	300006	FPL	Inv: 051426-91342-ACH			-240.79
05/19/2026	Payment	300007	FPL	Inv: 051426-45024-ACH			-171.45
05/19/2026	Payment	300008	FPL	Inv: 051426-71267-ACH			-675.42
05/19/2026	Payment	300009	FPL	Inv: 051426-81545-ACH			-290.47
05/20/2026	Payment	1222	ROBERTUS ANTONIUS TER DOEST	Check for Vendor V00013			-200.00
05/29/2026	Payment	1224	RISK MANAGEMENT ASSOCIATES INC	Check for Vendor V00040			-2,263.00
05/29/2026	Payment	1225	CHARLOTTE COUNTY UTILITIES	Check for Vendor V00031			-453.33
Total Outstanding Checks							-4,294.46
Outstanding Deposits							
Total Outstanding Deposits							

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Coral Lakes Community Development District

Financial Report

June 30, 2026

CLEAR PARTNERSHIPS



CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS						
Cash - Operating Account	$ 140,358	$ -	$ -	$ -	$ -	$ 140,358
Investments:						
Acquisition & Construction Account	-	-	177,673	-	-	177,673
Reserve Fund	-	651,888	-	-	-	651,888
Revenue Fund	-	193,000	-	-	-	193,000
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	**$ 140,358**	**$ 844,888**	**$ 177,673**	**$ 7,178,157**	**$ 9,050,000**	**$ 17,391,076**
LIABILITIES						
Accounts Payable	$ 11,843	$ -	$ -	$ -	$ -	$ 11,843
Bonds Payable - Series 2024	-	-	-	-	9,050,000	9,050,000
TOTAL LIABILITIES	**11,843**	**-**	**-**	**-**	**9,050,000**	**9,061,843**
FUND BALANCES						
Restricted for:						
Debt Service	-	844,888	-	-	-	844,888
Capital Projects	-	-	177,673	-	-	177,673
Unassigned:	128,515	-	-	7,178,157	-	7,306,672
TOTAL FUND BALANCES	**128,515**	**844,888**	**177,673**	**7,178,157**	**-**	**8,329,233**
TOTAL LIABILITIES & FUND BALANCES	**$ 140,358**	**$ 844,888**	**$ 177,673**	**$ 7,178,157**	**$ 9,050,000**	**$ 17,391,076**

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 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
REVENUES				
Interest - Investments	$ -	$ 1,885	$ 1,885	0.00%
Special Assmnts- CDD Collected	-	311,310	311,310	0.00%
Developer Estimated Contribution	930,875	-	(930,875)	0.00%
TOTAL REVENUES	**930,875**	**313,195**	**(617,680)**	**33.65%**
EXPENDITURES				
Administration				
Supervisor Fees	12,000	2,600	9,400	21.67%
ProfServ-Construction	9,000	4,500	4,500	50.00%
ProfServ-Dissemination Agent	4,200	6,250	(2,050)	148.81%
ProfServ-Info Technology	600	450	150	75.00%
ProfServ-Recording Secretary	2,400	1,800	600	75.00%
ProfServ-Trustee Fees	6,500	4,256	2,244	65.48%
Field Maintenance	12,000	9,053	2,947	75.44%
District Counsel	15,000	7,414	7,586	49.43%
District Engineer	12,000	2,712	9,288	22.60%
Administrative Services	4,500	3,375	1,125	75.00%
District Management	25,000	18,750	6,250	75.00%
Accounting Services	9,000	6,750	2,250	75.00%
Auditing Services	6,000	4,900	1,100	81.67%
Website Compliance	1,800	3,125	(1,325)	173.61%
Postage, Phone, Faxes, Copies	500	62	438	12.40%
Rentals & Leases	600	473	127	78.83%
Insurance - General Liability	3,600	838	2,762	23.28%
Public Officials Insurance	2,800	1,006	1,794	35.93%
Insurance -Property & Casualty	25,000	3,701	21,299	14.80%
Crime	500	209	291	41.80%
Insurance Deductible	2,500	-	2,500	0.00%
Legal Advertising	3,500	277	3,223	7.91%
Bank Fees	200	2,603	(2,403)	1301.50%
Financial & Revenue Collections	1,200	3,750	(2,550)	312.50%
Meeting Expense	4,000	213	3,787	5.33%
Website Administration	1,200	900	300	75.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	165,875	90,142	75,733	54.34%

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Other Physical Environment				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Pest Control	1,800	-	1,800	0.00%
Contracts-Janitorial	5,100	-	5,100	0.00%
On-Site Staff	35,000	-	35,000	0.00%
Contracts-Landscape	337,500	63,433	274,067	18.79%
Contracts-Aquatic Control	22,800	11,025	11,775	48.36%
Contracts-Pools	12,000	-	12,000	0.00%
ROW Maintenance	25,000	-	25,000	0.00%
Debris Cleanup	7,500	4,700	2,800	62.67%
Electricity - Streetlights	90,000	16,466	73,534	18.30%
Utility - Water & Sewer	-	6,375	(6,375)	0.00%
Fence R&M	8,000	-	8,000	0.00%
Landscaping - Annuals	9,000	-	9,000	0.00%
Landscaping - Tree Trimming	5,000	-	5,000	0.00%
Landscaping - Mulch	17,500	257	17,243	1.47%
Landscaping - Plant Replacement	23,000	-	23,000	0.00%
Ditch Maintenance	2,400	-	2,400	0.00%
Security System Monitoring	2,500	-	2,500	0.00%
Irrigation	15,000	1,296	13,704	8.64%
Miscellaneous Services	15,000	1,560	13,440	10.40%
Holiday Decoration	10,000	-	10,000	0.00%
Storm Cleanup	35,000	-	35,000	0.00%
Community Events	5,000	-	5,000	0.00%
Landscaping - Pond Banks	70,000	-	70,000	0.00%
Total Other Physical Environment	760,500	105,112	655,388	13.82%
Parks and Recreation				
Misc-Contingency	4,500	-	4,500	0.00%
Total Parks and Recreation	4,500	-	4,500	0.00%
TOTAL EXPENDITURES	**930,875**	**195,254**	**735,621**	**20.98%**
Excess (deficiency) of revenues Over (under) expenditures	-	117,941	117,941	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**10,574**		
FUND BALANCE, ENDING		**$ 128,515**		

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 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
REVENUES				
Interest - Investments	$ -	$ 25,435	$ 25,435	0.00%
Special Assmnts- Tax Collector	710,923	-	(710,923)	0.00%
Special Assmnts- CDD Collected	-	404,405	404,405	0.00%
Special Assmnts- Discounts	(28,437)	-	28,437	0.00%
TOTAL REVENUES	**682,486**	**429,840**	**(252,646)**	**62.98%**
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	14,218	-	14,218	0.00%
Total Administration	14,218	-	14,218	0.00%
Debt Service				
Principal Prepayments	145,000	145,000	-	100.00%
Interest Expense Series	506,825	503,472	3,353	99.34%
Total Debt Service	651,825	648,472	3,353	99.49%
TOTAL EXPENDITURES	**666,043**	**648,472**	**17,571**	**97.36%**
Excess (deficiency) of revenues Over (under) expenditures	16,443	(218,632)	(235,075)	-1329.64%
OTHER FINANCING SOURCES (USES)				
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	$ 16,443	$ (218,632)	$ (267,961)	-1329.64%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**1,063,520**		
FUND BALANCE, ENDING		**$ 844,888**		

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 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
REVENUES				
Interest - Investments	$ -	$ 28,625	$ 28,625	0.00%
TOTAL REVENUES	**-**	**28,625**	**28,625**	**0.00%**
EXPENDITURES				
Construction In Progress				
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	-	(1,396,375)	(1,396,375)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**1,574,048**		
FUND BALANCE, ENDING		**$ 177,673**		

Bank Account Statement

Coral Lakes CDD

Bank Account No. 7319
Statement No. 06_26
Statement Date 06/30/2026

G/L Account No. 101001 Balance	140,358.19	**Statement Balance**	140,558.19
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	140,558.19
Subtotal	140,358.19	**Outstanding Checks**	-200.00
Negative Adjustments	0.00	**Ending Balance**	140,358.19
Ending G/L Balance	140,358.19		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Adjustments							
Total Adjustments							
Outstanding Checks							
05/20/2026	Payment	1222	ROBERTUS ANTONIUS TER DOEST	Check for Vendor V00013			-200.00
Total Outstanding Checks							-200.00
Outstanding Deposits							
Total Outstanding Deposits							

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Coral Lakes Community Development District

Financial Report

July 31, 2026

CLEAR PARTNERSHIPS



CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 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
ASSETS						
Cash - Operating Account	$ 16,724	$ -	$ -	$ -	$ -	$ 16,724
Cash In Bank	95,009	-	-	-	-	95,009
Accounts Receivable > 120	43,196	-	-	-	-	43,196
Investments:						
Acquisition & Construction Account	-	-	132,499	-	-	132,499
Reserve Fund	-	651,888	-	-	-	651,888
Revenue Fund	-	195,260	-	-	-	195,260
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	**$ 154,929**	**$ 847,148**	**$ 132,499**	**$ 7,178,157**	**$ 9,050,000**	**$ 17,362,733**
LIABILITIES						
Accounts Payable	$ 14,633	$ -	$ -	$ -	$ -	$ 14,633
Accrued Expenses	9,392	-	-	-	-	9,392
Bonds Payable - Series 2024	-	-	-	-	9,050,000	9,050,000
TOTAL LIABILITIES	**24,025**	**-**	**-**	**-**	**9,050,000**	**9,074,025**
FUND BALANCES						
Restricted for:						
Debt Service	-	847,148	-	-	-	847,148
Capital Projects	-	-	132,499	-	-	132,499
Unassigned:	130,904	-	-	7,178,157	-	7,309,061
TOTAL FUND BALANCES	**130,904**	**847,148**	**132,499**	**7,178,157**	**-**	**8,288,708**
TOTAL LIABILITIES & FUND BALANCES	**$ 154,929**	**$ 847,148**	**$ 132,499**	**$ 7,178,157**	**$ 9,050,000**	**$ 17,362,733**

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 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
REVENUES				
Interest - Investments	$ -	$ 2,049	$ 2,049	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**	**356,555**	**(574,320)**	**38.30%**
EXPENDITURES				
Administration				
Supervisor Fees	12,000	2,600	9,400	21.67%
ProfServ-Construction	9,000	4,500	4,500	50.00%
ProfServ-Dissemination Agent	4,200	6,667	(2,467)	158.74%
ProfServ-Info Technology	600	450	150	75.00%
ProfServ-Recording Secretary	2,400	1,800	600	75.00%
ProfServ-Trustee Fees	6,500	4,256	2,244	65.48%
Field Maintenance	12,000	10,053	1,947	83.78%
District Counsel	15,000	8,164	6,836	54.43%
District Engineer	12,000	2,712	9,288	22.60%
Administrative Services	4,500	3,375	1,125	75.00%
District Management	25,000	18,750	6,250	75.00%
Accounting Services	9,000	6,750	2,250	75.00%
Auditing Services	6,000	4,900	1,100	81.67%
Website Compliance	1,800	3,125	(1,325)	173.61%
Postage, Phone, Faxes, Copies	500	65	435	13.00%
Rentals & Leases	600	510	90	85.00%
Insurance - General Liability	3,600	838	2,762	23.28%
Public Officials Insurance	2,800	1,006	1,794	35.93%
Insurance -Property & Casualty	25,000	3,701	21,299	14.80%
Crime	500	209	291	41.80%
Insurance Deductible	2,500	-	2,500	0.00%
Legal Advertising	3,500	277	3,223	7.91%
Bank Fees	200	2,826	(2,626)	1413.00%
Financial & Revenue Collections	1,200	4,167	(2,967)	347.25%
Meeting Expense	4,000	213	3,787	5.33%
Website Administration	1,200	900	300	75.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	165,875	92,989	72,886	56.06%

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Other Physical Environment				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Pest Control	1,800	-	1,800	0.00%
Contracts-Janitorial	5,100	-	5,100	0.00%
On-Site Staff	35,000	-	35,000	0.00%
Contracts-Landscape	337,500	68,861	268,639	20.40%
Contracts-Aquatic Control	22,800	12,250	10,550	53.73%
Contracts-Pools	12,000	-	12,000	0.00%
ROW Maintenance	25,000	-	25,000	0.00%
Debris Cleanup	7,500	4,700	2,800	62.67%
Clubhouse Management	-	7,558	(7,558)	0.00%
Amenity - Internet Fiber Service	-	60	(60)	0.00%
Electricity - Streetlights	90,000	20,906	69,094	23.23%
Utility - Water & Sewer	-	6,880	(6,880)	0.00%
Fence R&M	8,000	-	8,000	0.00%
Landscaping - Annuals	9,000	-	9,000	0.00%
Landscaping - Tree Trimming	5,000	-	5,000	0.00%
Landscaping - Mulch	17,500	257	17,243	1.47%
Landscaping - Plant Replacement	23,000	-	23,000	0.00%
Ditch Maintenance	2,400	-	2,400	0.00%
Security System Monitoring	2,500	-	2,500	0.00%
Irrigation	15,000	1,401	13,599	9.34%
Miscellaneous Services	15,000	2,456	12,544	16.37%
Holiday Decoration	10,000	-	10,000	0.00%
Storm Cleanup	35,000	-	35,000	0.00%
Community Events	5,000	-	5,000	0.00%
Landscaping - Pond Banks	70,000	-	70,000	0.00%
Total Other Physical Environment	760,500	125,329	635,171	16.48%
Parks and Recreation				
Misc-Contingency	4,500	17,907	(13,407)	397.93%
Total Parks and Recreation	4,500	17,907	(13,407)	397.93%
TOTAL EXPENDITURES	**930,875**	**236,225**	**694,650**	**25.38%**
Excess (deficiency) of revenues Over (under) expenditures	-	120,330	120,330	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**10,574**		
FUND BALANCE, ENDING		**$ 130,904**		

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 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
REVENUES				
Interest - Investments	$ -	$ 27,695	$ 27,695	0.00%
Special Assmnts- Tax Collector	710,923	-	(710,923)	0.00%
Special Assmnts- CDD Collected	-	404,424	404,424	0.00%
Special Assmnts- Discounts	(28,437)	-	28,437	0.00%
TOTAL REVENUES	**682,486**	**432,119**	**(250,367)**	**63.32%**
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	14,218	-	14,218	0.00%
Total Administration	14,218	-	14,218	0.00%
Other Physical Environment				
Miscellaneous Services	-	19	(19)	0.00%
Total Other Physical Environment	-	19	(19)	0.00%
Debt Service				
Principal Prepayments	145,000	145,000	-	100.00%
Interest Expense Series	506,825	503,472	3,353	99.34%
Total Debt Service	651,825	648,472	3,353	99.49%
TOTAL EXPENDITURES	**666,043**	**648,491**	**17,552**	**97.36%**
Excess (deficiency) of revenues Over (under) expenditures	16,443	(216,372)	(232,815)	-1315.89%
OTHER FINANCING SOURCES (USES)				
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	$ 16,443	$ (216,372)	$ (265,701)	-1315.89%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**1,063,520**		
FUND BALANCE, ENDING		**$ 847,148**		

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 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
REVENUES				
Interest - Investments	$ -	$ 29,101	$ 29,101	0.00%
TOTAL REVENUES	**-**	**29,101**	**29,101**	**0.00%**
EXPENDITURES				
Construction In Progress				
Construction in Progress	-	1,470,650	(1,470,650)	0.00%
Total Construction In Progress	-	1,470,650	(1,470,650)	0.00%
TOTAL EXPENDITURES	**-**	**1,470,650**	**(1,470,650)**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	(1,441,549)	(1,441,549)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**1,574,048**		
FUND BALANCE, ENDING		**$ 132,499**		

Bank Account Statement

Coral Lakes CDD

Bank Account No.	7319		
Statement No.	07_26	**Statement Date**	07/31/2026

G/L Account No. 101001 Balance	16,724.33	**Statement Balance**	20,130.68
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	20,130.68
Subtotal	16,724.33	**Outstanding Checks**	-3,406.35
Negative Adjustments	0.00	**Ending Balance**	16,724.33
Ending G/L Balance	16,724.33		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Adjustments							
Total Adjustments							
Outstanding Checks							
05/20/2026	Payment	1222	ROBERTUS ANTONIUS TER DOEST	Check for Vendor V00013			-200.00
07/22/2026	Payment	300017	FPL	Inv: 071526-45024-ACH			-89.45
07/22/2026	Payment	300018	FPL	Inv: 071526-81545-ACH			-1,060.52
07/22/2026	Payment	300019	FPL	Inv: 071526-91342-ACH			-1,407.64
07/22/2026	Payment	300020	FPL	Inv: 071526-71267-ACH			-648.74
Total Outstanding Checks							-3,406.35
Outstanding Deposits							
Total Outstanding Deposits							

Bank Account Statement

Coral Lakes CDD

Bank Account No.	9861		
Statement No.	07-26	**Statement Date**	07/31/2026

G/L Account No. 101002 Balance	95,009.11	**Statement Balance**	95,009.11
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	95,009.11
Subtotal	95,009.11	**Outstanding Checks**	0.00
Negative Adjustments	0.00	**Ending Balance**	95,009.11
Ending G/L Balance	95,009.11		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/2026 to 05/31/2026

(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	1213	05/06/26	INFRAMARK LLC	178506	May 2026-DISTRICT MGMT	May 2026-ACCOUNTING SERVICES	532001-51301	$750.00
001	1213	05/06/26	INFRAMARK LLC	178506	May 2026-DISTRICT MGMT	May 2026-ADMINISTRATION	531148-51301	$375.00
001	1213	05/06/26	INFRAMARK LLC	178506	May 2026-DISTRICT MGMT	May 2026-CONSTRUCTION ACCOUNTING	531009-51301	$500.00
001	1213	05/06/26	INFRAMARK LLC	178506	May 2026-DISTRICT MGMT	May 2026-DISTRICT MANAGEMENT	531151-51301	$2,083.33
001	1213	05/06/26	INFRAMARK LLC	178506	May 2026-DISTRICT MGMT	May 2026-FIELD SERVICES	531122-51301	$1,000.00
001	1213	05/06/26	INFRAMARK LLC	178506	May 2026-DISTRICT MGMT	May 2026-FINANCIAL & REVENUE COLLECTION	549150-51301	$416.67
001	1213	05/06/26	INFRAMARK LLC	178506	May 2026-DISTRICT MGMT	May 2026-RECORDING SECRETARY	531036-51301	$200.00
001	1213	05/06/26	INFRAMARK LLC	178506	May 2026-DISTRICT MGMT	May 2026-RENTAL AND LEASES	544025-51301	$50.00
001	1213	05/06/26	INFRAMARK LLC	178506	May 2026-DISTRICT MGMT	May 2026-DISSEMINATION SERVICES	531012-51301	$416.67
001	1213	05/06/26	INFRAMARK LLC	178506	May 2026-DISTRICT MGMT	May 2026-TECHNOLOGY/DATA STORAGE	531020-51301	$50.00
001	1213	05/06/26	INFRAMARK LLC	178506	May 2026-DISTRICT MGMT	May 2026-WEBSITE MAINTENANCE/ADMIN	549936-51301	$100.00
001	1214	05/06/26	JUNIPER LANDSCAPING OF FLORIDA, LLC	395347	APRIL 2026-LANDSCAPE MAINTENANCE CONTRACT	LANDSCAPE MAIN-DUE TO TRUCK ACCIDENT DAMAGE	534050-53908	$2,658.75
001	1215	05/06/26	SCHOOLSTATUS PARENT INC	INV-SS-6536	ANNUAL WEBSITE SET UP, HOSTING AND ADA	Website Compliance	534397-51301	$3,125.00
001	1216	05/06/26	SITEX AQUATICS	11033-B	MAY 2026-AQUATIC MAINTENANCE	AQUATIC MAINTENANCE	534067-53908	$1,225.00
001	1216	05/06/26	SITEX AQUATICS	11033-B	MAY 2026-AQUATIC MAINTENANCE	TEMPORARY FUEL SURCHARGE	549001-53908	$36.75
001	1217	05/18/26	JUNIPER LANDSCAPING OF FLORIDA, LLC	396647	MAY 2026-LANDSCAPE MAINTENANCE CONTRACT	LANDSCAPE MAINTENANCE CONTRACT	534050-53908	$6,594.62
001	1218	05/20/26	ALBERTO VIERA	AV-051826	BOARD 05/18/2026	Supervisor Fees	511100-51301	$200.00
001	1219	05/20/26	ANGIE GRUNWALD	AG-051826	BOARD 05/18/2026	BOARD	511100-51301	$200.00
001	1220	05/20/26	CARLOS DE LA OSSA	CO-051826	BOARD 05/18/2026	Supervisor Fees	511100-51301	$200.00
001	1221	05/20/26	KYLE SMITH	KS-051826	BOARD 05/18/2026	Supervisor Fees	511100-51301	$200.00
001	1222	05/20/26	ROBERTUS ANTONIUS TER DOEST	RD-051826	BOARD 05/18/2026	Supervisor Fees	511100-51301	$200.00
001	1223	05/20/26	STRALEY ROBIN VERICKER	28433	APR 2026 - LEGAL SERVICES	District Counsel	531146-51301	$837.50
001	1224	05/29/26	RISK MANAGEMENT ASSOCIATES INC	24835703	INSURANCE POLICY 05/01/26-10/01/26	INSURANCE POLICY-05/01/26-10/01/26	545002-51325	$838.00
001	1224	05/29/26	RISK MANAGEMENT ASSOCIATES INC	24835703	INSURANCE POLICY 05/01/26-10/01/26	Crime	545013-51325	$209.00
001	1224	05/29/26	RISK MANAGEMENT ASSOCIATES INC	24835703	INSURANCE POLICY 05/01/26-10/01/26	Insurance -Property & Casualty	545009-51325	$210.00
001	1224	05/29/26	RISK MANAGEMENT ASSOCIATES INC	24835703	INSURANCE POLICY 05/01/26-10/01/26	Public Officials Insurance	545008-51325	$1,006.00
001	1225	05/29/26	CHARLOTTE COUNTY UTILITIES	052626-148156	WATER SVCS 04/22/26-05/21/26	Utility - Water & Sewer	543021-53908	$453.33
001	300004	05/05/26	FPL	041426-81545-ACH	ELECTRIC 03/16/26-04/14/26	Electricity - Streetlights	543013-53908	$54.36
001	300005	05/05/26	FPL	041426-71267-ACH	ELECTRIC 03/16/26-04/14/26	ELECTRIC	543013-53908	$636.76
001	300006	05/19/26	FPL	051426-91342-ACH	ELECTRIC SVC 04/14/26-05/14/26	Electricity - Streetlights	543013-53908	$240.79
001	300007	05/19/26	FPL	051426-45024-ACH	ELECTRIC SVC 04/14/26-05/14/26	Electricity - Streetlights	543013-53908	$171.45
001	300008	05/19/26	FPL	051426-71267-ACH	ELECTRIC SVC 04/14/26-05/14/26	Electricity - Streetlights	543013-53908	$675.42
001	300009	05/19/26	FPL	051426-81545-ACH	ELECTRIC SVC 04/14/26-05/14/26	Electricity - Streetlights	543013-53908	$290.47
001	300010	05/28/26	FPL	050726-72579-ACH	ELECTRIC 04/07/26-05/07/26	ELECTRIC	543013-53908	$1,233.30
							Fund Total	**$27,438.17**

Total Checks Paid	**$27,438.17**

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2026 to 06/30/2026

(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	1226	06/04/26	SITEX AQUATICS	11152-B	JUNE 2026-AQUATIC MAINTENANCE	Contracts-Aquatic Control	534067-53908	$1,225.00
001	1226	06/04/26	SITEX AQUATICS	11152-B	JUNE 2026-AQUATIC MAINTENANCE	JUNE 2026-TEMPORARY FUEL SURCHARGE	549001-53908	$36.75
001	1227	06/10/26	INFRAMARK LLC	181012	JUNE 2026-DISTRICT SERVICES	ACCOUNTING SERVICES	532001-51301	$750.00
001	1227	06/10/26	INFRAMARK LLC	181012	JUNE 2026-DISTRICT SERVICES	CONSTRUCTION ACCOUNTING	531009-51301	$500.00
001	1227	06/10/26	INFRAMARK LLC	181012	JUNE 2026-DISTRICT SERVICES	DISSEMINATION SERVICES	531012-51301	$416.67
001	1227	06/10/26	INFRAMARK LLC	181012	JUNE 2026-DISTRICT SERVICES	DISTRICT MANAGEMENT	531151-51301	$2,083.33
001	1227	06/10/26	INFRAMARK LLC	181012	JUNE 2026-DISTRICT SERVICES	FIELD SERVICES	531122-51301	$1,000.00
001	1227	06/10/26	INFRAMARK LLC	181012	JUNE 2026-DISTRICT SERVICES	FINANCIAL & REVENUE COLLECTION	549150-51301	$416.67
001	1227	06/10/26	INFRAMARK LLC	181012	JUNE 2026-DISTRICT SERVICES	RECORDING SECRETARY	531036-51301	$200.00
001	1227	06/10/26	INFRAMARK LLC	181012	JUNE 2026-DISTRICT SERVICES	RENTAL AND LEASES	544025-51301	$50.00
001	1227	06/10/26	INFRAMARK LLC	181012	JUNE 2026-DISTRICT SERVICES	TECHNOLOGY/DATA STORAGE	531020-51301	$50.00
001	1227	06/10/26	INFRAMARK LLC	181012	JUNE 2026-DISTRICT SERVICES	WEBSITE MAINTENANCE/ADMIN	549936-51301	$100.00
001	1227	06/10/26	INFRAMARK LLC	181012	JUNE 2026-DISTRICT SERVICES	ADMINISTRATION	531148-51301	$375.00
001	1228	06/18/26	CHARLOTTE COUNTY HEALTH DEPT	8-BID-8578968	POOL PERMIT 8-BID-8578968	POOL PERMIT	549001-53908	$375.00
001	1229	06/25/26	INFRAMARK LLC	182420	MAY 2026-SEVERAL CHARGES	4/15/26-MEETING ROOM RENTAL	549800-51301	$33.44
001	1229	06/25/26	INFRAMARK LLC	182420	MAY 2026-SEVERAL CHARGES	04/14/26-SUN COAST NEWS SUBSCRIPTION	548002-51301	$277.42
001	1229	06/25/26	INFRAMARK LLC	182420	MAY 2026-SEVERAL CHARGES	POSTAGE	541024-51301	$3.70
001	1230	06/25/26	STRALEY ROBIN VERICKER	28581	MAY 2026-LEGAL SERVICES	MAY 2026-LEGAL PROFESSIONAL SERVICES	531146-51301	$1,742.50
001	300011	06/26/26	FPL	060826-72579-ACH	ELECTRIC SVCS 05/07/26-06/08/26	Electricity - Streetlights	543013-53908	$1,223.73
							Fund Total	**$10,859.21**

Total Checks Paid	**$10,859.21**

CORAL LAKES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2026 to 07/31/2026

(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	1231	07/01/26	CHARLOTTE COUNTY UTILITIES	062426-148156	WATER SERVICES 05/21/26-06/22/26	Utility - Water & Sewer	543021-53908	$3,187.97
001	1232	07/24/26	BLUE STREAM	071526-908609201	JULY AND AUGUST 2026 Services	Amenity - Internet Fiber Service	541018-53908	$60.00
001	1233	07/24/26	FITREV	39450	CARDIO EQUIPMENT-SERVICES	CARDIO EQUIPMENT SERVICES	549900-53908	$17,906.54
001	300012	07/02/26	FPL	061526-71267-ACH	ELECTRIC 05/14/26-06/15/26	ELECTRIC	543013-53908	$724.54
001	300013	07/06/26	FPL	061526-5024-ACH	SERVICE 05/14/26 - 06/15/26	Electricity - Streetlights	543013-53908	$36.11
001	300014	07/06/26	FPL	061526-1545 - ACH	SERVICE 05/14/26 - 06/15/26	Electricity - Streetlights	543013-53908	$1,181.74
001	300015	07/06/26	FPL	061526-1342 - ACH	SERVICE 05/14/26 - 06/15/26	Electricity - Streetlights	543013-53908	$1,028.11
001	300016	07/10/26	FPL	070826-72579-ACH	ELECTRIC SERVICES 06.8.26-7.8.26	ELECTRIC 6/8/26-7/8/26	543013-53908	$1,233.30
001	300017	07/22/26	FPL	071526-45024-ACH	SERVICES 06/15/26-07/15/26	Electricity - Streetlights	543013-53908	$89.45
001	300018	07/22/26	FPL	071526-81545-ACH	SERVICES 06/15/26-07/15/26	ELECTRIC 06/15/26-07/15/26	543013-53908	$1,060.52
001	300019	07/22/26	FPL	071526-91342-ACH	SERVICES 06/15/26-07/15/26	Electricity - Streetlights	543013-53908	$1,407.64
001	300020	07/22/26	FPL	071526-71267-ACH	SERVICES 06/15/26-07/15/26	Electricity - Streetlights	543013-53908	$648.74
							Fund Total	**$28,564.66**
							Total Checks Paid	**$28,564.66**

Docusign Envelope ID: A50B6DD8-07D8-8781-82BB-CF177A8AD9D3

Cleaning and Supplies Restocking Services Agreement

This Cleaning and Supplies Restocking Services Agreement (this "**Agreement**") is entered into as of July 6, 2026 between the **Coral Lakes Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the "**District**") and **3D Cleaning LLC,** a Florida limited liability company (the "**Contractor**").

Background Information:

The District owns and maintains the amenity center and related facilities located at 12800 Seagrass Dr, Punta Gorda, 33955. The District desires regular cleaning of its facilities. The Contractor represents that it is duly licensed in the state of Florida and qualified to perform the job duties and has any and all approvals and licenses as required by law to provide these services. The Contractor is familiar with the District's property. In consideration of the Contractor's agreement to perform the services described below and the District's agreement to compensate the Contractor the parties desire to enter into this Agreement.

Operative Provisions:

1. **Incorporation of Background Information**. The background information stated above is true and correct and by this reference is incorporated as a material part of this Agreement.

2. **Scope of Services.**
   a. The Contractor shall perform all work, including all labor, material, equipment, supplies, tools, supervision, services, transportation, and all other necessary incidental items required for the complete performance of the work described in Contractor's proposal, relevant portions of which are attached hereto and incorporated herein as **Exhibit A** to ensure the facilities are in a clean, orderly, and functional condition.
   b. Service will be 3 times a week (option 2) coordinated with the District Manager's office. Contractor shall coordinate with the District Manager's office for questions or clarifications on the scope of the work or any changes to the days/time.
   c. Contractor is responsible for purchasing, at its own expense, and providing all equipment, restocking, and cleaning supplies so that Contractor can use such supplies when performing their services.

3. **Performance of Work**.
   a. Contractor shall take precautions at all times to protect any persons and property affected by Contractor's work.
   b. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards and best management practices.
   c. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.
   d. In the event of holidays, inclement weather, or other conditions outside the control of the Contractor that cause a service to be missed, the Contractor shall timely inform the District and provide a written plan of making up the missed service on a later date or issuing a credit on the next invoice.

4. **Responsibilities of the District**. The District will provide one set of keys, alarm information, and after-hours emergency contract information.

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5. **Compensation.** The District agrees to pay Contractor **$2,450** per month (Option 2 – 3x week services) for the services described above. Contractor shall submit an invoice to the District after the work for that month has been completed. The District agrees to pay to Contractor within 30 days of receipt of the invoice from Contractor.

6. **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, this Agreement shall automatically renew for the same term and contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.

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

8. **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.

9. **Compliance with Governmental Regulations**. The Contractor shall comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, municipal or regulatory bodies, relating to the services being rendered hereunder. Any fees or fines incurred or imposed due to non-compliance shall be borne solely by the Contractor.

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. **Third-Party Beneficiaries.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

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. The Contractor shall carry commercial general liability insurance of no less than $1,000,000.
    b. Worker's Compensation Insurance in accordance with the laws of the State of Florida.

    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

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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. **Governing 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.

16. **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.

17. **Assignment.** Contractor may not assign this Agreement or any monies to become due hereunder without the prior written approval of the District. Any assignment entered into without the written approval of the District shall be invalid and unenforceable.

18. **Enforcement of Agreement.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance. In the event either party is required to enforce this Agreement or any provision hereof by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.

19. **No Waiver.** The failure of the District to enforce at any time or for any period of time any one or more of the provisions of this Agreement shall not be construed to be and shall not be a waiver of any such provision or provisions or of its rights thereafter to enforce each and every such provision.

20. **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.

21. **E-Verification**. Pursuant to Section 448.095, Florida Statutes,
    a. 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

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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.

b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required.
    i. 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.
c. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.

22. **Anti-Human Trafficking**. Pursuant to Section 787.06, Florida Statutes, the Contractor must provide an affidavit, signed by an officer or a representative of the Contractor, under penalty of perjury, attesting that the Contractor does not use coercion for labor or services as defined in the statute.

23. **Public Records.** As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and 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, (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 the 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 (954) 282-0082, OR BY EMAIL AT PUBLICRECORDS@INFRAMARK.COM, OR BY REGULAR MAIL AT 210 NORTH UNIVERSITY DRIVE, SUITE 702, CORAL SPRINGS, FLORIDA 33071.

24. **Arm's Length Transaction.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

25. **Authority to Execute.** 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 Agreement.

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26. **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.

27. **Severability**. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.

28. **Notice**. Whenever any party desires to give notice to the other parties, 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 parties shall be made.

To the District:
c/o Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607
Attn: Angel Montagna
Angel.Montagna@inframark.com

To the Contractor:
21011 Mystic Way
North Fort Myers FL 33917-7793
contact3dcleaning@gmail.com

29. **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 shall supersede and subsume 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 and sealed this Agreement on the day and year first written above.

3D Cleaning LLC

Signed by:
Nick Dinoto
BDB165D8E92D416...
Name: Nick Dinoto
Title: Co Owner

Coral Lakes
Community Development District

Signed by:
Carlos de la Ossa
CC0CB251E795481...
Carlos de la Ossa
Chair of the Board of Supervisors

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Exhibit A

3D CLEANING
RESIDENTIAL & COMMERCIAL CLEANING

AMENITY CLEANING & MAINTENANCE PROPOSAL

Prepared for Coral Lakes Amenities

Prepared by 3D Cleaning



Covered pool/pavilion areas



Clubhouse interior spaces



Outdoor amenity presentation

Proposal Summary

3D Cleaning will provide routine cleaning, restroom supply restocking, pool area presentation, trash removal, cobweb and spiderweb control, and proactive property reporting for the Coral Lakes amenity areas. The goal is to keep the amenities clean, sanitary, well-stocked, and consistently welcoming for residents, guests, and prospective buyers.

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SCOPE AT A GLANCE

3D Cleaning will maintain the Coral Lakes amenity areas through consistent cleaning, presentation upkeep, supply restocking, and communication with management. Service frequency can be finalized as either three or four visits per week based on the preferred schedule and seasonal usage.

Routine Cleaning

Restrooms, clubhouse, fitness center, pool area, pavilions, touch points, floors, glass, and visible surfaces.

Amenity Presentation

Straighten lounge chairs, wipe tables and seating, maintain pool railings, remove debris, and keep areas guest-ready.

Supplies Included

3D Cleaning will provide and restock toilet paper, paper towels, hand soap, and trash liners.

Property Reporting

Report damaged items, overflowing trash, access concerns, safety issues, or areas requiring a separate quote.

Client Priorities Incorporated

- Maintain a consistently clean and welcoming appearance for residents, guests, and prospective buyers.
- Prioritize spiderweb and cobweb removal, especially around white exterior surfaces, covered areas, pillars, entryways, and visible amenity areas.
- Keep pool seating organized and reset during routine visits.
- Service all trash receptacles in included amenity areas and communicate if trash volume requires an added service day.
- Use proactive communication with photos when an issue falls outside the base cleaning scope.



Pool pavilion and covered seating areas



Clubhouse interior and window areas

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ROUTINE CLEANING SCOPE

The following scope outlines the recurring cleaning and maintenance tasks included for the amenity areas.

Pool Area & Restrooms

- Clean and sanitize restroom fixtures, partitions, sinks, mirrors, toilets, urinals, and drinking fountains.
- Empty all trash receptacles and replace trash liners.
- Refill restroom supplies including soap, paper products, and liners provided by 3D Cleaning.
- Vacuum, sweep, and mop restroom floors.
- Spot clean doors, walls, touch points, and visible surfaces.
- Remove cobwebs and spiderwebs throughout pool areas, covered spaces, pillars, and entry points.
- Straighten, organize, and reset lounge chairs.
- Wipe tables, seating areas, and pool railings, with railings expected to need attention often during busier months.
- Sweep pool deck and common walk areas.

Fitness Center / Gym

- Wipe down and sanitize fitness equipment.
- Dust surfaces, ledges, and high-touch areas.
- Spot clean windows and glass.
- Vacuum and mop floors.
- Clean and sanitize restroom fixtures if applicable.
- Empty trash receptacles and replace liners.
- Perform general detailing to maintain a clean and professional appearance.
- The entire surface of glass on each window will be hand cleaned once per month, or more frequently if needed.

Clubhouse

- Clean tables, countertops, sink areas, kitchenette surfaces, and common touch points.
- Dust ceiling fans, light fixtures, ledges, and visible surfaces as needed.
- Spot clean windows, doors, and glass as needed.
- Empty trash receptacles and replace liners.
- Vacuum, sweep, and mop floors as needed.
- Perform general tidying and touch-up cleaning to keep the clubhouse guest-ready.
- The entire surface of glass on each window will be hand cleaned once per month, or more frequently if needed.

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OUTDOOR AMENITY AREAS & SUPPORT SERVICES

Pavilions & Outdoor Amenity Areas

- Wipe down tables and seating areas under pavilions.
- Empty nearby trash receptacles and replace liners.
- Remove visible trash and debris from common areas.
- Remove cobwebs and spiderwebs from covered areas, columns, entryways, and visible surfaces.
- Spot clean surfaces as needed.
- Check playground and pavilion areas for overflowing trash, visible debris, spiderwebs, or obvious maintenance concerns.
- Maintain a clean and presentable appearance throughout outdoor amenity spaces.

Supply & Restocking Services

3D Cleaning will provide and restock:

- Toilet paper
- Paper towels
- Hand soap
- Trash liners

Inventory levels will be monitored during routine service visits and replenished as needed.

Communication & Property Reporting

Our team will serve as an extra set of eyes and ears while onsite. We will report items such as:

- Broken or damaged items
- Out-of-order fixtures or equipment
- Overflowing trash or unusual messes
- Safety concerns or access issues
- Suspicious activity or unauthorized use
- Areas needing a separate quote

Routine Included Services

- Empty all trash receptacles during each service visit and replace liners.
- Remove cobwebs and spiderwebs throughout included amenity areas.
- Perform high dusting as needed.
- Spot clean windows, doors, and glass during routine visits.
- Wipe down tables, seating areas, pool railings, and common touch points as needed.
- Straighten and reset pool lounge chairs.
- Complete routine inspection and touch-up cleaning of common areas.
- Communicate recommended service adjustments if trash, usage, or cleaning needs change seasonally.

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ADDITIONAL SERVICES AVAILABLE UPON REQUEST

The following services can be quoted separately or scheduled as add-ons based on the community's needs.

Pressure Washing

Roofed amenity areas, entrance/awning areas, covered ceilings, walls, floors, pillars, columns, and main covered patio sections. Recommended approximately twice annually or as needed. Appropriate pressure will be used to protect lights, paint, fixtures, and exterior surfaces.

Hurricane Prep

Lowering and tying umbrellas, securing outdoor furniture, flipping or stacking lounge chairs, relocating items into the clubhouse when needed, and preparing outdoor amenity areas to reduce wind-related risk.

Access & Scheduling Notes

- Pool fob, keys, utility closet access, and any required access codes will be provided by management before service begins.
- Parking is first come, first served unless management provides updated instructions.
- Early morning cleaning is preferred to reduce interruptions and maintain a fresh appearance before residents use the amenities.
- Service frequency and selected add-ons can be adjusted based on actual amenity usage, seasonal changes, and management preference.

Service Commitment

3D Cleaning is committed to maintaining Coral Lakes Amenities to a professional standard through consistent service, attention to detail, and clear communication with management. Our goal is to ensure the amenities remain clean, sanitary, stocked, organized, and welcoming at every visit.

Next Steps

- Confirm selected service frequency: three or four visits per week.
- Confirm start date.
- Confirm selected add-on services, if any.
- Provide access fob, keys, and supply closet access before the first service visit.
- Sign

PRICING

Option 1 – Base Cleaning- Three Visits Per Week

Monthly Price: $2,450

Option 2 – Base Cleaning- Four Visits Per Week
Monthly Price: $3,050

Option 3- Pressure/Soft Washing - $350 per visit

Option 4- Hurricane Prep - $250 per visit

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CONTRACT TERMS & CONDITIONS

Term of Agreement
This Agreement shall begin on the agreed service start date and continue on a month-to-month basis unless otherwise specified in writing by both parties.

Service Schedule
3D Cleaning will provide amenity cleaning services according to the selected service frequency approved by Coral Lakes Amenities. Service days may be adjusted due to holidays, weather conditions, or unforeseen circumstances, with reasonable notice provided whenever possible.

Compensation & Payment
Client agrees to pay the monthly service fee as outlined in the approved proposal. Invoices will be issued monthly and are due within fifteen (15) days of the invoice date unless otherwise agreed in writing.

Supplies
3D Cleaning will provide standard restroom consumables, including soap, paper products, trash liners, and routine cleaning supplies unless otherwise agreed in writing. Any specialty supplies requested by the Client may be billed separately.

Additional Services
Services not specifically listed in the Routine Cleaning Scope are not included in the base service agreement and may be quoted separately upon request. Approval of additional services must be provided by authorized management before work is performed.

Access & Security
Client will provide all necessary access devices, keys, gate codes, and facility access required for service. 3D Cleaning shall take reasonable care while on the property and will secure amenity areas upon completion of service when applicable.

Communication & Reporting
3D Cleaning will communicate maintenance concerns, damage, safety hazards, vandalism, excessive trash accumulation, supply issues, or other conditions observed during service visits. Photos may be provided when appropriate.

Insurance
3D Cleaning maintains general liability insurance and will provide proof of insurance upon request.

Termination
Either party may terminate this Agreement with thirty (30) days written notice. Any outstanding balances for services performed prior to termination shall remain due and payable.

Limitation of Services
3D Cleaning is responsible for cleaning and presentation maintenance only. Repairs, maintenance work, pest control, landscaping, pressure washing, pool maintenance, and other specialty services are excluded unless specifically added to this Agreement in writing.

Acceptance

By signing below, both parties acknowledge that they have reviewed and accepted the scope of services, pricing, and terms outlined in this proposal.

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Client:

Option 1: Four visits per week/ $3,050 per month

Community/Association: _____

Authorized Representative: _____

Signature: _____

Date: _____

3D CLEANING

Representative: _____

Signature: _____

Date: _____

Option 2: Three visits per week/$2,450 per month

Community/Association: _____

Authorized Representative: _____

Signature: _____

Date: _____

3D CLEANING

Representative: _____

Signature: _____

Date: _____

3D Cleaning

21011 Mystic Way | North Fort Myers, Florida 33917
239-919-4665 | contact3Dcleaning@gmail.com | https://www.3dcleaning.biz/

RECIPIENT:

Coral Lakes CDD
2005 Pan Am Circle
ste 300
Tampa, Florida 33607

SERVICE ADDRESS:

Coral Lakes Drive
Punta Gorda, Florida 33955

Estimate #571

Sent on	Jul 09, 2026
Total	**$450.00**

Product/Service	Description	Unit Price	Total
Soft Washing Services	Exterior wash of all walls, trim, frames, sills and flat surfaces by the pool area and amenity center. Including the pool fence and lounge chairs. Does not include walkways leading to the playground or outside the main building and pool area. Due to the light fixtures, and fans on the ceiling, the ceiling will be high dusted, hosed down and hand cleaned where appropriate. The fans will be high dusted and hand cleaned.	$450.00	$450.00

Total **$450.00**

Jul 10, 2026 Kristee Cole
Date Client Signature

2002 West Grand Parkway North | Suite 100 | Katy, Texas 77449
6562473501 | nmontagna@inframark.com |
www.inframark.com/maintenance

RECIPIENT:

Brooke Chapman
Coral Lakes CDD
Palm Beach County, Florida 33437

Estimate #446

Sent on	Jul 29, 2026
Total	**$650.00**

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	Coral Lakes – Furniture Assembly: Assemble all furniture and place items in their desired locations as directed by the client. Cost includes mobilization and labor.	1	$650.00	$650.00

Total **$650.00**

Unless stated otherwise above, payments are due in accordance with the standard terms and conditions of this Contract. If any unforeseen problems should be discovered by the Company during the performance of the Services, the Company shall provide the Client with notice of said problems as soon as reasonably possible and identify the nature of such problem and any additional cost that may be incurred. Unless otherwise specified, rock removal, dewatering, cover up, and haul off are not included in the Contract Price. The Company shall not be responsible for all damage to unmarked underground lines. Any changes requested by the Client are not covered by this Contract, and must be add subsequently, at the cost agreed upon by both parties. All labor and materials provided under this scope of work are warranted for a period of one (1) year from the date of completion. This warranty covers defects in workmanship and installation. Any defective work identified within the warranty period will be repaired or replaced at no additional cost.

Jul 29, 2026 Kristee Cole
Date Client Signature

Docusign Envelope ID: 3D8FE18B-50A6-8A2E-81DD-A6672DAE5AB3

4236 NW 120th Ave • Coral Springs, Florida 33065
Sales: 954.753.0100 • Customer Service: 844.416.1000 • Tech Support + Repair: 844.416.1000
www.bluestreamfiber.com

AUTHORIZATION FORM - MOVES, ADDS AND CHANGES

PLEASE READ, SIGN AND SEND BACK TO: mjimenez@bluestreamfiber.com

CUSTOMER NAME:	**CORAL LAKES AMENITY CENTER**		
ADDRESS:	**12800 SEAGRASS DR APT AMENTY**		
CITY:	**Punta Gorda**	STATE:	**FL**
CUSTOMER CONTACT:	Brooke Chapman	TELEPHONE:	**813-334-5882**

WORK TO BE PERFORMED

******ANY ADDITIONAL WORK NOT INDICATED BELOW, WILL HAVE TO BE SCHEDULED THROUGH THE OFFICE AND WILL REQUIRE A SEPARATE SERVICE CALL******

Customer needs to add 5 Static Ip's

Billing: Coral Lakes CDD C/O Inframark 2005 Pan Am Circle Ste 300 Tampa, FL 33607

Acct Nbr 9074609-01

Total Additional Pricing - $30.00 Programming and Installation N/A

IMPORTANT - PLEASE READ

Customer requests the above work to be done.
Sales Tax is not included. Applicable taxes will be added.
This Order is subject to the terms and conditions of
the original Service Agreement signed with ITS Fiber as applicable.

Signed by: Rollamay Turkoane 1F3BE9E795D0415...

X

Authorized Signature	**Title**
	District Manager
Brooke Chapman	6/24/2026
Name	**Date**

****Authorized signature must be that of the owner/manager of the company.**

PLEASE ALLOW 3 TO 5 WORKING DAYS
FROM DATE OF AUTHORIZATION BEFORE COMPLETION

Proposal

Proposal No.: **400140**

Proposed Date: 07/22/26

PROPERTY:	FOR:
Coral Lakes Charlotte County Michael Perez 12800 Seagrass Drive Punta Gorda, FL	Generator Sod Replacement

Scope of work:

Remove and replace damaged sod near the generator.

Left and right side. Approx. 2500sqft.

This includes removal, installation, and irrigation programming.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
(TYPE IN LOCATION AND QUICK DESCRIPTION)					
Site Prep					**$600.00**
Bed Prep - Plant, Sod, Debris Removal	10.00	HR	$60.00	$600.00	
Landscape Material					**$3,125.00**
Enhancement Labor	0.00	HR	$75.00	$0.00	
Floratam Saint Augustine, 01 Square Foot - 01SF	2500.00	01SF	$1.25	$3,125.00	
Irrigation Renovation					**$75.00**
Irrigation Technician Labor	1.00	HR	$75.00	$75.00	
Fuel Surcharge 5.0%					**$190.00**
Fuel Surcharge	3800.00	EA	$0.05	$190.00	
				Total:	**$3,990.00**

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 in 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

Kristee Cole — 7.23.26

Signature (Owner/Property Manager) — **Date**

Kristee Cole

Printed Name (Owner/Property Manager)

Signature - Representative — **Date**

Proposal

Proposal No.: **410189**

Proposed Date: 07/23/26

PROPERTY:	FOR:
Coral Lakes Charlotte County Michael Perez 12800 Seagrass Drive Punta Gorda, FL	Amenity Center Buff Mulch

Scope of work:

Buff mulch amenity center where darinage was installed.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
(TYPE IN LOCATION AND QUICK DESCRIPTION)					
Mulch, Rock, Soil					**$288.75**
Enhancement Labor	2.00	HR	$60.00	$120.00	
Cocobrown Mulch, 02CF bag - 02CF	25.00	02CF	$6.75	$168.75	
				Total:	**$288.75**

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 in 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

Kristee Cole — 7.28.26

Signature (Owner/Property Manager) — **Date**

Kristee Cole

Printed Name (Owner/Property Manager)

7/23/2026

Signature - Representative — **Date**



Coral Lakes CDD

Field Inspection Report August - 2026

Thursday, August 13 2026

Prepared For The Board Of Directors

12800 Seagrass Dr Punta Gorda

11 ITEM Identified

11 ITEM Incomplete

Green is complete

Yellow is in progress

Red has not been answered

Daniel Haines

Inframark

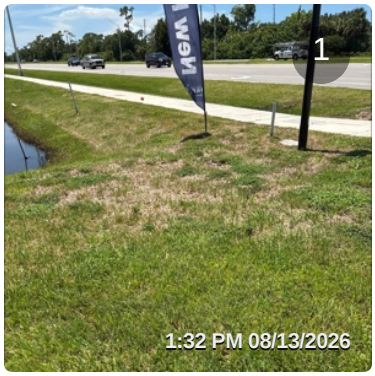
Entrance

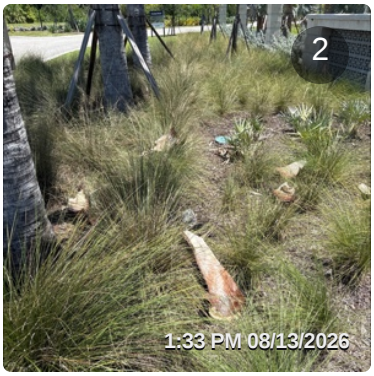
Medium

Due By: Friday, August 28 2026

Assigned To: Juniper

Please inspect and diagnose the damaged turf at the property entrance, and repair or replace the affected areas as necessary. Additionally, remove and properly dispose of the boots located beneath the sable palms. Ensure all debris is collected and the area is left clean and presentable after each service visit.







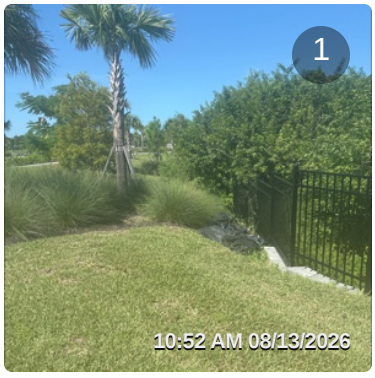


Silk Fence

High

Assigned To: Rogers Company

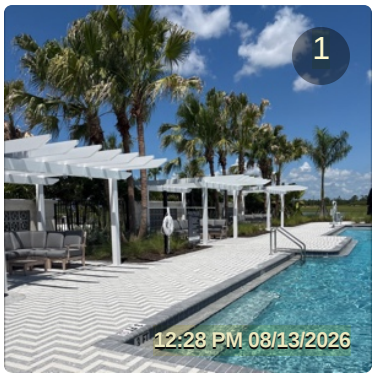
Silt fence has not been picked up yet. Sean will get with Rogers to pick up.





Pool

The pool is open and fully operational. The overall appearance of the site is excellent and well maintained.





Pool Area

Assigned To: Juniper

Please remove and dispose of all boots and fallen palm fronds during each service visit. Ensure all debris is collected and properly disposed of, and leave the area clean and well maintained upon completion of service.





Tennis Courts & Playground

High

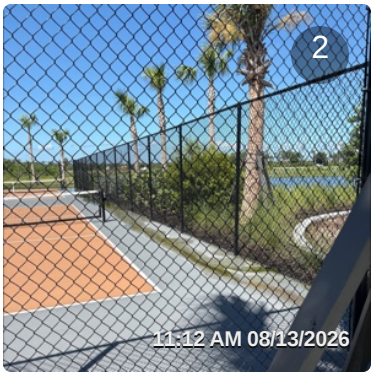
Assigned To: Rogers

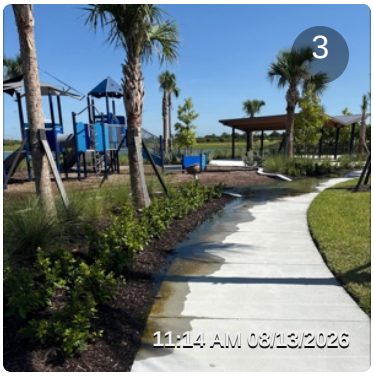
During my inspection of Coral Lakes today, I observed significant water pooling in the playground and tennis court areas following recent rainfall. Upon further investigation, it appears that the concrete perimeter surrounding the playground is retaining water. Once the area becomes saturated, the trapped water appears to seep underneath and around the concrete curb, resulting in water discharge onto the adjacent sidewalk.

The water extends from the playground area down to the front of the tennis courts and continues along the side toward the rear of the courts. Based on these observations, this may be a construction or drainage design issue that should be evaluated by the builder.

The third photograph shows one of the locations where water is seeping from beneath the playground perimeter. At the time of inspection, the mulch within the playground area was floating on standing water, and air was visibly escaping from the sides of the concrete curb, indicating a substantial amount of trapped water beneath the surface.









Weeding And Spraying

Assigned To: Juniper

Weeds are present in the area behind the pool. Please remove all weeds and implement ongoing maintenance to keep the area weed-free. Ensure all debris is collected, removed, and properly disposed of before leaving the site.







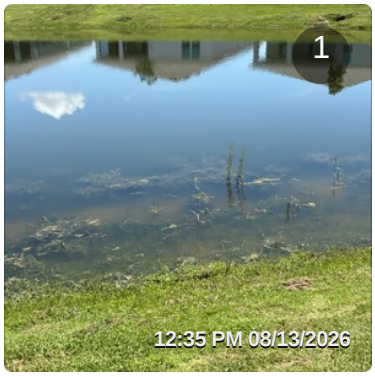


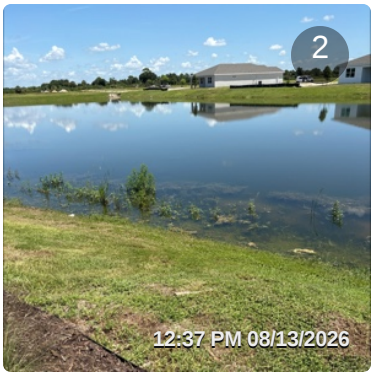
Ponds

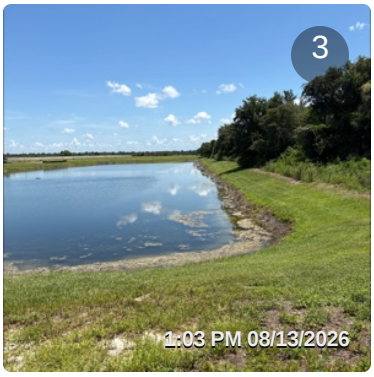
Medium

Assigned To: Sitex Aquatics

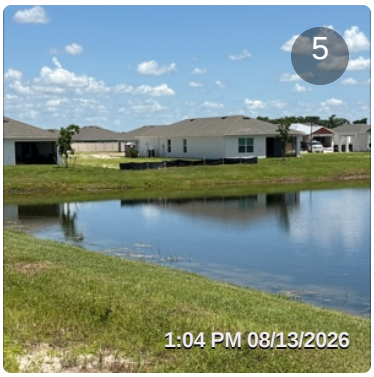
Algae blooms are present in several ponds throughout the property. Please treat all affected areas during your regular maintenance visit and continue to monitor pond conditions to help prevent further algae growth. Ensure any related debris is properly removed and disposed of before leaving the site.













Dead Palm

High

Due By: Monday, August 31 2026

Assigned To: Juniper

Please replace the dead palm located in the courtyard next to the Amenity Center. Remove and dispose of the existing tree and install a healthy replacement of comparable size and species. Ensure the area is cleaned and restored upon completion.



Palms Amenity Center

Medium

Assigned To: Juniper

Please inspect the palm bubblers and diagnose any irrigation issues. Verify that each bubbler is receiving an adequate water supply and adjust, repair, or replace components as needed to ensure proper coverage and plant health.

Mailbox Areas

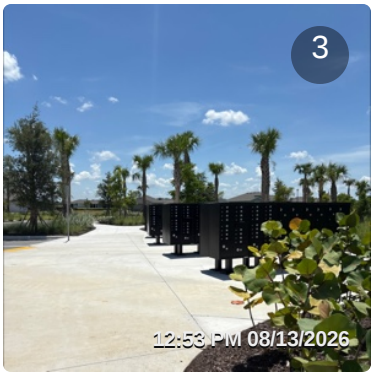
N/A

Assigned To: Juniper

The area is free of weeds and litter, and the overall appearance of the site is in good condition. The property appears clean, well maintained, and presentable.





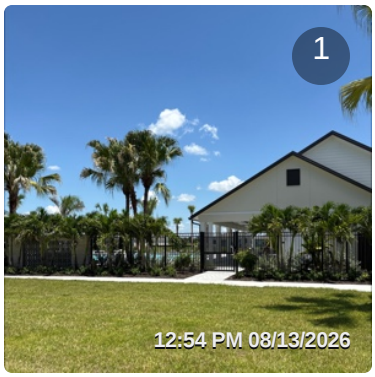


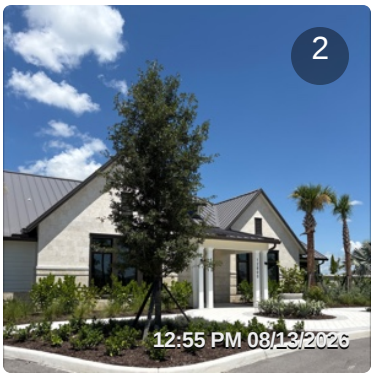
Amenity Center

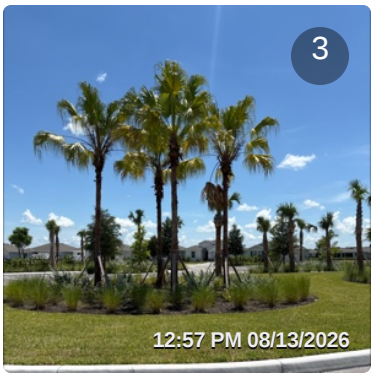
N/A

Assigned To: Juniper

Overall, the property is looking good. Please continue the excellent work with weed control and maintaining a clean, well-kept appearance throughout the site.







Field Inspection

The District looks pretty good overall. Juniper continues to work on weeds and spraying. Still needing the palm, oak and maple tree replaced at the courtyard and exit. The pool is open and looking very inviting. Furniture and gym equipment is together and ready for use.