

**CORKSCREW FARMS
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARING & REGULAR MEETING
AUGUST 19, 2020**

CORKSCREW FARMS
COMMUNITY DEVELOPMENT DISTRICT AGENDA
WEDNESDAY, AUGUST 19, 2020 AT 1:00 P.M.
DIAL IN: 866.906.9330 PARTICIPATE ID: 9074748

District Board of Supervisors	Chairman Vice Chairman Supervisor Supervisor Supervisor	Joseph Cameratta Anthony Cameratta Laura Youmans Cheryl Smith Russell Cameratta
District Manager	Meritus	Brian Lamb
District Attorney	Coleman, Yovanovich & Koester, PA	Greg Urbancic
District Engineer	Barraco & Associates	Carl A. Barraco

The meeting will begin at **1:00 p.m.**

Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

Board of Supervisors
Corkscrew Farms Community Development District

Dear Board Members:

The Public Hearing & Regular Meeting of Corkscrew Farms Community Development District will be held on **August 19, 2020 at 1:00 p.m. via conference call at the information listed below.** Following is the agenda for the meeting:

Call In Number: 1-866-906-9330

Access Code: 9074748

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. RECESS TO PUBLIC HEARING**
- 4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2021 BUDGET**
 - A. Open Public Hearing on Proposed Fiscal Year 2021 Budget
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2020-04; Adopting Fiscal Year 2021 BudgetTab 01
 - E. Close Public Hearing on Proposed Fiscal Year 2021 Budget
- 5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
 - A. Open Public Hearing on Levying O&M Assessments
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2020-05; Levying O&M Assessments.....Tab 02
 - E. Close Public Hearing on Levying O&M Assessments
- 6. RETURN AND PROCEED TO REGULAR MEETING**
- 7. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 8. BUSINESS ITEMS**
 - A. Consideration Resolution 2020-06; Setting Fiscal Year 2021 Meeting ScheduleTab 03
 - B. General Matters of the District
- 9. CONSENT AGENDA**
 - A. Consideration of Board of Supervisors Meeting Minutes May 20, 2020Tab 04
 - B. Consideration of Operations and Maintenance Expenditures May 2020.....Tab 05
 - C. Consideration of Operations and Maintenance Expenditures June 2020.....Tab 06
 - D. Review of Financial Statements Month Ending June 30, 2020Tab 07
- 10. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 11. ADJOURNMENT**

This meeting of the Board will be conducted by means of communications media technology, pursuant to Executive Orders 20-52, 20-69 and 20-112 issued by Governor Desantis on March 9, 2020, March 20, 2020 and April 29, 2020, respectively (collectively, the "Executive Orders"), and pursuant to Section 120.54(5)(b)2., Florida Statutes. Consistent with the Executive Orders and except as otherwise provided for herein, there will not be any Supervisors or staff physically present at a specific meeting location for this meeting. While it is necessary to hold the above referenced meeting of the District's Board of Supervisors utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting can do so telephonically at the phone number listed above. Additionally, participants are encouraged to submit questions and comments to the District Manager in advance to facilitate the Board's consideration of such questions and comments during the meeting.

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Brian Lamb,
District Manager

RESOLUTION 2020-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS OF THE DISTRICT AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021, AND REFERENCING THE MAINTENANCE AND BENEFIT SPECIAL ASSESSMENTS TO BE LEVIED BY THE DISTRICT FOR SAID FISCAL YEAR; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2020, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of Corkscrew Farms Community Development District (the “District”), pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget and any proposed long-term financial plan or program of the District for future operations (the “Proposed Budget”) the District filed a copy of the Proposed Budget with the general purpose local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the District further posted the Proposed Budget on its website as required pursuant to Section 189.016, Florida Statutes; and

WHEREAS, the Board set August 19, 2020, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a) Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes requires that, prior to October 1 of each year, the Board by passage of the Annual Appropriation Resolution shall adopt 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; and

WHEREAS, the District Manager has prepared a Proposed Budget on a Cash Flow Budget basis, whereby the budget shall project 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; and

WHEREAS, Section 190.021, Florida Statutes provides that the Annual Appropriation Resolution shall also fix the Maintenance Special Assessments and Benefit Special Assessments upon each piece of property within the boundaries of the District benefited, specifically and peculiarly, by the maintenance and/or capital improvement programs of the District, such levy representing the amount of District assessments necessary to provide for payment during the

ensuing budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds, in order for the District to exercise its various general and special powers to implement its single and specialized infrastructure provision purpose; and

WHEREAS, the Board finds and determines that the non-ad valorem special assessments it imposes and levies by this Resolution for maintenance on the parcels of property involved will constitute a mechanism by which the property owners lawfully and validly will reimburse the District for those certain special and peculiar benefits the District has determined are received by, and flow to, the parcels of property from the systems, facilities and services being provided, and that the special and peculiar benefits are apportioned in a manner that is fair and reasonable in accordance with applicable assessment methodology and related case law; and

WHEREAS, the Chair of the Board may designate the District Manager or other person to certify the non-ad valorem assessment roll to the Tax Collector in and for Lee County political subdivision on compatible electronic medium tied to the property identification number no later than September 15, 2020 so that the Tax Collector may merge that roll with others into the collection roll from which the November tax notice is to be printed and mailed; and

WHEREAS, the proceeds from the collections of these imposed and levied non-ad valorem assessments shall be paid to the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT;

Section 1. Recitals. The foregoing recitals are true and correct and are incorporated herein by reference.

Section 2. Budget.

a. The Board has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Treasurer and the office of the Recording Secretary and is hereby attached to this Resolution, and hereby approves certain amendments thereto, as referenced herein.

b. The District Manager's Proposed Budget, as amended by the Board, is adopted hereby 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 revised subsequently as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2019-2020 and/or revised projections for Fiscal Year 2020-2021.

c. The adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary in addition to be posted on the District's website as may be required by Florida law and identified as "The Budget for the Corkscrew Farms

Community Development District for the Fiscal Year Ending September 30, 2021, as adopted by the Board of Supervisors on August 19, 2020.

Section 3. Appropriations. There is hereby appropriated out of the revenues of the District, for the Fiscal Year beginning October 1, 2020, and ending September 30, 2021 the sum of **\$2,339,123.00** to be raised by the applicable imposition and levy by the Board of applicable non-ad valorem special assessments and otherwise, which sum is deemed by the Board of Supervisors 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	\$ 93,210.00
DEBT SERVICE FUND (2016)	\$ 837,825.00
DEBT SERVICE FUND (2017)	\$ 1,408,088.00
Total All Funds	<u>\$ 2,339,123.00</u>

Section 4. Budget Amendments; Supplemental Appropriations. Pursuant to Section 189.016, Florida Statutes, the District at any time within Fiscal Year 2020/2021 or within 60 days following the end of Fiscal Year 2020/2021 may amend its Adopted 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. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budgets under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

Section 5. Effective Date. This Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED at a meeting of the Board of Supervisors of Corkscrew Farms Community Development District this 19th day of August, 2020.

**CORKSCREW FARMS COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Brian Lamb, Secretary

Joseph Cameratta, Chairman

2021



CORKSCREW FARMS

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021
FINAL ANNUAL OPERATING BUDGET

AUGUST 19, 2020

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021 PROPOSED ANNUAL OPERATING BUDGET

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AUGUST 19, 2020

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Corkscrew Farms Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2021, which begins on October 1, 2020. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2016 Capital Improvement Revenue Bonds
201	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2017 Capital Improvement Revenue Bonds

Facilities of the District

The District’s facilities will include drainage & surface water management system, on-site roadways, off-site utilities and roadway improvements, on-site utilities, professional fees and environmental & wildlife restoration and mitigation and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

CORKSCREW FARMS

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Current Period Actuals 10/1/19 - 2/29/20	Projected Revenues & Expenditures 3/1/20 to 9/30/20	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	94,370.61	69,510.36	25,971.80	95,482.16	1,111.55
Operations & Maintenance Assmts-Off Roll	103,214.50	0.00	0.00	0.00	(103,214.50)
Discounts and Collection Fees	(104,375.11)	0.00	0.00	0.00	104,375.11
TOTAL SPECIAL ASSESSMENTS	93,210.00	69,510.36	25,971.80	95,482.16	2,272.16
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contribution	0.00	5,216.46	0.00	5,216.46	5,216.46
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	0.00	5,216.46	0.00	5,216.46	5,216.46
TOTAL REVENUES	93,210.00	74,726.82	25,971.80	100,698.62	7,488.62
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Manager	34,000.00	14,166.65	19,833.35	34,000.00	0.00
District Engineer	10,000.00	3,790.50	4,209.50	8,000.00	(2,000.00)
Disclosure Report	4,200.00	0.00	4,200.00	4,200.00	0.00
Trustee Fees	8,800.00	7,397.67	3,302.33	10,700.00	1,900.00
Auditing Services	5,500.00	3,046.00	3,054.00	6,100.00	600.00
Postage, Phone, Faxes, Copies	150.00	16.84	100.00	116.84	(33.16)
Public Officials Insurance	2,500.00	2,358.00	0.00	2,358.00	(142.00)
Legal Advertising	0.00	326.72	0.00	326.72	326.72
Bank Fees	300.00	0.00	0.00	0.00	(300.00)
Dues, Licenses, & Fees	260.00	175.00	1,325.00	1,500.00	1,240.00
Web Administration	0.00	2,125.00	875.00	3,000.00	3,000.00
ADA Website Compliance	0.00	0.00	0.00	0.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	65,710.00	33,402.38	36,899.18	70,301.56	4,591.56
LEGAL COUNSEL					
District Counsel	10,000.00	877.50	1,000.00	1,877.50	(8,122.50)
TOTAL LEGAL COUNSEL	10,000.00	877.50	1,000.00	1,877.50	(8,122.50)
OTHER PHYSICAL ENVIRONMENT					
Property & Casualty Insurance	15,000.00	6,964.00	0.00	6,964.00	(8,036.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	15,000.00	6,964.00	0.00	6,964.00	(8,036.00)
RESERVES					
Undesignated Reserve	2,500.00	0.00	21,555.56	21,555.56	19,055.56
TOTAL RESERVES	2,500.00	0.00	21,555.56	21,555.56	19,055.56
TOTAL EXPENDITURES	93,210.00	41,243.88	59,454.74	100,698.62	7,488.62
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	0.00	33,482.94	(33,482.94)	0.00	(0.00)

CORKSCREW FARMS

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20	Fiscal Year 2021 Final Operating Budget	Increase / (Decrease) from FY 2020 to FY 2021
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	94,370.61	95,482.16	1,111.55	94,370.61	0.00
Operations & Maintenance Assmts-Off Roll	103,214.50	0.00	(103,214.50)	103,214.50	0.00
Discounts and Collection Fees	(104,375.11)	0.00	104,375.11	(104,375.11)	0.00
TOTAL SPECIAL ASSESSMENTS	93,210.00	95,482.16	2,272.16	93,210.00	0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contribution	0.00	5,216.46	5,216.46	0.00	0.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	0.00	5,216.46	5,216.46	0.00	0.00
TOTAL REVENUES	93,210.00	100,698.62	7,488.62	93,210.00	0.00
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Manager	34,000.00	34,000.00	0.00	34,000.00	0.00
District Engineer	10,000.00	8,000.00	(2,000.00)	9,000.00	(1,000.00)
Disclosure Report	4,200.00	4,200.00	0.00	4,200.00	0.00
Trustee Fees	8,800.00	10,700.00	1,900.00	10,700.00	1,900.00
Auditing Services	5,500.00	6,100.00	600.00	6,100.00	600.00
Postage, Phone, Faxes, Copies	150.00	116.84	(33.16)	150.00	0.00
Public Officials Insurance	2,500.00	2,358.00	(142.00)	2,500.00	0.00
Legal Advertising	0.00	326.72	326.72	200.00	200.00
Bank Fees	300.00	0.00	(300.00)	100.00	(200.00)
Dues, Licenses, & Fees	260.00	1,500.00	1,240.00	260.00	0.00
Web Administration	0.00	3,000.00	3,000.00	1,500.00	1,500.00
ADA Website Compliance	0.00	0.00	0.00	1,500.00	1,500.00
TOTAL FINANCIAL & ADMINISTRATIVE	65,710.00	70,301.56	4,591.56	70,210.00	4,500.00
LEGAL COUNSEL					
District Counsel	10,000.00	1,877.50	(8,122.50)	7,500.00	(2,500.00)
TOTAL LEGAL COUNSEL	10,000.00	1,877.50	(8,122.50)	7,500.00	(2,500.00)
OTHER PHYSICAL ENVIRONMENT					
Property & Casualty Insurance	15,000.00	6,964.00	(8,036.00)	13,000.00	(2,000.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	15,000.00	6,964.00	(8,036.00)	13,000.00	(2,000.00)
RESERVES					
Undesignated Reserve	2,500.00	21,555.56	19,055.56	2,500.00	0.00
TOTAL RESERVES	2,500.00	21,555.56	19,055.56	2,500.00	0.00
TOTAL EXPENDITURES	93,210.00	100,698.62	7,488.62	93,210.00	0.00
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	0.00	0.00	(0.00)	0.00	0.00

FISCAL YEAR 2021
FINAL ANNUAL OPERATING BUDGET

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

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.

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Disclosure Reporting

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

Trustees Fees

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Postage, Phone, Fax, Copies

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

Miscellaneous Administration

This is required of the District to store its official records.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Investment Reporting Fees

This is to provide an investment report to the District on a quarterly basis.

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

Technology Services

This is to upgrade and keep current the operating components to comply with new governmental accounting standards along with basic website maintenance.

Website Administration

This is for maintenance and administration of the Districts official website.

Capital Outlay

This is to purchase new equipment as required.

Legal Counsel

District Counsel

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

Other Physical Environment

Property & Casualty Insurance

The District carries insurance coverage on all facilities and structures based on the value of District assets.

CORKSCREW FARMS

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2016

REVENUES

CDD Debt Service Assessments	\$	837,825
TOTAL REVENUES	\$	837,825

EXPENDITURES

Series 2016 May Bond Interest Payment	\$	291,413
Series 2016 November Bond Principal Payment	\$	255,000
Series 2016 November Bond Interest Payment	\$	291,413
TOTAL EXPENDITURES	\$	837,825
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2020	\$	12,210,000
Principal Payment Applied Toward Series 2016 Bonds	\$	255,000
Bonds Outstanding - Period Ending 11/1/2021	\$	11,955,000

CORKSCREW FARMS

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2017

REVENUES

CDD Debt Service	\$	1,408,088
TOTAL REVENUES	\$	1,408,088

EXPENDITURES

Series 2017 May Bond Interest Payment	\$	534,044
Series 2017 November Bond Principal Payment	\$	340,000
Series 2017 November Bond Interest Payment	\$	534,044
TOTAL EXPENDITURES	\$	1,408,088
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2020	\$	21,525,000
Principal Payment Applied Toward Series 2017 Bonds	\$	340,000
Bonds Outstanding - Period Ending 11/1/2021	\$	21,185,000

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS

FISCAL YEAR 2020							FISCAL YEAR 2021				Total Increase / (Decrease) in Annual Assmt
Lot Size	EAU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	Discounts and Collection Fees (1)	FY 2020 Total Assessment	Debt Service Per Unit	O&M Per Unit	Discounts and Collection Fees (1)	FY 2021 Total Assessment	
PHASE 1 -- SERIES 2016 BONDS											
Single Family 52'	1.00	267	\$1,000.00	\$70.35	\$68.32	\$1,138.67	\$1,000.00	\$70.35	\$68.32	\$1,138.67	\$0.00
Single Family 62'	1.20	230	\$1,200.00	\$70.35	\$81.09	\$1,351.43	\$1,200.00	\$70.35	\$81.09	\$1,351.43	\$0.00
Single Family 75'	1.50	132	\$1,500.00	\$70.35	\$100.23	\$1,670.58	\$1,500.00	\$70.35	\$100.23	\$1,670.58	\$0.00
Subtotal		629									
PHASE 2 -- SERIES 2017 BONDS											
Single Family 52'	1.00	314	\$1,200.00	\$70.35	\$81.09	\$1,351.43	\$1,200.00	\$70.35	\$81.09	\$1,351.43	\$0.00
Single Family 62'	1.20	290	\$1,400.00	\$70.35	\$93.85	\$1,564.20	\$1,400.00	\$70.35	\$93.85	\$1,564.20	\$0.00
Single Family 75'	1.50	92	\$1,500.00	\$70.35	\$100.23	\$1,670.58	\$1,500.00	\$70.35	\$100.23	\$1,670.58	\$0.00
Subtotal		696									
Total		1,325									

Notations:

(1) Annual assessments for are adjusted for Lee County collection fees and statutory discounts for early payment.

RESOLUTION 2020-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT LEVYING AND IMPOSING NON AD VALOREM MAINTENANCE SPECIAL ASSESSMENTS FOR THE CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT AND CERTIFYING AN ASSESSMENT ROLL FOR FISCAL YEAR 2020/2021; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is located in Lee County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired certain public improvements within the District and provides certain services in accordance with Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s general fund budget for Fiscal Year 2020/2021 attached hereto as Exhibit “A” and incorporated by reference herein (“Operations and Maintenance Budget”); and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Operations and Maintenance Budget for Fiscal Year 2020/2021; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefited lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll pursuant to the Uniform Method and which is also indicated on Exhibit “A”; and

WHEREAS, the District has previously evidenced its intention to utilize the Uniform Method; and

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

WHEREAS, the Board finds that the District's total Operations and Maintenance operation assessments, taking into consideration other revenue sources during Fiscal Year 2020/2021 (defined as October 1, 2020 through September 30, 2021), will amount to \$ \$93,210.00 (net); and

WHEREAS, the Board finds that the non-ad valorem special assessments it levies and imposes by this resolution for operation and maintenance on the parcels of property involved will reimburse the District for certain special and peculiar benefits received by the property flowing from the maintenance of the improvements, facilities and services apportioned in a manner that is fair and reasonable, in accordance with the applicable assessment methodology as adopted by the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County 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, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Recitals. The foregoing recitals are true and correct and incorporated herein by reference.

Section 2. Benefit. The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the Assessments (as defined below). The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B", and is hereby found to be fair and reasonable.

Section 3. Assessment Imposition. Pursuant to Chapters 170, 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operations and maintenance as provided for in Chapter 190, Florida Statutes is hereby imposed and levied on the benefitted lands within the District in

accordance with Exhibits “A” and “B” (the “Assessments”). The lien of the Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 4. Collection.

a. The collection of the Assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. Further, the collection of the Assessments will be together with the collection of all other debt service non-ad valorem assessments, if any, which have been levied and certified by the District. The District shall also collect its previously levied debt service assessment pursuant to the Uniform Method, in the amounts as indicated on Exhibits “A” and “B.”

b. 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 5. Assessment Roll. The District’s Assessment Roll, attached to this Resolution as Exhibit “B,” is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to Corkscrew Farms Community Development District. The Chairman of the Board designates the District Manager to perform the certification duties. A copy of this Resolution be transmitted to the proper public officials so that its purpose and effect may be carried out in accordance with law.

Section 6. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property tax roll by the Property Appraiser after the date of this Resolution, and shall amend the District’s Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property tax roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the property tax roll in the District records.

Section 7. Conflict. All Resolutions, sections or parts of sections of any Resolutions or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

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 of the District.

{Remainder of page intentionally left blank. Signatures appear on next page.}

PASSED AND ADOPTED at a meeting of the Board of Supervisors of Corkscrew Farms Community Development District this 19th day of August, 2020.

**CORKSCREW FARMS COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Brian Lamb, Secretary

Joseph Cameratta, Chairman

Exhibit "A"

Exhibit "B"

RESOLUTION 2020-06

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

WHEREAS, Corkscrew Farms 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 Lee County, 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 CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2021 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 2021 annual public meeting schedule to Lee County and the Department of Economic Opportunity.

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

PASSED AND ADOPTED THIS 18TH DAY OF AUGUST, 2020

ATTEST:

**CORKSCREW FARMS
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIRMAN

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021**

October	21, 2020	1:00 p.m.
November	18, 2020	1:00 p.m.
December	16, 2020	1:00 p.m.
January	20, 2021	1:00 p.m.
February	17, 2021	1:00 p.m.
March	17, 2021	1:00 p.m.
April	21, 2021	1:00 p.m.
May	19, 2021	1:00 p.m.
June	16, 2021	1:00 p.m.
July	21, 2021	1:00 p.m.
August	18, 2021	1:00 p.m.
September	15, 2021	1:00 p.m.

**All meetings will convene at the offices of Cameratta Companies located at 21101 Design Parc Ln.
Suite #103, Estero, FL 33928.**

**CORKSCREW FARMS
COMMUNITY DEVELOPMENT DISTRICT**

May 20, 2020 Board of Supervisors Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Corkscrew Farms Community Development District was held on **Wednesday, May 20, 2020 at 1:00 p.m. via conference call at 1-866-906-9330 with participant access code 9074748.**

1. CALL TO ORDER/ROLL CALL

Brian Lamb called the Regular Meeting of the Board of Supervisors of the Corkscrew Farms Community Development District to order on **Wednesday, May 20, 2020 at 1:00 p.m.**

Board Members Present at the onset of the meeting:

Anthony Cameratta	Vice Chair
Cheryl Smith	Supervisor
Laura Youmans	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus
Greg Urbancic	District Counsel, Coleman, Yovanovich & Koester
Carl Barraco	District Engineer, Barraco & Associates

Dominic Cameratta
Ray Blacksmith

There were no other members of the general public present.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no public comments on agenda items.

3. STAFF REPORTS

A. District Engineer

Mr. Barraco said he is working with the developer on the final acceptance of the storm water management system. He expects to bring it to the Board in approximately 90 to 120 days.

B. District Counsel

C. District Manager

There were no additional updates outside of the Business Items on the agenda from Counsel or the District Manager at this time.

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4. BUSINESS ITEMS

A. Acceptance of Financial Report for Fiscal Year Ended September 30, 2019

The Board reviewed the audit for FY 2019.

MOTION TO:	Approve the Financial Report for Fiscal Year Ended September 30, 2019.
MADE BY:	Supervisor A. Cameratta
SECONDED BY:	Supervisor Smith
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 – Motion Passed Unanimously

B. Consideration of Resolution 2020-01; Approving Fiscal Year 2021 Proposed Budget & Setting Public Hearing

Mr. Lamb went over the proposed budget with the Board. He asked if the Board is anticipating that wetland maintenance will need to go into the next year’s budget. Supervisor A. Cameratta asked Mr. Lamb about the process if they wanted to transfer the wetland maintenance to the CDD from the HOA. Mr. Lamb answered. The Board reviewed the budget and decided that they would like to keep the wetland maintenance with the HOA for now and the proposed budget the same as in the previous fiscal year. Mr. Lamb then reviewed the resolution with the Board. The public hearing for final approval of the budget will be held on August 19, 2020 at 1:00 p.m.

MOTION TO:	Approve Resolution 2020-01.
MADE BY:	Supervisor A. Cameratta
SECONDED BY:	Supervisor Youmans
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 – Motion Passed Unanimously

C. Consideration of Resolution 2020-02; Adopting Statutory Alternative Investment Policies

Mr. Lamb reviewed the resolution with the Board.

MOTION TO:	Approve Resolution 2020-02.
MADE BY:	Supervisor Youmans
SECONDED BY:	Supervisor A. Cameratta
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 – Motion Passed Unanimously

92 **D. Annual Disclosure of Qualified Electors**

93
94 Mr. Lamb announced that as of April 15, 2020, Corkscrew Farms CDD had 687 qualified electors. Mr.
95 Urbancic reviewed the process and timeline for transitioning the Board seats into the general election.
96

97 **E. Consideration of Resolution 2020-03; Setting Landowners Election & Meeting**

98
99 Mr. Lamb went over the resolution and landowner's election process with the Board.
100

101	MOTION TO:	Approve Resolution 2020-03.
102	MADE BY:	Supervisor Smith
103	SECONDED BY:	Supervisor A. Cameratta
104	DISCUSSION:	None Further
105	RESULT:	Called to Vote: Motion PASSED
106		3/0 – Motion Passed Unanimously

107
108 **F. Acceptance of Conveyance of CFEE Tracts/Parcels to the CDD**

109
110 Mr. Urbancic went over that this is the ratification of the deed for the CFEE Tracts/Parcels to the CDD.
111

112	MOTION TO:	Ratify and accept the conveyance of the CFEE
113		Tracts/Parcels to the CDD.
114	MADE BY:	Supervisor Smith
115	SECONDED BY:	Supervisor Youmans
116	DISCUSSION:	None Further
117	RESULT:	Called to Vote: Motion PASSED
118		3/0 – Motion Passed Unanimously

119
120 **G. Acceptance of Agreement for Partial Release of Drainage, Lake Access and Irrigation**
121 **Easement**

122
123 Mr. Urbancic and Mr. Barraco went over the Agreement for the Partial Release of the Drainage, Lake
124 Access and Irrigation Easement. Mr. Barraco said that he reviewed the construction plans, and his
125 opinion, the CDD has no use for the 5 ft. easement on the east side of Lot 1120.
126

127	MOTION TO:	Accept the Agreement for the Partial Release of
128		Drainage, Lake Access and Irrigation Easement as
129		stated.
130	MADE BY:	Supervisor A. Cameratta
131	SECONDED BY:	Supervisor Smith
132	DISCUSSION:	None Further
133	RESULT:	Called to Vote: Motion PASSED
134		3/0 – Motion Passed Unanimously

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H. General Matters of the District

There were no additional matters of the District to discuss at this time.

5. CONSENT AGENDA

A. Consideration of Board of Supervisors Public Hearing and Regular Meeting Minutes August 14, 2019

B. Consideration of Board of Supervisors Continued Public Hearing & Regular Meeting Minutes September 11, 2019

C. Consideration of Operations and Maintenance Expenditures August 2019 – September 2019

D. Consideration of Operations and Maintenance Expenditures October 2019 – April 2020

E. Review of Financial Statements Month Ending April 30, 2020

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor A. Cameratta
SECONDED BY:	Supervisor Smith
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 – Motion Passed Unaminously

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

There were no supervisor requests or audience comments.

167 **7. ADJOURNMENT**

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MOTION TO:	Adjourn.
MADE BY:	Supervisor A. Cameratta
SECONDED BY:	Supervisor Youmans
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 – Motion Passed Unanimously

**Please note the entire meeting is available on disc.*

**These minutes were done in a summary format.*

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Printed Name

Title:

- Chair**
- Vice Chair**

Signature

Printed Name

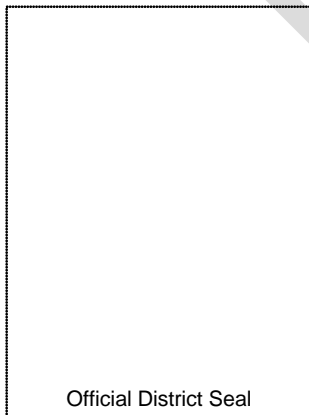
Title:

- Secretary**
- Assistant Secretary**

Recorded by Records Administrator

Signature

Date



Corkscrew Farms Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9738	\$ 2,958.33		District Management Service Charge - May 2020
Monthly Contract Sub-Total		\$ 2,958.33		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Coleman Yovanovich & Koester, P. A.	6677 001M 40	\$ 70.00		Professional Services Thru 05/11/2020
Meritus Districts	9786	2,100.00		Dissemination Services FY 2020 Bond Series 2016, 2017 Annual,Q1 &2
Additional Services Sub-Total		\$ 2,170.00		
TOTAL:		\$ 5,128.33		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

**Corkscrew Farms Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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Chairman Vice Chairman Assistant Secretary

Meritus Districts

2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

Voice: 813-397-5121
 Fax: 813-873-7070

INVOICE

Invoice Number: 9738
 Invoice Date: May 1, 2020
 Page: 1

Bill To:
Corkscrew Farms CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Corkscrew Farms CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		5/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - May		2,833.33
		Website Administration		125.00
		15		

Subtotal	2,958.33
Sales Tax	
Total Invoice Amount	2,958.33
Payment/Credit Applied	
TOTAL	2,958.33

Coleman, Yovanovich & Koester, P.A.
 Northern Trust Bank Building
 4001 Tamiami Trail North, Suite 300
 Naples, Florida 34103-3556
 Telephone: (239) 435-3535
 Fax: (239) 435-1218

Corkscrew Farms CDD
 c/o Meritus Corp.
 Brian Lamb, District Manager
 2005 Pan Am Circle, Suite 120
 Tampa FL 33607

Page: 1
 May 11, 2020
 File No: 6677-001M
 Statement No: 40

Attn: Teresa Farlow

Gen Rep

SENT VIA EMAIL TO: teresa.farlow@merituscorp.com

	Previous Balance		\$210.00
		<u>Fees</u>	
04/02/2020	GLU	Review and respond to email correspondence from Ben Steets on audit response update	70.00
		Professional Fees through 05/11/2020	70.00
		Total Current Work	70.00
		<u>Payments</u>	
		Total Payments Through 05/11/2020	-210.00
		Balance Due	<u>\$70.00</u>

51400
3107

NA

Meritus Districts

2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

Voice: 813-397-5121
 Fax: 813-873-7070

INVOICE

Invoice Number: 9786
 Invoice Date: May 6, 2020
 Page: 1

Bill To:
Corkscrew Farms CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Corkscrew Farms CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		5/6/20

Quantity	Item	Description	Unit Price	Amount
		Dissemination Services Fiscal Year 2020 Bond Series 2016, 2017: Annual, Quarters 1 & 2		2,100.00

Subtotal	2,100.00
Sales Tax	
Total Invoice Amount	2,100.00
Payment/Credit Applied	
TOTAL	2,100.00

**Corkscrew Farms Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9818	\$ 2,958.33		District Management Service Charge - June 2020
Monthly Contract Sub-Total		\$ 2,958.33		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Coleman, Yovanovich & Koester, P. A.	6677 001M 41	\$ 945.00		Professional Services - thru 06/08/20
The News Press	3360775	452.18		News Press - Notice of Telephonic - 05/10/2020 to 05/31/2020
Additional Services Sub-Total		\$ 1,397.18		
TOTAL:		\$ 4,355.51		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

**Corkscrew Farms Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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Chairman Vice Chairman Assistant Secretary

Meritus Districts

2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

Voice: 813-397-5121
 Fax: 813-873-7070

INVOICE

Invoice Number: 9818
 Invoice Date: Jun 1, 2020
 Page: 1

Bill To:
Corkscrew Farms CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Corkscrew Farms CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		6/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - June		2,833.33
		Website Administration		125.00
		<i>10</i>		

Subtotal	2,958.33
Sales Tax	
Total Invoice Amount	2,958.33
Payment/Credit Applied	
TOTAL	2,958.33

Coleman, Yovanovich & Koester, P.A.
 Northern Trust Bank Building
 4001 Tamiami Trail North, Suite 300
 Naples, Florida 34103-3556
 Telephone: (239) 435-3535
 Fax: (239) 435-1218

Page: 1
 June 08, 2020
 File No: 6677-001M
 Statement No: 41

Corkscrew Farms CDD
 c/o Meritus Corp.
 Brian Lamb, District Manager
 2005 Pan Am Circle, Suite 120
 Tampa FL 33607

Attn: Teresa Farlow

Gen Rep


SENT VIA EMAIL TO: teresa.farlow@merituscorp.com

B 31400
3107

	Previous Balance		\$70.00
		<u>Fees</u>	
05/04/2020	GLU	Review email correspondence from Ray Blacksmith regarding deed; Review legal description and initial review of conveyance	175.00
05/05/2020	GLU	Draft deed for conveyance of dedicated lands to the CDD; Draft email correspondence to Ray Blacksmith on same.	350.00
05/07/2020	GLU	Review email correspondence from Ray Blacksmith on recorded deed for Phase 2B and Phase 2C; Draft email correspondence to Brian Lamb on same.	35.00
05/13/2020	GLU	Review and respond to email correspondence from Ray Blacksmith on release of easement; Review proposed form.	105.00
05/19/2020	GLU	Review agenda for Board of Supervisors meeting	105.00
05/20/2020	GLU	Participation in Board of Supervisors meeting	175.00
		Professional Fees through 06/08/2020	945.00
		Total Current Work	945.00
		<u>Payments</u>	
		Total Payments Through 06/08/2020	-70.00
		Balance Due	<u>\$945.00</u>

The News-Press media group

PART OF THE USA TODAY NETWORK

ACCOUNT NAME Corkscrew Farms CDD		ACCOUNT # 9659	PAGE # 1 of 1
INVOICE # 0003360775	BILLING PERIOD May 1- May 31, 2020	PAYMENT DUE DATE June 20, 2020	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL AMOUNT DUE \$452.18	
BILLING ACCOUNT NAME AND ADDRESS CORKSCREW FARMS CDD BRITTANY CRUTCHFIELD 2005 PAN AM CIR STE 300 TAMPA, FL 33607-6008 		BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com	FEDERAL ID 47-2493274
<p>Terms and Conditions: Past due accounts are subject to interest at the rate of 12% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.</p>			

0000009659000000000000000033607750004521810264

Contact abgspecial@gannett.com to sign-up for the convenience of having your invoice e-mailed to you. Once signed up you can also enjoy the convenience of making online payments. Previous account number reference if needed: **000009659**.

Date	Description	Amount
5/1/20	Balance Forward	\$0.00

Digital Advertising:

Campaign Dates Billing Date	Product/Placement Targeting	Description	PO Number	Impressions	Gross Amount	Net Amount
5/10/20-5/10/20 May	FNP Local.com	0004180491 Notice Of Telephoni		Fixed Price		\$2.00

Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
✓ 5/10/20	News-Press	0004180491	0004180491 Notice Of Telephoni		1	2 x 61 in	\$450.18

*SIBW
BY
4800*

Received
JUN 15 2020

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

The News-Press media group

PART OF THE USA TODAY NETWORK

ACCOUNT NAME Corkscrew Farms CDD		PAYMENT DUE DATE June 20, 2020		AMOUNT PAID		
ACCOUNT NUMBER 9659		INVOICE NUMBER 0003360775				
CURRENT DUE \$452.18	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL AMOUNT DUE \$452.18

REMITTANCE ADDRESS (Include Account# & Invoice# on check)

News-Press Media Group
P O Box 677583
Dallas, TX 75267-7583

TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:

VISA MASTERCARD DISCOVER AMEX

Card Number _____

Exp Date ____ / ____ / ____ CVV Code _____

Signature _____ Date _____

0000009659000000000000000033607750004521810264

The News-Press
media group
news-press.com A GANNETT COMPANY

-Corkscrew Farms

Attn:
CYPRESS SHADOWS CDD
2005 PAN AM CIR
TAMPA, FL 33607

Notice of Telephonic Meetings of the Board of Supervisors of
the Corkscrew Farms Community Development District

Notice is hereby given that, pursuant to Governor DeSantis' Executive Order 20-69 relating to the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, the previously noticed regular meetings, workshops, and/or public hearings of the Board of Supervisors (the "Board") of the Corkscrew Farms Community Development District (the "District") to be held on the dates and times listed below will now be conducted by telephonic technology and not at the physical location previously noticed:

May	20, 2020	1:00 p.m.
June	17, 2020	1:00 p.m.
July	15, 2020	1:00 p.m.
August	19, 2020	1:00 p.m.
September	16, 2020	1:00 p.m.

STATE OF FLORIDA COUNTY OF LEE:

Before the undersigned authority personally appeared Nicholas Renstrom, who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

In the event Executive Order 20-69 is rescinded or expires the District may cancel any scheduled telephonic meetings or if feasible it may revert to having the meeting at the date, time, and physical location previously noticed. The District will provide updates on its website, www.corkscrewfarmscdd.com of any such changes as soon as possible.

Notice Public Hearing

The Board deems it necessary to hold the above-referenced meetings utilizing telephonic technology to conduct all necessary business properly coming before it. The District fully encourages public participation in its telephonic meeting in an orderly and efficient manner. Anyone wishing to listen to and/or participate during the designated audience comments portion of the meeting may do so by dialing 1-866-906-9330 and entering the following code 9074748.

In the Twentieth Judicial Circuit Court was published in said newspaper in the issues of:

05/10/2020

Pursuant to applicable requirements and guidance relating to COVID-19 the District will not provide any locations where communications media technology facilities will be available. To best facilitate public comments, participants are encouraged to submit questions or comments to the District Manager in advance of the meeting by email. Additional details on how to listen to or participate in the meeting will be available on the District's website. Copies of the agenda will be available on the District's website or by emailing the District Manager at brian.lamb@merituscor.com. The District Manager's office can be reached telephonically at 813-873-7300.

Affiant further says that the said News-Press is a paper of general circulation daily in Lee County and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts and Executive Order 20-69, as may be amended. The meeting may be continued in progress without additional notice to a date, time, and place (either physical, telephonic, or virtual) to be specified on the record at the meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), for assistance in contacting the District Manager's office.

Sworn to and Subscribed before me this 10th of May 2020, by legal clerk who is personally known to me.

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Brian Lamb
District Manager
AD # 4180491

May 10, 2020

[Signature]
Affiant

[Signature]
Notary State of Wisconsin, County of Brown

8-25-23
My commission expires

SHELLY HORA
Notary Public
State of Wisconsin

of Affidavits 1

This is not an invoice

Corkscrew Farms Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2020



Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, FL 33607-1775
Phone (813) 873-7300 ~ Fax (813) 873-7070

Corkscrew Farms CDD

Balance Sheet

As of 6/30/2020
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2016	Capital Project Fund - Series 2016	General Fixed Assets	General Long-Term Debt	Total
Assets						
Cash--Operating Account	33,334	0	0	0	0	33,334
Revenue - Series 2016 #3000	0	474,864	0	0	0	474,864
Interest - Series 2016 #3001	0	0	0	0	0	0
Sinking - Series 2016 #3002	0	0	0	0	0	0
Principal - Series 2016	0	0	0	0	0	848
Reserve - Series 2016 #3004	0	650,438	0	0	0	650,438
Prepayment - Series 2016 #3005	0	283,149	0	0	0	283,149
Capital Int- Series 2016 #3007	0	0	0	0	0	0
Const/Aquis - Series 2016 #3006	0	0	0	0	0	0
Cost of Issuance - Series 2016	0	0	0	0	0	0
Revenue - Series 2017 #2000	0	0	0	0	0	838,339
Interest - Series 2017 #2001	0	0	0	0	0	0
Reserve - Series 2017 #2003	0	0	0	0	0	1,115,667
Prepayment - Series 2017 #2004	0	0	0	0	0	1,118,749
Const/Aquis - Series 2017 #2005	0	0	0	0	0	261
Capitalized Interest - Series 2017 #2006	0	0	0	0	0	0
Costs of Issuance - Series 2017 #2007	0	0	0	0	0	0
Due from Developer	0	0	0	0	0	0
Due From General Fund	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0
Prepaid D & O Insurance	0	0	0	0	0	0
Prepaid Trustee Fees	2,828	0	0	0	0	2,828
Prepaid Property Insurance	0	0	0	0	0	0
Construction Work in Progress	0	0	0	41,876,818	0	41,876,818
Amount Available-Debt Service	0	0	0	0	4,067,671	4,067,671
Amount To Be Provided-Debt Service	0	0	0	0	33,162,329	33,162,329
Other	0	0	0	0	0	0
Total Assets	36,163	1,408,450	0	41,876,818	37,230,000	83,625,295
Liabilities						
Accounts Payable	0	0	0	0	0	0
Accounts Payable-Other	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0

Corkscrew Farms CDD

Balance Sheet
As of 6/30/2020
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2016	Capital Project Fund - Series 2016	General Fixed Assets	General Long-Term Debt	Total
Other Current Liabilities	0	0	0	0	0	0
Bonds Payable - Series 2016	0	0	0	0	13,330,000	13,330,000
Bond Payable - Series 2017	0	0	0	0	23,900,000	23,900,000
Total Liabilities	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>37,230,000</u>	<u>37,230,000</u>
Fund Equity & Other Credits						
Fund Balance-All Other Reserves	0	1,516,390	(110,060)	0	0	3,650,125
Fund Balance-Unreserved	(2,368)	0	0	0	0	(2,368)
Investment in General Fixed Assets	0	0	0	41,876,818	0	41,876,818
Other	36,162	(107,939)	0	0	0	758,292
Total Fund Equity & Other Credits	<u>33,794</u>	<u>1,408,450</u>	<u>(110,060)</u>	<u>41,876,818</u>	<u>0</u>	<u>46,282,866</u>
Total Liabilities & Fund Equity	<u><u>33,794</u></u>	<u><u>1,408,450</u></u>	<u><u>(110,060)</u></u>	<u><u>41,876,818</u></u>	<u><u>37,230,000</u></u>	<u><u>83,512,866</u></u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2019 Through 6/30/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
Discounts & Collection Fees	(112,022)	0	112,022	(100)%
Operations & Maintenance-Tax Roll	205,232	95,975	(109,256)	(53)%
Contributions & Donations From Private Sources				
Developer Contribution	0	5,216	5,216	0 %
Total Revenues	93,210	101,192	7,982	9 %
Expenditures				
Financial & Administrative				
District Manager	34,000	25,500	8,500	25 %
District Engineer	9,500	4,181	5,320	56 %
Disclosure Report	8,400	2,100	6,300	75 %
Trustee Fees	8,800	9,283	(483)	(5)%
Auditing Services	6,500	7,446	(946)	(15)%
Postage, Phone, Faxes, Copies	150	17	133	89 %
Public Officials Insurance	2,500	2,358	142	6 %
Legal Advertising	2,500	779	1,721	69 %
Bank Fees	300	0	300	100 %
Dues, Licenses, & Fees	260	1,500	(1,240)	(477)%
Web Administration	1,500	2,625	(1,125)	(75)%
Legal Counsel				
District Counsel	10,000	2,278	7,723	77 %
Other Physical Environment				
Property & Casualty Insurance	7,000	6,964	36	1 %
Reserves				
Undesignated Reserves	1,800	0	1,800	100 %
Total Expenditures	93,210	65,030	28,180	30 %
Excess of Revenues Over (Under) Expenditures	0	36,162	36,162	0 %
Fund Balance, Beginning of Period	0	(2,368)	(2,368)	0 %
Fund Balance, End of Period	0	33,794	33,794	0 %

Corkscrew Farms CDD

Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2016

From 10/1/2019 Through 6/30/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assessments-Tax Roll	921,175	762,957	(158,218)	(17)%
Debt Service Prepayments	0	751,724	751,724	0 %
Debt Service Assessments-Off Roll	0	154,681	154,681	0 %
Interest Earnings				
Interest Earnings	0	8,098	8,098	0 %
Total Revenues	<u>921,175</u>	<u>1,677,460</u>	<u>756,285</u>	<u>82 %</u>
Expenditures				
Debt Service Payments				
Interest	646,176	640,522	5,654	1 %
Principal	275,000	1,125,000	(850,000)	(309)%
Total Expenditures	<u>921,176</u>	<u>1,765,522</u>	<u>(844,346)</u>	<u>(92)%</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	14,264	14,264	0 %
Interfund Transfer	0	(34,141)	(34,141)	0 %
Total Other Financing Sources	<u>0</u>	<u>(19,877)</u>	<u>(19,877)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>(1)</u>	<u>(107,939)</u>	<u>(107,938)</u>	<u>10,793,828 %</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>1,516,390</u>	<u>1,516,390</u>	<u>0 %</u>
Fund Balance, End of Period	<u>(1)</u>	<u>1,408,450</u>	<u>1,408,451</u>	<u>(140,845,129)%</u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

201 - Debt Service Fund - Series 2017

From 10/1/2019 Through 6/30/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assessments-Tax Roll	1,542,381	948,084	(594,297)	(39)%
Debt Service Prepayments	0	1,935,880	1,935,880	0 %
Debt Service Assessments-Off Roll	0	174,000	174,000	0 %
Interest Earnings				
Interest Earnings	0	(132,562)	(132,562)	0 %
Total Revenues	<u>1,542,381</u>	<u>2,925,402</u>	<u>1,383,021</u>	<u>90 %</u>
Expenditures				
Financial & Administrative				
Trustee Fees	0	160,000	(160,000)	0 %
Debt Service Payments				
Interest	1,182,382	1,180,213	2,169	0 %
Principal	360,000	775,000	(415,000)	(115)%
Total Expenditures	<u>1,542,382</u>	<u>2,115,213</u>	<u>(572,831)</u>	<u>(37)%</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	19,877	19,877	0 %
Total Other Financing Sources	<u>0</u>	<u>19,877</u>	<u>19,877</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>(1)</u>	<u>830,067</u>	<u>830,068</u>	<u>(83,006,819)%</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>2,243,536</u>	<u>2,243,536</u>	<u>0 %</u>
Fund Balance, End of Period	<u>(1)</u>	<u>3,073,603</u>	<u>3,073,604</u>	<u>(307,360,380)%</u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

300 - Capital Project Fund - Series 2016

From 10/1/2019 Through 6/30/2020

(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Excess of Revenues Over (Under) Expenditures	0	0	0	0 %
Fund Balance, Beginning of Period	0	(110,060)	(110,060)	0 %
Fund Balance, End of Period	<u>0</u>	<u>(110,060)</u>	<u>(110,060)</u>	<u>0 %</u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

301 - Capital Project Fund - Series 2017

From 10/1/2019 Through 6/30/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	2	2	0 %
Total Revenues	0	2	2	0 %
Excess of Revenues Over (Under) Expenditures	0	2	2	0 %
Fund Balance, Beginning of Period	0	259	259	0 %
Fund Balance, End of Period	0	261	261	0 %

Corkscrew Farms CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash--Operating Account
Reconciliation ID: 06/30/2020
Reconciliation Date: 6/30/2020
Status: Locked

Bank Balance	39,021.27
Less Outstanding Checks/Vouchers	5,687.19
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	33,334.08
Balance Per Books	<u>33,334.08</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Corkscrew Farms CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 06/30/2020

Reconciliation Date: 6/30/2020

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1217	6/15/2020	Series 2017 FY20 Tax Dist ID 10	3,151.26	Corkscrew Farms CDD
1218	6/15/2020	Series 2016 FY20 Tax Dist ID 10	2,535.93	Corkscrew Farms CDD
Outstanding Checks/Vouchers			5,687.19	

Corkscrew Farms CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 06/30/2020

Reconciliation Date: 6/30/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1214	5/15/2020	Series 2016 FY20 Tax Dist ID 9	1,385.60	Corkscrew Farms CDD
1215	5/15/2020	Series 2017 FY20 Tax Dist ID 9	1,721.81	Corkscrew Farms CDD
1216	6/1/2020	System Generated Check/Voucher	2,958.33	Meritus Districts
1219	6/18/2020	System Generated Check/Voucher	945.00	Coleman, Yovanovich & Koester, P.
1220	6/25/2020	System Generated Check/Voucher	452.18	News-Press Media Group
Cleared Checks/Vouchers			<u>7,462.92</u>	

Corkscrew Farms CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account
Reconciliation ID: 06/30/2020
Reconciliation Date: 6/30/2020
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR205	6/15/2020	Tax Distribution - 06.15.20	<u>6,006.20</u>
Cleared Deposits				<u>6,006.20</u>