

**CORKSCREW FARMS
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARINGS & REGULAR MEETING
AUGUST 17, 2022**

CORKSCREW FARMS
COMMUNITY DEVELOPMENT DISTRICT AGENDA
WEDNESDAY, AUGUST 17, 2022 AT 1:00 P.M.
THE PLACE AT CORKSCREW RESTURANT
LOCATED AT 19921 BEECHCREST ST., ESTERO, FL 33928

District Board of Supervisors	Chairman	Joseph Cameratta
	Vice Chairman	Anthony Cameratta
	Supervisor	Laura Youmans
	Supervisor	Cheryl Smith
	Supervisor	Russell Cameratta
District Manager	Inframark	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.

Corkscrew Farms Community Development District

Dear Board Members:

The Public Hearing & Regular Meeting of Corkscrew Farms Community Development District will be held on **August 17, 2022 at 1:00 p.m. at the The Place at Corkscrew Restaurant located at 19921 Beechcrest, Estero, FL 33928.** Please let us know 24 hours before the meeting if you wish to call in for the meeting. Following is the agenda for the meeting:

Conference Call In Number – 1-866-906-9330

Participant Access Code – 4863181

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. RECESS TO PUBLIC HEARINGS**
- 4. PUBLIC HEARING ON ADOPTING FINAL FISCAL YEAR 2023 BUDGET**
 - A. Open Public Hearing on Final Fiscal Year 2023 Budget
 - B. Staff Presentations
 - C. Public Comments
 - D. Consideration of Resolution 2022-04; Adopting Fiscal Year 2023 Budget.....Tab 01
 - E. Close Public Hearing on Final Fiscal Year 2023 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 2022-05; Levying O&M Assessments.....Tab 02
 - E. Close Public Hearing on Levying O&M Assessments
- 6. RETURN TO REGULAR MEETING**
- 7. BUSINESS ITEMS**
 - A. Consideration of Resolution 2022-06; Setting FY 2023 Meeting Schedule.....Tab 03
 - B. Acceptance of Financial Report for Fiscal Year Ended September 30, 2021.....Tab 04
 - C. General Matters of the District
- 8. CONSENT AGENDA**
 - A. Consideration of Board of Supervisors Meeting Minutes May 18, 2022Tab 05
 - B. Consideration of Operations and Maintenance Expenditures May 2022.....Tab 06
 - C. Consideration of Operations and Maintenance Expenditures June 2022.....Tab 07
 - D. Consideration of Operations and Maintenance Expenditures July 2022Tab 08
 - E. Review of Financial Statements Month July 31, 2022Tab 09
- 9. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 10. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 11. ADJOURNMENT**

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.

Sincerely,



Brian Lamb, CEO
Meritus

RESOLUTION 2022-04

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, 2022, AND ENDING SEPTEMBER 30, 2023, 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, 2022, 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 17, 2022, 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, 2022 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 2019-2022 and/or revised projections for Fiscal Year 2022-2023.

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, 2023, as adopted by the Board of Supervisors on August 19, 2022.

Section 3. Appropriations. There is hereby appropriated out of the revenues of the District, for the Fiscal Year beginning October 1, 2022, and ending September 30, 2023 the sum of \$1,784,336.00 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)	\$ 734,563.00
DEBT SERVICE FUND (2017)	\$ 956,563.00
Total All Funds	<u>\$ 1,784,336.00</u>

Section 4. Budget Amendments; Supplemental Appropriations. Pursuant to Section 189.016, Florida Statutes, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of Fiscal Year 2022/2023 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 17th day of August, 2022.

**CORKSCREW FARMS COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Brian Lamb, Secretary

Joseph Cameratta, Chairman

2023

CORKSCREW FARMS

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023

FINAL ANNUAL OPERATING BUDGET



August 17, 2022

CORKSCREW FARMS

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023

FINAL ANNUAL OPERATING BUDGET

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August 17, 2022

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 2023, which begins on October 1, 2022. 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 2022 Final Operating Budget	Current Period Actuals 10/1/21 - 3/31/22	Projected Revenues & Expenditures 4/1/22 to 9/30/22	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	197,585.11	93,665.07	103,920.04	197,585.11	0.00
Operations & Maintenance Assmts-Off Roll	0.00	0.00	0.00	0.00	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	93,665.07	(455.07)	93,210.00	0.00
TOTAL REVENUES	93,210.00	93,665.07	(455.07)	93,210.00	0.00
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Manager	34,000.00	16,999.98	17,000.02	34,000.00	0.00
District Engineer	9,000.00	1,585.00	2,415.00	4,000.00	(5,000.00)
Disclosure Report	4,200.00	1,350.00	2,850.00	4,200.00	0.00
Trustee Fees	10,700.00	6,454.45	4,245.55	10,700.00	0.00
Auditing Services	6,600.00	1,558.00	5,042.00	6,600.00	0.00
Postage, Phone, Faxes, Copies	150.00	28.79	121.21	150.00	0.00
Public Officials Insurance	2,724.00	2,563.00	0.00	2,563.00	(161.00)
Legal Advertising	1,000.00	348.86	651.14	1,000.00	0.00
Bank Fees	100.00	0.00	100.00	100.00	0.00
Dues, Licenses, & Fees	1,500.00	1,500.00	0.00	1,500.00	0.00
Office Supplies	126.00	0.00	126.00	126.00	0.00
Web Administration	1,500.00	750.00	750.00	1,500.00	0.00
ADA Website Compliance	1,500.00	1,500.00	0.00	1,500.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	73,100.00	34,638.08	33,300.92	67,939.00	(5,161.00)
LEGAL COUNSEL					
District Counsel	9,600.00	70.00	9,530.00	9,600.00	0.00
TOTAL LEGAL COUNSEL	9,600.00	70.00	9,530.00	9,600.00	0.00
OTHER PHYSICAL ENVIRONMENT					
Property & Casualty Insurance	8,260.00	7,772.00	0.00	7,772.00	(488.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	8,260.00	7,772.00	0.00	7,772.00	(488.00)
RESERVES					
Undesignated Reserve	2,250.00	0.00	7,899.00	7,899.00	5,649.00
TOTAL RESERVES	2,250.00	0.00	7,899.00	7,899.00	5,649.00
TOTAL EXPENDITURES	93,210.00	42,480.08	50,729.92	93,210.00	0.00
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	0.00	51,184.99	(51,184.99)	0.00	0.00

CORKSCREW FARMS

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22	Fiscal Year 2023 Final Operating Budget	Increase / (Decrease) from FY 2022 to FY 2023
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	197,585.11	197,585.11	0.00	197,585.11	0.00
Operations & Maintenance Assmts-Off Roll	0.00	0.00	0.00	0.00	0.00
Discounts and Collection Fees	(104,375.11)	(104,375.11)	0.00	(104,375.11)	0.00
TOTAL SPECIAL ASSESSMENTS	93,210.00	93,210.00	0.00	93,210.00	0.00
TOTAL REVENUES	93,210.00	93,210.00	0.00	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	9,000.00	4,000.00	(5,000.00)	9,000.00	0.00
Disclosure Report	4,200.00	4,200.00	0.00	4,200.00	0.00
Trustee Fees	10,700.00	10,700.00	0.00	10,700.00	0.00
Auditing Services	6,600.00	6,600.00	0.00	6,800.00	200.00
Postage, Phone, Faxes, Copies	150.00	150.00	0.00	150.00	0.00
Public Officials Insurance	2,724.00	2,563.00	(161.00)	2,563.00	(161.00)
Legal Advertising	1,000.00	1,000.00	0.00	1,000.00	0.00
Bank Fees	100.00	100.00	0.00	100.00	0.00
Dues, Licenses, & Fees	1,500.00	1,500.00	0.00	1,500.00	0.00
Office Supplies	126.00	126.00	0.00	126.00	0.00
Web Administration	1,500.00	1,500.00	0.00	1,500.00	0.00
ADA Website Compliance	1,500.00	1,500.00	0.00	1,500.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	73,100.00	67,939.00	(5,161.00)	73,139.00	39.00
LEGAL COUNSEL					
District Counsel	9,600.00	9,600.00	0.00	9,600.00	0.00
TOTAL LEGAL COUNSEL	9,600.00	9,600.00	0.00	9,600.00	0.00
OTHER PHYSICAL ENVIRONMENT					
Property & Casualty Insurance	8,260.00	7,772.00	(488.00)	7,772.00	(488.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	8,260.00	7,772.00	(488.00)	7,772.00	(488.00)
RESERVES					
Undesignated Reserve	2,250.00	7,899.00	5,649.00	2,699.00	449.00
TOTAL RESERVES	2,250.00	7,899.00	5,649.00	2,699.00	449.00
TOTAL EXPENDITURES	93,210.00	93,210.00	0.00	93,210.00	0.00
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	0.00	0.00	0.00	0.00	0.00

FISCAL YEAR 2023
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	\$	734,563
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TOTAL REVENUES	\$	734,563
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EXPENDITURES

Series 2016 May Bond Interest Payment	\$	247,281
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Series 2016 November Bond Principal Payment	\$	240,000
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Series 2016 November Bond Interest Payment	\$	247,281
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TOTAL EXPENDITURES	\$	734,563
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EXCESS OF REVENUES OVER EXPENDITURES	\$	-
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ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2022	\$	10,275,000
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Principal Payment Applied Toward Series 2016 Bonds	\$	240,000
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Bonds Outstanding - Period Ending 11/1/2023	\$	10,035,000
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CORKSCREW FARMS

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2017

REVENUES

CDD Debt Service	\$	956,563
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TOTAL REVENUES	\$	956,563
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EXPENDITURES

Series 2017 May Bond Interest Payment	\$	353,281
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Series 2017 November Bond Principal Payment	\$	250,000
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Series 2017 November Bond Interest Payment	\$	353,281
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TOTAL EXPENDITURES	\$	956,563
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EXCESS OF REVENUES OVER EXPENDITURES	\$	-
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ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2022	\$	14,125,000
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Principal Payment Applied Toward Series 2017 Bonds	\$	250,000
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Bonds Outstanding - Period Ending 11/1/2023	\$	13,875,000
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FISCAL YEAR 2023
FINAL ANNUAL OPERATING BUDGET

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS

FISCAL YEAR 2022							FISCAL YEAR 2023				
Lot Size	EAU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	Discounts and Collection Fees ⁽¹⁾	FY 2022 Total Assessment	Debt Service Per Unit	O&M Per Unit	Discounts and Collection Fees ⁽¹⁾	FY 2023 Total Assessment	Total Increase / (Decrease) in Annual Assmt
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 are adjusted for Lee County collection fees and statutory discounts for early payment.

RESOLUTION 2022-07

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 2022/2023; 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 2022/2023 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 2022/2023; 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 2022/2023 (defined as October 1, 2022 through September 30, 2023), will amount to \$ \$_____ (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 17th day of August, 2022.

**CORKSCREW FARMS COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Brian Lamb, Secretary

Joseph Cameratta, Chairman

2023

CORKSCREW FARMS

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023

FINAL ANNUAL OPERATING BUDGET



August 17, 2022

CORKSCREW FARMS

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023

FINAL ANNUAL OPERATING BUDGET

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August 17, 2022

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 2023, which begins on October 1, 2022. 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 2022 Final Operating Budget	Current Period Actuals 10/1/21 - 3/31/22	Projected Revenues & Expenditures 4/1/22 to 9/30/22	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	197,585.11	93,665.07	103,920.04	197,585.11	0.00
Operations & Maintenance Assmts-Off Roll	0.00	0.00	0.00	0.00	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	93,665.07	(455.07)	93,210.00	0.00
TOTAL REVENUES	93,210.00	93,665.07	(455.07)	93,210.00	0.00
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Manager	34,000.00	16,999.98	17,000.02	34,000.00	0.00
District Engineer	9,000.00	1,585.00	2,415.00	4,000.00	(5,000.00)
Disclosure Report	4,200.00	1,350.00	2,850.00	4,200.00	0.00
Trustee Fees	10,700.00	6,454.45	4,245.55	10,700.00	0.00
Auditing Services	6,600.00	1,558.00	5,042.00	6,600.00	0.00
Postage, Phone, Faxes, Copies	150.00	28.79	121.21	150.00	0.00
Public Officials Insurance	2,724.00	2,563.00	0.00	2,563.00	(161.00)
Legal Advertising	1,000.00	348.86	651.14	1,000.00	0.00
Bank Fees	100.00	0.00	100.00	100.00	0.00
Dues, Licenses, & Fees	1,500.00	1,500.00	0.00	1,500.00	0.00
Office Supplies	126.00	0.00	126.00	126.00	0.00
Web Administration	1,500.00	750.00	750.00	1,500.00	0.00
ADA Website Compliance	1,500.00	1,500.00	0.00	1,500.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	73,100.00	34,638.08	33,300.92	67,939.00	(5,161.00)
LEGAL COUNSEL					
District Counsel	9,600.00	70.00	9,530.00	9,600.00	0.00
TOTAL LEGAL COUNSEL	9,600.00	70.00	9,530.00	9,600.00	0.00
OTHER PHYSICAL ENVIRONMENT					
Property & Casualty Insurance	8,260.00	7,772.00	0.00	7,772.00	(488.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	8,260.00	7,772.00	0.00	7,772.00	(488.00)
RESERVES					
Undesignated Reserve	2,250.00	0.00	7,899.00	7,899.00	5,649.00
TOTAL RESERVES	2,250.00	0.00	7,899.00	7,899.00	5,649.00
TOTAL EXPENDITURES	93,210.00	42,480.08	50,729.92	93,210.00	0.00
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	0.00	51,184.99	(51,184.99)	0.00	0.00

CORKSCREW FARMS

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22	Fiscal Year 2023 Final Operating Budget	Increase / (Decrease) from FY 2022 to FY 2023
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	197,585.11	197,585.11	0.00	197,585.11	0.00
Operations & Maintenance Assmts-Off Roll	0.00	0.00	0.00	0.00	0.00
Discounts and Collection Fees	(104,375.11)	(104,375.11)	0.00	(104,375.11)	0.00
TOTAL SPECIAL ASSESSMENTS	93,210.00	93,210.00	0.00	93,210.00	0.00
TOTAL REVENUES	93,210.00	93,210.00	0.00	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	9,000.00	4,000.00	(5,000.00)	9,000.00	0.00
Disclosure Report	4,200.00	4,200.00	0.00	4,200.00	0.00
Trustee Fees	10,700.00	10,700.00	0.00	10,700.00	0.00
Auditing Services	6,600.00	6,600.00	0.00	6,800.00	200.00
Postage, Phone, Faxes, Copies	150.00	150.00	0.00	150.00	0.00
Public Officials Insurance	2,724.00	2,563.00	(161.00)	2,563.00	(161.00)
Legal Advertising	1,000.00	1,000.00	0.00	1,000.00	0.00
Bank Fees	100.00	100.00	0.00	100.00	0.00
Dues, Licenses, & Fees	1,500.00	1,500.00	0.00	1,500.00	0.00
Office Supplies	126.00	126.00	0.00	126.00	0.00
Web Administration	1,500.00	1,500.00	0.00	1,500.00	0.00
ADA Website Compliance	1,500.00	1,500.00	0.00	1,500.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	73,100.00	67,939.00	(5,161.00)	73,139.00	39.00
LEGAL COUNSEL					
District Counsel	9,600.00	9,600.00	0.00	9,600.00	0.00
TOTAL LEGAL COUNSEL	9,600.00	9,600.00	0.00	9,600.00	0.00
OTHER PHYSICAL ENVIRONMENT					
Property & Casualty Insurance	8,260.00	7,772.00	(488.00)	7,772.00	(488.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	8,260.00	7,772.00	(488.00)	7,772.00	(488.00)
RESERVES					
Undesignated Reserve	2,250.00	7,899.00	5,649.00	2,699.00	449.00
TOTAL RESERVES	2,250.00	7,899.00	5,649.00	2,699.00	449.00
TOTAL EXPENDITURES	93,210.00	93,210.00	0.00	93,210.00	0.00
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	0.00	0.00	0.00	0.00	0.00

FISCAL YEAR 2023
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	\$	734,563
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TOTAL REVENUES	\$	734,563
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EXPENDITURES

Series 2016 May Bond Interest Payment	\$	247,281
---------------------------------------	----	---------

Series 2016 November Bond Principal Payment	\$	240,000
---	----	---------

Series 2016 November Bond Interest Payment	\$	247,281
--	----	---------

TOTAL EXPENDITURES	\$	734,563
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EXCESS OF REVENUES OVER EXPENDITURES	\$	-
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ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2022	\$	10,275,000
---	----	------------

Principal Payment Applied Toward Series 2016 Bonds	\$	240,000
--	----	---------

Bonds Outstanding - Period Ending 11/1/2023	\$	10,035,000
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FISCAL YEAR 2023
FINAL ANNUAL OPERATING BUDGET

CORKSCREW FARMS

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2017

REVENUES

CDD Debt Service	\$	956,563
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TOTAL REVENUES	\$	956,563
-----------------------	-----------	----------------

EXPENDITURES

Series 2017 May Bond Interest Payment	\$	353,281
---------------------------------------	----	---------

Series 2017 November Bond Principal Payment	\$	250,000
---	----	---------

Series 2017 November Bond Interest Payment	\$	353,281
--	----	---------

TOTAL EXPENDITURES	\$	956,563
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EXCESS OF REVENUES OVER EXPENDITURES	\$	-
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ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2022	\$	14,125,000
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Principal Payment Applied Toward Series 2017 Bonds	\$	250,000
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Bonds Outstanding - Period Ending 11/1/2023	\$	13,875,000
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FISCAL YEAR 2023
FINAL ANNUAL OPERATING BUDGET

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS

FISCAL YEAR 2022							FISCAL YEAR 2023				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 2022 Total Assessment	Debt Service Per Unit	O&M Per Unit	Discounts and Collection Fees ⁽¹⁾	FY 2023 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 are adjusted for Lee County collection fees and statutory discounts for early payment.

RESOLUTION 2022-06

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 2023 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 2023 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 17TH DAY OF AUGUST, 2022

ATTEST:

**CORKSCREW FARMS
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIRMAN

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023**

October	19, 2022	1:00 p.m.
November	16, 2022	1:00 p.m.
December	14, 2022	1:00 p.m.
January	18, 2023	1:00 p.m.
February	15, 2023	1:00 p.m.
March	15, 2023	1:00 p.m.
April	19, 2023	1:00 p.m.
May	17, 2023	1:00 p.m.
June	14, 2023	1:00 p.m.
July	19, 2023	1:00 p.m.
August	16, 2023	1:00 p.m.
September	20, 2023	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
LEE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2021**

**CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Corkscrew Farms Community Development District
Lee County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Corkscrew Farms Community Development District, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2021, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) is not a required part of the basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated July 8, 2022, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.



July 8, 2022

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Corkscrew Farms Community Development District, Lee County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2021. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$3,808,777).
- The change in the District's total net position in comparison with the prior fiscal year was (\$7,992,228), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2021, the District's governmental funds reported combined ending fund balances of \$2,995,140, a decrease of (\$2,157,346) in comparison with the prior fiscal year. A portion of the fund balance is non-spendable for prepaid items, restricted for debt service, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

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

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

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

Fund Financial Statements

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

OVERVIEW OF FINANCIAL STATEMENTS (CONTINUED)

Governmental Funds

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

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

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

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

Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

	NET POSITION SEPTEMBER 30,	
	2021	2020
Assets, excluding capital assets	\$ 2,995,227	\$ 5,159,784
Capital assets, net of depreciation	20,419,274	34,052,798
Total assets	23,414,501	39,212,582
Current liabilities	543,278	704,131
Long-term liabilities	26,680,000	34,325,000
Total liabilities	27,223,278	35,029,131
Net Position		
Net investment in capital assets	(6,260,726)	(271,940)
Restricted	2,425,297	4,440,673
Unrestricted	26,652	14,718
Total net position	\$ (3,808,777)	\$ 4,183,451

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS (CONTINUED)

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

The District's net position decreased during the most recent fiscal year. The majority of the decrease is the result of the conveyance of capital assets to other entities for operation and maintenance. This was partially offset by the District collecting prepaid assessments from lot closings and prepaying the Bonds.

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

CHANGES IN NET POSITION FOR THE PERIOD ENDED SEPTEMBER 30,		
	2021	2020
Revenues:		
Program revenues		
Charges for services	\$ 7,052,845	\$ 6,619,068
Operating grants and contributions	127,059	157,544
Capital grants and contributions	311,522	3
Total revenues	7,491,426	6,776,615
Expenses:		
General government	75,797	74,359
Physical environment	756,167	745,238
Conveyance of capital assets	13,196,388	-
Interest	1,455,302	1,769,062
Total expenses	15,483,654	2,588,659
Change in net position	(7,992,228)	4,187,956
Net position - beginning	4,183,451	(4,505)
Net position - ending	\$ (3,808,777)	\$ 4,183,451

As noted above and in the statement of activities, the cost of all governmental activities for the fiscal year ended September 30, 2021 was \$15,483,654. The costs of the District's activities were funded primarily by program revenues. Program revenues are comprised primarily of assessments, including prepayments, Developer contributions, and interest income, for the current and prior fiscal years. The increase in program revenues is primarily due to increases in assessment prepayments and Developer contributions. The increase in expenses is due primarily to the conveyance of capital assets to other entities for operation and maintenance, partially offset by a reduction in interest expense.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2021, the District had \$22,459,733 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$2,040,459 has been taken, which resulted in a net book value of \$20,419,274. More detailed information about the District's capital assets is presented in the notes of the financial statements.

CAPITAL ASSETS AND DEBT ADMINISTRATION (Continued)

Capital Debt

At September 30, 2021, the District had \$26,680,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

It is anticipated that the general operations of the District will increase as the District is being built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

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

**CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2021**

	<u>Governmental Activities</u>
ASSETS	
Cash	\$ 25,325
Prepaid items	
Restricted assets:	
Investments	2,968,48
Capital assets:	
Depreciable, net	<u>20,419,274</u>
Total assets	<u>23,414,501</u>
 LIABILITIES	
Accounts payable	87
Accrued interest payable	543,19
Non-current liabilities:	
Due within one year	1,130,000
Due in more than one year	<u>25,550,000</u>
Total liabilities	<u>27,223,278</u>
 NET POSITION	
Net investment in capital assets	(6,260,726)
Restricted for debt service	2,425,297
Unrestricted	<u>26,652</u>
Total net position	<u>\$ (3,808,777)</u>

See notes to the financial statements

**CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2021**

Functions/Programs	Program Revenues				Net (Expense)
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Revenue and Changes in Net Position
Primary government:					
Governmental activities:					
General government	\$ 75,797	\$ 75,797	\$ -	\$ -	\$ -
Physical environment	756,167	19,443	-	311,522	(425,202)
Conveyance of capital assets	13,196,388	-	-	-	(13,196,388)
Interest on long-term debt	1,455,302	6,957,605	127,059	-	5,629,362
Total governmental activities	15,483,654	7,052,845	127,059	311,522	(7,992,228)
			Change in net position		(7,992,228)
			Net position - beginning		4,183,451
			Net position - ending		<u>\$ (3,808,777)</u>

See notes to the financial statements

**CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2021**

	<u>Major Funds</u>		<u>Total</u>
	<u>General</u>	<u>Debt Service</u>	<u>Governmental Funds</u>
ASSETS			
Cash	\$ 25,325	\$ -	\$ 25,325
Investments	-	2,968,488	2,968,488
Prepaid items	1,414	-	1,414
Total assets	<u>\$ 26,739</u>	<u>\$ 2,968,488</u>	<u>\$ 2,995,227</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 87	\$ -	\$ 87
Total liabilities	<u>87</u>	<u>-</u>	<u>87</u>
Fund balances:			
Nonspendable:			
Prepaid items	1,414	-	1,414
Restricted for:			
Debt service	-	2,968,488	2,968,488
Unassigned	25,238	-	25,238
Total fund balances	<u>26,652</u>	<u>2,968,488</u>	<u>2,995,140</u>
Total liabilities and fund balances	<u>\$ 26,739</u>	<u>\$ 2,968,488</u>	<u>\$ 2,995,227</u>

See notes to the financial statements

**CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENTS OF NET POSITION
SEPTEMBER 30, 2021**

Total fund balances - governmental funds \$ 2,995,140

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

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

Cost of capital assets	22,459,733	
Accumulated depreciation	<u>(2,040,459)</u>	20,419,274

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

Accrued interest payable	(543,191)	
Bonds payable	<u>(26,680,000)</u>	<u>(27,223,191)</u>

Net position of governmental activities		<u>\$ (3,808,777)</u>
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See notes to the financial statements

**CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2021**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 95,240	\$ 6,957,605	\$ -	\$ 7,052,845
Developer contributions	-	123,100	81,494	204,594
Interest income	-	3,959	-	3,959
Total revenues	95,240	7,084,664	81,494	7,261,398
EXPENDITURES				
Current:				
General government	75,797	-	-	75,797
Physical environment	7,509	-	-	7,509
Debt Service:				
Principal	-	7,645,000	-	7,645,000
Interest	-	1,608,944	-	1,608,944
Capital outlay	-	-	81,494	81,494
Total expenditures	83,306	9,253,944	81,494	9,418,744
Excess (deficiency) of revenues over (under) expenditures	11,934	(2,169,280)	-	(2,157,346)
OTHER FINANCING SOURCES (USES)				
Interfund transfers in (out)	-	262	(262)	-
Total other financing sources (uses)	-	262	(262)	-
Net change in fund balances	11,934	(2,169,018)	(262)	(2,157,346)
Fund balances - beginning	14,718	5,137,506	262	5,152,486
Fund balances - ending	\$ 26,652	\$ 2,968,488	\$ -	\$ 2,995,140

See notes to the financial statements

**CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2021**

Net change in fund balances - total governmental funds \$ (2,157,346)

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

Governmental funds report capital outlays as expenditures, however,
in the statement of activities, the cost of those assets is eliminated
and capitalized in the statement of net position. 81,494

Repayment of long-term liabilities are reported as expenditures in the
governmental fund financial statements, but such repayments reduce
liabilities in the statement of net position and are eliminated in the
statement of activities. 7,645,000

Depreciation on capital assets is not recognized in the governmental
fund financial statements, but is reported as an expense in the
statement of activities. (748,658)

The statement of activities reports noncash contributions as revenues,
but these revenues are not reported in the governmental fund
financial statements. 230,028

Conveyances of infrastructure improvements to other governments of
previously capitalized capital assets is recorded as an expense in the
statement of activities. (13,196,388)

The change in accrued interest on long-term liabilities between the
current and prior fiscal year recorded in the statement of activities but
not in the governmental fund financial statements. 153,642

Change in net position of governmental activities \$ (7,992,228)

See notes to the financial statements

**CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Corkscrew Farms Community Development District ("District") was established on December 15, 2015, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Lee County Ordinance 15-16. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

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

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2021, all of the Board members are affiliated with PLC Land Development, LLC ("Developer").

The Board has the final responsibility for:

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

Assessments

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

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

The District reports the following major governmental funds:

General Fund

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

Debt Service Fund

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

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District. The capital projects fund was closed out during the current fiscal year.

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

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

Assets, Liabilities and Net Position or Equity

Restricted Assets

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

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

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

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

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, any unspent Bond proceeds are required to be held in investments as specified in the Bond Indentures.

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

Inventories and Prepaid Items

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

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

Capital Assets

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

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

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Asset</u>	<u>Years</u>
Improvements other than buildings	30

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

Unearned Revenue

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

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

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

Deferred Outflows/Inflows of Resources

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

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

Fund Equity/Net Position

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

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

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

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

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

NOTE 3 – BUDGETARY INFORMATION

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

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

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

Investments

The District's investments were held as follows at September 30, 2021:

	<u>Amortized cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
First American Gov't Obligations Fund			Weighted average of the fund
Class Y	\$ 2,968,488	S&P AAAM	portfolio: 14 days
Total Investments	<u>\$ 2,968,488</u>		

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

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

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

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

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

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

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

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

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2021 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 13,196,388	\$ -	\$ 13,196,388	\$ -
Total capital assets, not being depreciated	13,196,388	-	13,196,388	-
Capital assets, being depreciated				
Improvements other than buildings - Phase 1	11,721,735	311,52	-	12,033,257
Improvements other than buildings - Phase 2	10,426,476	2	-	10,426,476
Total capital assets, being depreciated	22,148,211	311,52	-	22,459,733
Less accumulated depreciation for:				
Improvements other than buildings - Phase 1	944,25	401,10	-	1,345,361
Improvements other than buildings - Phase 2	2	9	-	695,098
Total accumulated depreciation	1,291,801	748,65	-	2,040,459
Total capital assets, being depreciated, net	20,856,410	(437,136	-	20,419,274
Governmental activities capital assets, net	\$ 34,052,798	\$ (437,136	\$ 13,196,388	\$ 20,419,274

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$51,770,000. The infrastructure will include drainage and a surface water management system, onsite roadways, onsite utilities, off-site utilities and roadway improvements, professional fees, and environmental and wildlife restoration and mitigation. A portion of the project costs is expected to be financed with the proceeds from the issuance of the Series 2016 Bonds and Series 2017 Bonds with the remainder to be funded by the Developer or additional bond issuances. Upon completion, the off-site roadway improvements, potable water distribution system, and wastewater collection system are to be conveyed to other entities for ownership and maintenance. The majority of the infrastructure were acquired from the Developer. During the current fiscal year, the Developer contributed \$81,494 in cash and \$230,028 in infrastructure to the District.

During the current fiscal year, the District conveyed \$13,196,388 in infrastructure to the County for ownership and maintenance responsibility.

NOTE 6 – LONG TERM LIABILITIES

Series 2016 Bonds

In August 2016, the District issued \$20,000,000 of Series 2016 Special Assessment Bonds consisting of various term Bonds due November 1, 2021 through November 1, 2046. Interest rates range from 3.50% to 5.00%. The Bonds were issued to provide funds for the costs of acquiring a portion of the Project. Interest is to be paid semiannually on each May 1 and November 1, commencing November 1, 2016. Principal on the Bonds is to be paid serially commencing November 1, 2017 through November 1, 2046.

Series 2017 Bonds

On December 13, 2017, the District issued \$28,000,000 of Special Assessment Bonds, Series 2017. The Series 2017 Bonds consist of multiple term Bonds with maturity dates ranging from November 1, 2023 - November 1, 2050 and interest rates ranging from 3.75% - 5.125%. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially, commencing November 1, 2020 through November 1, 2050. The Bonds were issued to fund the costs of acquiring and/or construction all or a portion of the Assessment Area Two Project.

The Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected prepaid assessments and prepaid \$1,475,000 and \$5,580,000 of the Series 2016 Bonds and Series 2017 Bonds, respectively. In addition, see Note – 12 Subsequent Events for extraordinary redemption amounts subsequent to fiscal year end.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2021.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2021 were as follows:

	Beginning Balance	Addition	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2016	\$ 12,465,000	\$ -	\$ 1,730,000	\$ 10,735,000	\$ 225,000
Series 2017	21,860,000	-	5,915,000	15,945,000	905,000
Total	<u>\$ 34,325,000</u>	<u>\$ -</u>	<u>\$ 7,645,000</u>	<u>\$ 26,680,000</u>	<u>\$ 1,130,000</u>

At September 30, 2021, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2022	\$ 1,130,000	\$ 1,278,707	\$ 2,408,707
2023	485,000	1,278,113	1,763,113
2024	500,000	1,291,750	1,791,750
2025	525,000	1,268,794	1,793,794
2026	550,000	1,243,769	1,793,769
2027-2031	3,115,000	5,792,619	8,907,619
2032-2036	3,940,000	4,890,969	8,830,969
2037-2041	5,020,000	3,616,213	8,636,213
2042-2046	6,400,000	2,123,138	8,523,138
2047-2051	5,015,000	592,141	5,607,141
	<u>\$ 26,680,000</u>	<u>\$ 23,376,213</u>	<u>\$ 50,056,213</u>

NOTE 7 – RELATED PARTY TRANSACTIONS

Contributions and Assessments

The Developer owns the majority of the land within the District; therefore, the assessments levied in the general and debt service funds during the current fiscal year are assessments levied on the land owned by the Developer.

The Developer also provided \$81,494 in contributions to complete certain capital infrastructure, and contributed \$230,028 in infrastructure to the District.

Connection Fees

During the 2017 fiscal year, the District entered into an agreement with the Developer regarding assignment of the water and wastewater connection fees. A portion of the connection fees are being financed by the Series 2016 Bonds and Series 2017 Bonds. The Developer entered into a separate agreement with the builders within the District whereby at the closing of each lot located within the District, the Developer shall be reimbursed by the builders for any water and sewer connection fees previously paid by the Developer to Lee County applicable to the lot. The Developer has assigned its rights relating to the collection and reimbursement of the connection fees from the builders to the District as security for the District's payment to the Developer of the phase 1 portion of the connection fees. The funds received in connection with this agreement shall be deposited into the Series 2016 prepayment account to proportionately repay individual lot assessments on the Series 2016 Bonds. The District paid \$2,375,781 during fiscal year 2017, \$2,495,559 during fiscal year 2018, and \$1,116,790 in the 2019 fiscal year for connection fees. The District has received \$6,359,700 through September 30, 2021 from builders related to the agreement. The amounts are included in prepaid assessment revenues.

NOTE 8 – CONCENTRATION

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

NOTE 9 – MANAGEMENT COMPANY

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

NOTE 10 – RISK MANAGEMENT

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

NOTE 11 – MAINTENANCE AGREEMENT

The District entered into an agreement for management and maintenance with The Place Master Association (Association). Under the agreement the Association will maintain various improvements within the District. The Association will be solely responsible for collection of all fees and assessments necessary to perform its management and maintenance responsibilities.

NOTE 12 – SUBSEQUENT EVENTS

Bond Payments

Subsequent to fiscal year end, the District prepaid a total of \$1,800,000 of the Series 2017 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

**CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2021**

	<u>Budgeted Amounts</u>		<u>Variance with Final Budget - Positive (Negative)</u>
	<u>Final</u>	<u>Actual Amounts</u>	
REVENUES			
Assessments	\$ 93,21	\$ 95,24	\$ 2,030
Total revenues	<u>93,21</u>	<u>95,24</u>	<u>2,030</u>
EXPENDITURES			
Current:			
General government	77,71	75,79	1,913
Physical environment	0	7	7,991
Total expenditures	<u>93,21</u>	<u>83,30</u>	<u>9,904</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	11,93	<u>\$ 11,934</u>
Fund balance - beginning		<u>14,718</u>	
Fund balance - ending		<u>\$ 26,652</u>	

See notes to required supplementary information

**CORKSCREW FARMSCOMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

**CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2021	None
Number of independent contractors compensated in September 2021	None
Employee compensation for FYE 9/30/2021 (paid/accrued)	Not applicable
Independent contractor compensation for FYE 9/30/2021	Not applicable
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See page 21
Ad Valorem taxes;	Not applicable
Millage rate FYE 9/30/2021	Not applicable
Ad valorem taxes collected FYE 9/30/2021	Not applicable
Outstanding Bonds:	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2021	Operations and maintenance - \$70.35 per lot Debt service Series 2016; SF 52" - \$1,000 SF 62" - \$1,200 SF 75" - \$1,500 Debt service Series 2016; SF 52" - \$1,200 SF 62" - \$1,400 SF 75" - \$1,500
Special assessments collected FYE 9/30/2021	\$1,850,311.00
Outstanding Bonds:	
Series 2016, due November 1, 2046	see Note 6 page 19 for details
Series 2017, due November 1, 2050	see Note 6 page 19 for details



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

To the Board of Supervisors
Corkscrew Farms Community Development District
Lee County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Corkscrew Farms Community Development District, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated July 8, 2022.

Internal Control Over Financial Reporting

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

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

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

Compliance and Other Matters

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

Purpose of this Report

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

A handwritten signature in blue ink that reads "Brian J. Associates".

July 8, 2022



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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

To the Board of Supervisors
Corkscrew Farms Community Development District
Lee County, Florida

We have examined Corkscrew Farms Community Development District, Lee County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2021. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2021.

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

Grau & Associates

July 8, 2022



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

To the Board of Supervisors
Corkscrew Farms Community Development District
Lee County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Corkscrew Farms Community Development District, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated July 8, 2022.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated July 8, 2022, should be considered in conjunction with this management letter.

Purpose of this Letter

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

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

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

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

Grau & Associates

July 8, 2022

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2020.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2021.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2021.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2021. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT

June 03, 2022, Board of Supervisors Regular Meeting

Minutes of the Regular Meeting

The Regular Meetings of the Corkscrew Farms Community Development District was held on **Wednesday, June 03, 2022, at 1:00 p.m.** at the Offices of Cameratta Companies located at 21101 Design Parc Ln., Suite #103, Estero, FL 33928.

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, June 03, 2022, 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, Inframark	
Greg Urbancic	District Counsel, Coleman, Yovanovich & Koester	(via conference call)
Carl Barraco	District Engineer, Barraco & Associates	(via conference call)
Dominic Cameratta	Cameratta Companies	

There were some members of the development team present.

There were no members of the public in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. BUSINESS ITEMS

A. Consideration of Resolution 2022-01; Approving Proposed FY 2022 Budget & Setting Public Hearing

Mr. Lamb reviewed the resolution and exhibits with the Board. This is starting the Budget process and set date for Public Hearing on August 17th at 1:00 PM.

MOTION TO:	Approve Resolution 2022-01.
MADE BY:	Supervisor A. Cameratta
SECONDED BY:	Supervisor Smith
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 – Motion Passed Unanimously

B. Announcement of Qualified Electors

Mr. Lamb announced there are currently 1,837 qualified electors per the memorandum received by the Supervisor of Electors Office.

C. 2022 Election Process

Mr. Lamb discussed the 2022 election process with the Board as seats 3 and 4 are up for election.

District Counsel Urbancic mentioned the Supervisor is accepting early application for those who qualify need to meet the required qualifications to apply. The property appraiser will hold it. As of right now no one has submitted the application in which it may change. In the event that no one does submit the application, there will be a situation where Cheryl and Laura will hold over until we have a 120-day period after the election. At that point we would have to appoint someone to fill in that spot.

D. Consideration of Resolution 2022-02; Announcing Landowners Election

Mr. Lamb reviewed the resolution with the Board and motioned to approve the resolution to substitute the location to the restaurant for place of meeting with the same time.

District Counsel Urbancic stated in this first point in time where we are transitioning and have two (2) seats available for election, there is one (1) landowner election where a landowner can show up and vote. To that extend that the developer owns any land, at that point they can elect someone depending on how many units they have. We need to decide if the venue at the Cameratta offices is the right venue which might be. Supervisor A. Cameratta stated at some point to transition to the restaurant.

MOTION TO:	Approve Resolution 2022-02 with substitution of location to be held at the restaurant for the meeting and keep the same time.
MADE BY:	Supervisor A. Cameratta
SECONDED BY:	Supervisor Youmans
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 – Motion Passed Unanimously

E. Consideration of Resolution 2022-03; Requesting Supervisors of Elections to Conduct General Elections

Mr. Lamb reviewed the resolution and discussed it with the Board. The Landowners are only able to vote for the available seats.

MOTION TO:	Approve Resolution 2022-03.
MADE BY:	Supervisor A. Cameratta
SECONDED BY:	Supervisor Youmans
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 – Motion Passed Unanimously

F. General Matters of the District

There were no general matters of the District to discuss currently.

4. CONSENT AGENDA

- A. Consideration of Board of Supervisors Meeting Minutes August 18, 2021**
- B. Consideration of Operations and Maintenance Expenditures August-September 2021**
- C. Consideration of Operations and Maintenance Expenditures October 2021- April 2022**
- D. Review of Financial Statements Month Ending April 30, 2022**

The Board reviewed the Consent Agenda items.

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

5. STAFF REPORTS

A. District Counsel

Mr. Urbancic requested an update from Mr. Barraco regarding the Stormwater draft. Mr. Barraco stated the draft for Stormwater has not been filed yet, however, as soon as its completed, Mr. Urbancic should expect a draft soon. Mr. Urbancic also mentioned how sensitive the date is to have completed which is due by the end of June per the county.

B. District Engineer

C. District Manager

There are currently no staff reports on behalf of the District Manager and Engineer.

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

There were no supervisor requests or audience comments at this time.

7. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Smith
SECONDED BY:	Supervisor A. Cameratta
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

Official District Seal

Corkscrew Farms Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Inframark	76797	\$ 3,133.86		District Management Services - April 2022
Monthly Contract Sub-Total		\$ 3,133.86		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Grau & Associates	22456	\$ 500.00		Audit FYE 9/30/201 - 5/02/2022
Regular Services Sub-Total		\$ 500.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 3,633.86		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

A Division of Inframark, LLC

INVOICE

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE#

#76797

DATE

4/29/2022

CUSTOMER ID

C2294

NET TERMS

Net 30

PO#**DUE DATE**

5/29/2022

BILL TO

Corkscrew Farms CDD
2005 Pan Am Cir Ste 700
Tampa FL 33607-2380
United States

Services provided for the Month of: April 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Postage - Postage- April	1	Ea	0.53	0.53
Website Maintenance - Website Maintenance / Admin	1	Ea	125.00	125.00
Dissemination Services - Dissemination Services	1	Ea	175.00	175.00
District Management Services - District Management	1	Ea	2,833.33	2,833.33
Subtotal				3,133.86

Subtotal

\$3,133.86

Tax

\$0.00

Total Due

\$3,133.86

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

Please include CUSTOMER ID and the invoice number on the check stub of your payment.

Phone: 813-397-5122 | Fax: 813-873-7070

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Corkscrew Farms Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607*

Invoice No. 22456
Date 05/02/2022

SERVICE	AMOUNT
Audit FYE 09/30/2021	\$ <u>500.00</u>
Current Amount Due	\$ <u>500.00</u>

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

Payment due upon receipt.

Corkscrew Farms Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Inframark	77931	\$ 3,134.89		District Management Services - May 2022
Monthly Contract Sub-Total		\$ 3,134.89		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 3,134.89		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts
A Division of Inframark, LLC

INVOICE

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE#
#77931

DATE
5/26/2022

BILL TO

Corkscrew Farms CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-2380
United States

CUSTOMER ID
C2294

NET TERMS
Net 30

PO#

DUE DATE
6/25/2022

Services provided for the Month of: May 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Copies - Color Copies- May	1	Ea	0.50	0.50
Postage - Postage- May	2	Ea	0.53	1.06
Website Maintenance - Website Maintenance / Admin	1	Ea	125.00	125.00
Dissemination Services - Dissemination Services	1	Ea	175.00	175.00
District Management Services - District Management	1	Ea	2,833.33	2,833.33
Subtotal				3,134.89

Subtotal	\$3,134.89
Tax	\$0.00
Total Due	\$3,134.89

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

Please include CUSTOMER ID and the invoice number on the check stub of your payment.
Phone: 813-397-5122 | Fax: 813-873-7070

Corkscrew Farms Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Inframark	79394	\$ 3,133.98		District Management Services - June 2022
Monthly Contract Sub-Total		\$ 3,133.98		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Grau & Associates	22825	\$ 4,600.00		Audit FYE 09/30/2021 - 7/01/2022
The News-Press	4669708	424.66		Advertising Package (Notice of Qualifin and Regular B) thru 5/31/22
Regular Services Sub-Total		\$ 5,024.66		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 8,158.64		

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

Corkscrew Farms CDD
2005 Pan Am Cir Ste 700
Tampa FL 33607-2380
United States

INVOICE#

#79394

CUSTOMER ID

C2294

PO#**DATE**

6/30/2022

NET TERMS

Net 30

DUE DATE

7/30/2022

Services provided for the Month of: June 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies- May	1	Ea	0.15		0.15
Color Copies- May	1	Ea	0.50		0.50
Website Maintenance / Admin	1	Ea	125.00		125.00
Dissemination Services	1	Ea	175.00		175.00
District Management	1	Ea	2,833.33		2,833.33
Subtotal					3,133.98

Subtotal

\$3,133.98

Tax

\$0.00

Total Due

\$3,133.98

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.

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Corkscrew Farms Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Invoice No. 22825
Date 07/01/2022

SERVICE	AMOUNT
Audit FYE 09/30/2021	\$ <u>4,600.00</u>
Current Amount Due	\$ <u>4,600.00</u>


NY
32025130

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
4,600.00	0.00	0.00	0.00	0.00	4,600.00

Payment due upon receipt.



The News-Press
Media Group

ACCOUNT NAME Corkscrew Farms CDD		ACCOUNT # 9659	PAGE # 1 of 1
INVOICE # 0004669708	BILLING PERIOD May 1- May 31, 2022	PAYMENT DUE DATE June 20, 2022	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL AMOUNT DUE \$424.66	
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	
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% 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.			

0000009659000000000000000046697080004246610265

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number: 0000009659.

Date	Description	Amount
5/1/22	Balance Forward	\$0.00

Package Advertising:

Start-End Date	Description	PO Number	Package Cost
5/25/22-5/25/22	0005260012 NOTICE OF QUALIFYIN		\$197.57
5/25/22-5/25/22	0005272250 NOTICE OF REGULAR B	Corkscrew	\$227.09

ALN
4801
5130

Received
JUN 2 - 2022

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT



The News-Press
Media Group

ACCOUNT NAME Corkscrew Farms CDD		PAYMENT DUE DATE June 20, 2022		AMOUNT PAID		
ACCOUNT NUMBER 9659		INVOICE NUMBER 0004669708				
CURRENT DUE \$424.66	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 \$424.66

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 _____

0000009659000000000000000046697080004246610265

Corkscrew Farms Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2022



Inframark LLC
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Corkscrew Farms CDD

Balance Sheet
As of 7/31/2022

(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2016	Debt Service Fund - Series 2017	Capital Project Fund - Series 2016	Capital Project Fund - Series 2017	General Fixed Assets	General Long- Term Debt	Total
Assets								
Cash--Operating Account	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cash--Busey Operating Account	57,959.00	0.00	0.00	0.00	0.00	0.00	0.00	57,959.00
Revenue - Series 2016 #3000	0.00	549,195.00	0.00	0.00	0.00	0.00	0.00	549,195.00
Interest - Series 2016 #3001	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sinking - Series 2016 #3002	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Principal - Series 2016	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reserve - Series 2016 #3004	0.00	554,636.00	0.00	(6.00)	0.00	0.00	0.00	554,630.00
Prepayment - Series 2016 #3005	0.00	3,823.00	0.00	0.00	0.00	0.00	0.00	3,823.00
Capital Int- Series 2016 #3007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Const/Aquis - Series 2016 #3006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cost of Issuance - Series 2016	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Revenue - Series 2017 #2000	0.00	0.00	575,579.00	0.00	0.00	0.00	0.00	575,579.00
Interest - Series 2017 #2001	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sinking - Series 2017 #2002	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reserve - Series 2017 #2003	0.00	0.00	695,003.00	0.00	0.00	0.00	0.00	695,003.00
Prepayment - Series 2017 #2004	0.00	0.00	102,574.00	0.00	0.00	0.00	0.00	102,574.00
Const/Aquis - Series 2017 #2005	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Capitalized Interest - Series 2017 #2006	0.00	0.00	79.00	0.00	0.00	0.00	0.00	79.00
Costs of Issuance - Series 2017 #2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Receivable - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Assessment Receivable - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Assessments Receivable - Tax Roll	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Due from Developer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Due From General Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Items	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid General Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid D & O Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Trustee Fees	3,772.00	0.00	0.00	0.00	0.00	0.00	0.00	3,772.00
Prepaid Property Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Equipment & Furniture	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Construction Work in Progress	0.00	0.00	0.00	0.00	0.00	41,958,312.00	0.00	41,958,312.00
Amount Available-Debt Service	0.00	0.00	0.00	0.00	0.00	0.00	4,067,671.00	4,067,671.00
Amount To Be Provided-Debt Service	0.00	0.00	0.00	0.00	0.00	0.00	19,722,272.00	19,722,272.00
Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Assets	61,731.00	1,107,654.00	1,373,235.00	(6.00)	0.00	41,958,312.00	23,789,944.00	68,290,868.00
Liabilities								
Accounts Payable	3,636.00	0.00	0.00	0.00	0.00	0.00	0.00	3,636.00
Accounts Payable-Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Corkscrew Farms CDD

Balance Sheet
As of 7/31/2022

(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2016	Debt Service Fund - Series 2017	Capital Project Fund - Series 2016	Capital Project Fund - Series 2017	General Fixed Assets	General Long- Term Debt	Total
Due To Debt Service Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Accrued Expenses Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Due To Developer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Current Liabilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bonds Payable - Series 2016	0.00	0.00	0.00	0.00	0.00	0.00	9,899,944.00	9,899,944.00
Bond Payable - Series 2017	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>13,890,000.00</u>	<u>13,890,000.00</u>
Total Liabilities	<u>3,636.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>23,789,944.00</u>	<u>23,793,580.00</u>
Fund Equity & Other Credits								
Unearned Revenues	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fund Balance-All Other Reserves	0.00	1,083,214.00	0.00	0.00	0.00	0.00	0.00	1,083,214.00
Fund Balance-Unreserved	26,652.00	0.00	1,885,273.00	0.00	0.00	0.00	0.00	1,911,925.00
Investment in General Fixed Assets	0.00	0.00	0.00	0.00	0.00	41,958,312.00	0.00	41,958,312.00
Other	<u>31,443.00</u>	<u>24,440.00</u>	<u>(512,039.00)</u>	<u>(6.00)</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>(456,163.00)</u>
Total Fund Equity & Other Credits	<u>58,094.00</u>	<u>1,107,654.00</u>	<u>1,373,235.00</u>	<u>(6.00)</u>	<u>0.00</u>	<u>41,958,312.00</u>	<u>0.00</u>	<u>44,497,288.00</u>
Total Liabilities & Fund Equity	<u>61,731.00</u>	<u>1,107,654.00</u>	<u>1,373,235.00</u>	<u>(6.00)</u>	<u>0.00</u>	<u>41,958,312.00</u>	<u>23,789,944.00</u>	<u>68,290,868.00</u>

Corkscrew Farms CDD
Statement of Revenues Expenditures
From 10/1/2020 Through 7/31/2022

001 - General Fund
(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	(104,375.00)	0.00	104,375.00	(100)%
Operations & Maintenance-	<u>197,585.00</u>	<u>191,152.00</u>	<u>(6,433.00)</u>	<u>(3)%</u>
Tax Roll				
Total Revenues	<u>93,210.00</u>	<u>191,152.00</u>	<u>97,942.00</u>	<u>105 %</u>
Expenditures				
Legislative				
District Counsel	0.00	1,470.00	(1,470.00)	0 %
Financial & Administrative				
District Manager	34,000.00	59,500.00	(25,500.00)	(76)%
District Engineer	9,000.00	13,441.00	(4,441.00)	(49)%
Disclosure Report	2,100.00	2,400.00	(300.00)	(14)%
Trustee Fees	10,700.00	19,037.00	(8,337.00)	(78)%
Auditing Services	6,100.00	13,058.00	(6,958.00)	(114)%
Postage, Phone, Faxes, Copies	150.00	475.00	(325.00)	(217)%
Public Officials Insurance	2,500.00	5,039.00	(2,539.00)	(102)%
Legal Advertising	200.00	4,665.00	(4,465.00)	(2,233)%
Bank Fees	100.00	0.00	100.00	100 %
Dues, Licenses, & Fees	260.00	3,000.00	(2,740.00)	(1,054)%
Office Supplies	0.00	113.00	(113.00)	0 %
Web Administration	1,500.00	2,625.00	(1,125.00)	(75)%
ADA Website Compliance	1,500.00	3,000.00	(1,500.00)	(100)%
Legal Counsel				
District Counsel	9,600.00	4,670.00	4,930.00	51 %
Other Physical Environment				
Property & Casualty Insurance	13,000.00	15,281.00	(2,281.00)	(18)%
Reserves				
Undesignated Reserves	<u>2,500.00</u>	<u>0.00</u>	<u>2,500.00</u>	<u>100 %</u>
Total Expenditures	<u>93,210.00</u>	<u>147,775.00</u>	<u>(54,565.00)</u>	<u>(59)%</u>
Excess of Revenues Over (Under)	<u>0.00</u>	<u>43,377.00</u>	<u>43,377.00</u>	<u>0 %</u>
Expenditures				
Fund Balance, Beginning of Period	0.00	12,349.00	12,349.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>55,725.00</u>	<u>55,725.00</u>	<u>0 %</u>

Corkscrew Farms CDD
Statement of Revenues Expenditures
From 10/1/2020 Through 7/31/2022

200 - Debt Service Fund - Series 2016
(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>
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assessments-Tax Roll	837,825.00	1,514,541.00	676,716.00	81 %
Debt Service Prepayments	0.00	1,062,547.00	1,062,547.00	0 %
Debt Service Assessments-Off Roll	0.00	57,135.00	57,135.00	0 %
Interest Earnings				
Interest Earnings	0.00	1,587.00	1,587.00	0 %
Contributions & Donations From Private Sources				
Developer Contribution	<u>0.00</u>	<u>66,100.00</u>	<u>66,100.00</u>	<u>0 %</u>
Total Revenues	<u>837,825.00</u>	<u>2,701,910.00</u>	<u>1,864,085.00</u>	<u>222 %</u>
Expenditures				
Debt Service Payments				
Interest	582,825.00	1,085,631.00	(502,806.00)	(86)%
Principal	<u>255,000.00</u>	<u>1,955,000.00</u>	<u>(1,700,000.00)</u>	<u>(667)%</u>
Total Expenditures	<u>837,825.00</u>	<u>3,040,631.00</u>	<u>(2,202,806.00)</u>	<u>(263)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(338,721.00)</u>	<u>(338,721.00)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	1,446,375.00	1,446,375.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>1,107,654.00</u>	<u>1,107,654.00</u>	<u>0 %</u>

Corkscrew Farms CDD
Statement of Revenues Expenditures
From 10/1/2020 Through 7/31/2022

201 - Debt Service Fund - Series 2017
(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	1,408,088.00	1,882,036.00	473,948.00	34 %
Debt Service Prepayments	0.00	5,225,656.00	5,225,656.00	0 %
Debt Service Assessments-Off Roll	0.00	72,264.00	72,264.00	0 %
Interest Earnings				
Interest Earnings	0.00	3,493.00	3,493.00	0 %
Contributions & Donations From Private Sources				
Developer Contribution	0.00	262,000.00	262,000.00	0 %
Total Revenues	<u>1,408,088.00</u>	<u>7,445,449.00</u>	<u>6,037,361.00</u>	<u>429 %</u>
Expenditures				
Debt Service Payments				
Interest	1,068,088.00	1,793,608.00	(725,520.00)	(68)%
Prepayment	0.00	255,000.00	(255,000.00)	0 %
Principal	<u>340,000.00</u>	<u>7,715,000.00</u>	<u>(7,375,000.00)</u>	<u>(2,169)%</u>
Total Expenditures	<u>1,408,088.00</u>	<u>9,763,608.00</u>	<u>(8,355,520.00)</u>	<u>(593)%</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0.00	262.00	262.00	0 %
Total Other Financing Sources	<u>0.00</u>	<u>262.00</u>	<u>262.00</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(2,317,896.00)</u>	<u>(2,317,896.00)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	3,691,131.00	3,691,131.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>1,373,235.00</u>	<u>1,373,235.00</u>	<u>0 %</u>

Corkscrew Farms CDD
Statement of Revenues Expenditures
From 10/1/2020 Through 7/31/2022

300 - Capital Project Fund - Series
2016
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0.00	1.00	1.00	0 %
Contributions & Donations From Private Sources				
Developer Contribution	<u>0.00</u>	<u>81,494.00</u>	<u>81,494.00</u>	<u>0 %</u>
Total Revenues	<u>0.00</u>	<u>81,494.00</u>	<u>81,494.00</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	<u>0.00</u>	<u>81,494.00</u>	<u>(81,494.00)</u>	<u>0 %</u>
Total Expenditures	<u>0.00</u>	<u>81,494.00</u>	<u>(81,494.00)</u>	<u>0 %</u>
Other Financing Sources				
Debt Proceeds				
Debt Service Prepayments	<u>0.00</u>	<u>(6.00)</u>	<u>(6.00)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0.00</u>	<u>(6.00)</u>	<u>(6.00)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(6.00)</u>	<u>(6.00)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	(110,060.00)	(110,060.00)	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>(110,066.00)</u>	<u>(110,066.00)</u>	<u>0 %</u>

Corkscrew Farms CDD
Statement of Revenues Expenditures
From 10/1/2020 Through 7/31/2022

301 - Capital Project Fund - Series
2017
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Total Revenues	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	<u>0.00</u>	<u>(262.00)</u>	<u>(262.00)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0.00</u>	<u>(262.00)</u>	<u>(262.00)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(262.00)</u>	<u>(262.00)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	262.00	262.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>

Summary
Cash Account: 10102 Cash--Busey Operating Account
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked

Bank Balance	75,151.31
Less Outstanding Checks/Vouchers	17,192.66
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	57,958.65
Balance Per Books	<u>57,958.65</u>
Unreconciled Difference	<u>0.00</u>

Click the Next Page toolbar button to view details.

Corkscrew Farms CDD
Reconcile Cash Accounts

Detail
Cash Account: 10102 Cash--Busey Operating Account
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked
Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1027	3/4/2021	System Generated Check/Voucher	1,470.00	Coleman, Yovanovich & Koester, P.
1107	7/7/2022	System Generated Check/Voucher	3,133.98	Inframark LLC
1109	7/13/2022	Series 2017 FY22 Tax Dist ID 12	6,975.36	Corkscrew Farms CDD
1110	7/13/2022	Series 2016 FY22 Tax Dist ID 12	<u>5,613.32</u>	Corkscrew Farms CDD
Outstanding Checks/Vouchers			<u><u>17,192.66</u></u>	

Corkscrew Farms CDD
Reconcile Cash Accounts

Detail
Cash Account: 10102 Cash--Busey Operating Account
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked
Outstanding Other Cash Items

Document Number	Document Date	Document Description	Document Amount
001	9/30/2021	YE Adjustments	<u>0.00</u>
Outstanding Other Cash Items			<u>0.00</u>

Corkscrew Farms CDD
Reconcile Cash Accounts

Detail
Cash Account: 10102 Cash--Busey Operating Account
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1106	7/7/2022	System Generated Check/Voucher	4,600.00	Grau and Associates
1108	7/7/2022	System Generated Check/Voucher	<u>424.66</u>	News-Press Media Group
Cleared Checks/Vouchers			<u>5,024.66</u>	

Corkscrew Farms CDD
Reconcile Cash Accounts

Detail
Cash Account: 10102 Cash--Busey Operating Account
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked
Cleared Deposits

Document Number	Document Date	Document Description	Document Amount	Deposit Number
CR367	7/13/2022	Tax Distribution - 7.13.2022	<u>13,294.80</u>	
Cleared Deposits			<u>13,294.80</u>	