

**CORKSCREW FARMS
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
LANDOWNER ELECTION & REGULAR MEETING
NOVEMBER 16, 2022**

CORKSCREW FARMS
COMMUNITY DEVELOPMENT DISTRICT AGENDA
WEDNESDAY, NOVEMBER 16, 2022 AT 1:00 P.M.
THE OFFICES OF CAMERATTA COMPANIES
LOCATED AT 21101 DESIGN PARC LN. SUITE #103, ESTERO, FL 33928

District Board of Supervisors	Chairman	Joseph Cameratta
	Vice Chairman	Anthony Cameratta
	Supervisor	Eileen Barrett
	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 Landowner Election & Regular Meeting of Corkscrew Farms Community Development District will be held on **November 16, 2022 at 1:00 p.m. at office of Cameratta Companies located at 21101 Design Parc Ln., Suite #103, 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

LANDOWNER’S MEETING/ELECTION

- 1. CALL TO ORDER**
- 2. APPOINTMENT OF MEETING CHAIRMAN**
- 3. ANNOUNCEMENT OF CANDIDATES/CALL FOR NOMINATIONS**
- 4. ELECTION OF SUPERVISORS**
- 5. OWNER’S REQUEST**
- 6. ADJOURNMENT**

REGULAR BOARD OF SUPERVISORS MEETING

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. ADMINISTER OATH OF OFFICES**
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2023-01; Canvassing & Certifying the Results of the Landowner Election.....Tab 01
 - B. Consideration of Resolution 2023-02; Redesignating Officers.....Tab 02
 - C. General Matters of the District
- 5. CONSENT AGENDA**
 - A. Consideration of Public Hearing & Board of Supervisors Meeting Minutes August 17, 2022Tab 03
 - B. Consideration of Operations and Maintenance Expenditures August 2022.....Tab 04
 - C. Consideration of Operations and Maintenance Expenditures September 2022Tab 05
 - D. Review of Financial Statements Month September 30, 2022Tab 06
- 6. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 8. 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 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, ADDRESSING SEAT NUMBER DESIGNATIONS ON THE BOARD OF SUPERVISORS, AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting is required to be held following the creation of a community development district for the purpose of electing supervisors of the District; and

WHEREAS, following proper publication and notice thereof, on November 16, 2022, the owners of land within the District held a meeting for the purpose of electing supervisors to the District’s Board of Supervisors (“Board”); and

WHEREAS, at the November 16, 2022 meeting, the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board, by means of this Resolution, desires to canvas the votes, declare and certify the results of the landowner’s election, and announce the Board Members, seat number designations on the Board.

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

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

SECTION 2. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown, to wit:

Seat 5

Votes: _

SECTION 3. In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following terms of office:

Seat 5

Years: 4

SECTION 4. Said terms of office commenced on November 16, 2022.

SECTION 5. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect. To the extent the provisions of this Resolution conflict with the provisions of any other resolution of the District, the provisions of this Resolution shall prevail.

PASSED AND ADOPTED THIS 16th DAY OF NOVEMBER 2022.

ATTEST:

**CORKSCREW FARMS COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair/ Vice Chair

RESOLUTION 2023-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF CORKSCREW FARMS
COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING
FOR AN EFFECTIVE DATE.**

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

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting was held for the purpose of electing supervisors of the District; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

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

1. The following persons are elected to the offices shown, to wit:

_____	Chairman
_____	Vice-Chairman
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 16th DAY OF NOVEMBER, 2022.

ATTEST:

**CORKSCREW FARMS COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair/ Vice Chair

**CORKSCREW FARMS
COMMUNITY DEVELOPMENT DISTRICT**

August 17, 2022, Board of Supervisors of the Public Hearing and Regular Meeting

MINUTES OF THE PUBLIC HEARING AND REGULAR MEETING

The Public Hearing and Regular Meetings of the Corkscrew Farms Community Development District was held on **Wednesday, August 17, 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 Public Hearing and Regular Meetings of the Board of Supervisors of the Corkscrew Farms Community Development District to order on **Wednesday, August 17, 2022, at 1:00 p.m.**

Board Members Present at the onset of the meeting:

Joseph Cameratta	Chairman
Anthony Cameratta	Vice-Chair
Cheryl Smith	Supervisor
Laura Youmans	Supervisor
Ilene Barret	Supervisor Elect

Staff Members Present:

Brian Lamb	District Manager, Inframark
Greg Urbancic	District Counsel, Coleman, Yovanovich & Koester
Carl Barraco	District Engineer, Barraco & Associates
Dominic Cameratta	Developer, Cameratta Companies

There were no audience members of the public in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. RECESS TO PUBLIC HEARING

Brian Lamb directed the Board to recess to the Public Hearing.

4. PUBLIC HEARING ON ADOPTING FINAL FISCAL YEAR 2023 BUDGET

A. Open the Public Hearing on Final Fiscal Year 2023 Budget

MOTION TO: Open the Public Hearing.
MADE BY: Supervisor J. Camerrata
SECONDED BY: Supervisor Smith
DISCUSSION: None Further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion Passed Unanimously

B. Staff Presentation

Mr. Lamb made a presentation to the Board.

C. Public Comment

There were no public comments.

D. Consideration of Resolution 2022-04; Adopting Final Fiscal Year 2023 Budget

The Board reviewed and discussed the resolution.

MOTION TO: Approve Resolution 2022-04.
MADE BY: Supervisor J. Camerrat
SECONDED BY: Supervisor A. Camerrata
DISCUSSION: None Further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion Passed Unanimously

E. Close the Public Hearing on Adopting Final Fiscal Year 2023 Budget

MOTION TO: Close the Public Hearing.
MADE BY: Supervisor J. Camerrata
SECONDED BY: Supervisor A. Cameratta
DISCUSSION: None Further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion Passed Unanimously

5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS

A. Open the Public Hearing on Levying O&M Assessments

MOTION TO: Open the Public Hearing.
MADE BY: Supervisor J. Cameratta
SECONDED BY: Supervisor A. Cameratta
DISCUSSION: None Further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion Passed Unanimously

B. Staff Presentation

Mr. Lamb made a presentation to the Board.

C. Public Comment

There were no public comments.

D. Consideration of Resolution 2022-05; Levying O&M Assessments

The Board reviewed and discussed the resolution.

MOTION TO: Approve Resolution 2022-05.
MADE BY: Supervisor A. Cameratta
SECONDED BY: Supervisor J. Camerrata
DISCUSSION: None Further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion Passed Unanimously

E. Close the Public Hearing on Levying O&M Assessments

MOTION TO: Close the Public Hearing.
MADE BY: Supervisor J. Camerrata
SECONDED BY: Supervisor Smith
DISCUSSION: None Further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion Passed Unanimously

6. RETURN AND PROCEED TO THE REGULAR MEETING

Mr. Lamb directed the Board to proceed to the regular meeting.

7. BUSINESS ITEMS

A. Consideration of Resolution 2022-06; Setting FY 2023 Meeting Schedule

Mr. Lamb reviewed the resolution and exhibits with the Board. This is to set meeting schedule as stating on document.

MOTION TO:	Approve Resolution 2022-06.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor A. Camerrata
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion Passed Unanimously

B. Acceptance of Financial Report for Fiscal Year Ended September 30, 2021

Mr. Lamb went over the financial report for fiscal year ended September 30, 2021.

MOTION TO:	Approve the Financial Report for Fiscal Year Ended September 30, 2021 and authorize Chairman or Vice-Chairman to sign necessary documents.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor Smith
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion Passed Unanimously

C. General Matters of the District

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

8. CONSENT AGENDA

- A. Consideration of Board of Supervisors Meeting Minutes May 18, 2022**
- B. Consideration of Operations and Maintenance Expenditures May 2022**
- C. Consideration of Operations and Maintenance Expenditures June 2022**
- D. Consideration of Operations and Maintenance Expenditures July 2022**
- E. Review of Financial Statements Month Ending July 31, 2022**

The Board reviewed the Consent Agenda items.

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

9. STAFF REPORTS

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

There are currently no staff reports.

10. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

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

11. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor J. Camerrata
SECONDED BY:	Supervisor Smith
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – 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				
Monthly Contract Sub-Total		\$ 0.00		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Barraco & Associates	24286	\$ 3,076.25		Professional Service - 07/20/22
Coleman, Yovanovich & Koester, P.A.	6677 001M 56	560.00		Professional Services - thru 07/26/22
Coleman, Yovanovich & Koester, P.A.	6677 001M 57	560.00	\$ 1,120.00	Professional Service - Thru 08/11/22
Grau & Associates	23026	0.00		Audit FYE 09/30/2021
News-Press Media Group	4818949	1,689.10		Public Notice - 07/27/22
Regular Services Sub-Total		\$ 5,885.35		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 5,885.35		

Approved (with any necessary revisions noted):

Signature

Printed Name

Corkscrew Farms Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Barraco & Associates, Inc.
 2271 McGregor Boulevard, Suite 100
 Fort Myers, FL 33901

Corkscrew Farms CDD
 Meritus Districts
 2005 Pan Am Circle, Suite 120
 Tampa, FL 33607

Invoice number 24286
 Date 07/20/2022
 Project **23331 Corkscrew Farms CDD**

Description	Contract Amount	Percent Complete	Billed To Date	Less Previous Billing	Amount Due This Billing
2022.1 Miscellaneous Professional Services	0.00	0.00	112.50	0.00	112.50
2022.2 Stormwater Needs Analysis Assistance	6,000.00	49.40	2,963.75	0.00	2,963.75
Total	6,000.00	51.27	3,076.25	0.00	3,076.25

2022.1 Miscellaneous Professional Services

	Hours	Rate	Billed Amount
Senior Professional Engineer	0.50	225.00	112.50
<i>Prepare for and attend June BOS meeting.</i>			

2022.2 Stormwater Needs Analysis Assistance

	Hours	Rate	Billed Amount
Professional Engineer	0.75	225.00	168.75
Project Manager	21.50	130.00	2,795.00
<i>Research pay apps, ERP</i>			
<i>Research pay apps, Review and compile O&M budget info</i>			
<i>Review and compile financial information</i>			

subtotal	22.25	2,963.75
Phase subtotal		2,963.75
Invoice total		3,076.25

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
24286	07/20/2022	3,076.25	3,076.25				
	Total	3,076.25	3,076.25	0.00	0.00	0.00	0.00

Received
 JUL 25 2022

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

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

Attn: Teresa Farlow

Gen Rep

Page: 1
July 26, 2022
File No: 6677-001M
Statement No: 56

Handwritten: 3107 51400

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

Previous Balance \$70.00

Fees

06/03/2022	GLU	Review agenda and prepare for Board of Supervisors meeting; Participation in Board of Supervisors meeting	245.00
06/15/2022	GLU	review election questions; Exchange email correspondence on election questions	105.00
06/21/2022	GLU	Review email correspondence from Vinnette Hall on audit response request; Review letter; Internal review; Draft audit response letter	210.00
		Professional Fees through 07/26/2022	560.00
		Total Current Work	560.00

Payments

Total Payments Through 07/26/2022	-70.00
Balance Due (includes previous balance, if any)	<u>\$560.00</u>

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

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

Attn: Teresa Farlow

Gen Rep

Page: 1
August 11, 2022
File No: 6677-001M
Statement No: 57

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

RM
3107
5140

Previous Balance \$560.00

Fees

07/11/2022	GLU	Review and respond to email correspondence from Vinnette Hall on request from auditor on update	70.00
07/14/2022	GLU	Review and respond to email correspondence from Dominic Cameratta on election and related turnover questions	105.00
07/16/2022	GLU	Review and respond to email correspondence from Carl Barraco on closeout map	35.00
07/18/2022	GLU	Review and respond to email correspondence from Brittany Crutchfield on proposed public notices for budget meetings; Review and revise same.	350.00
		Professional Fees through 08/11/2022	560.00
		Total Current Work	560.00

Payments

Total Payments Through 08/10/2022	-560.00
Balance Due (includes previous balance, if any)	<u>\$560.00</u>

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. 23026
Date 08/03/2022

SERVICE

AMOUNT

Audit FYE 09/30/2021

\$ 0.00

Current Amount Due


\$ 0.00

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

Payment due upon receipt.



The News-Press
Media Group

ACCOUNT NAME Corkscrew Farms CDD		ACCOUNT # 9659	PAGE # 1 of 1
INVOICE # 0004818949	BILLING PERIOD Jul 1- Jul 31, 2022	PAYMENT DUE DATE August 20, 2022	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL AMOUNT DUE \$1,689.10	
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.			

000000965900000000000000048189490016891010262

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

Date	Description	Amount
7/1/22	Balance Forward	\$424.66
7/14/22	PAYMENT - THANK YOU	-\$424.66

Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
7/21/22	News-Press	GCI0915758	Fy 2023 Budget Notice - 1St Pu		1	3.0000 x 10.25 in	\$1,391.90

Package Advertising:

Start-End Date	Description	PO Number	Package Cost
7/27/22-7/27/22	0005341702 Notice of Public He	Legal Ad	\$297.20

BB
1/501 5130

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

LOCALiQ The News-Press Media Group		ACCOUNT NAME Corkscrew Farms CDD		PAYMENT DUE DATE August 20, 2022		AMOUNT PAID
		ACCOUNT NUMBER 9659		INVOICE NUMBER 0004818949		
CURRENT DUE \$1,689.10	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 \$1,689.10
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:		
				<input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX		
				Card Number _____ Exp Date ____ / ____ / ____ CVV Code _____ Signature _____ Date _____		

000000965900000000000000048189490016891010262

Corkscrew Farms Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Monthly Contract Sub-Total		\$ 0.00		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Coleman, Yovanovich & Koester, P.A.	6677 001M 58	\$ 280.00		Professional Service - Thru 09/13/22
News Press	4894588	1,689.10		Ad Printing - 08/01/22
Regular Services Sub-Total		\$ 1,969.10		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 1,969.10		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

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

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

Attn: Teresa Farlow

Gen Rep

Page: 1
September 13, 2022
File No: 6677-001M
Statement No: 58

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

Previous Balance \$560.00

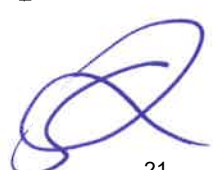
Fees

08/09/2022	GLU	Review and respond to email correspondence from Cheryl Smith on meeting schedule; Exchange email correspondence on meeting	105.00
08/12/2022	GLU	Review and respond to email correspondence from Ray Blacksmith on maintenance agreement	70.00
08/17/2022	GLU	Review agenda for Board of Supervisors meeting; Call in to meeting	105.00
		Professional Fees through 09/13/2022	280.00
		Total Current Work	280.00

Payments

Total Payments Through 09/13/2022	-560.00
Balance Due (includes previous balance, if any)	<u>\$280.00</u>


51400 3107





The News-Press
Media Group

SEP 16 2022

ACCOUNT NAME Corkscrew Farms CDD		ACCOUNT # 9659	PAGE # 1 of 1
STATEMENT # 0004894588	BILLING PERIOD Aug 1- Aug 31, 2022	PAYMENT DUE DATE September 20, 2022	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL AMOUNT DUE \$1,689.10	
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.			

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

Date	Description	Amount
8/1/22	Balance Forward	\$1,689.10

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT



The News-Press
Media Group

ACCOUNT NAME Corkscrew Farms CDD		PAYMENT DUE DATE September 20, 2022		AMOUNT PAID		
ACCOUNT NUMBER 9659		STATEMENT NUMBER 0004894588				
CURRENT DUE \$0.00	30 DAYS PAST DUE \$1,689.10	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 \$1,689.10
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: <input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX Card Number _____ Exp Date ____ / ____ / ____ CVV Code _____ Signature _____ Date _____			

000000965900000000000000048945880016891010269

Corkscrew Farms Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 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 9/30/2022

(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	51,793.00	0.00	0.00	0.00	0.00	0.00	0.00	51,793.00
Revenue - Series 2016 #3000	0.00	550,492.00	0.00	0.00	0.00	0.00	0.00	550,492.00
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	554,631.00	0.00	(6.00)	0.00	0.00	0.00	554,625.00
Prepayment - Series 2016 #3005	0.00	3,841.00	0.00	0.00	0.00	0.00	0.00	3,841.00
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	575,712.00	0.00	0.00	0.00	0.00	575,712.00
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	690,633.00	0.00	0.00	0.00	0.00	690,633.00
Prepayment - Series 2017 #2004	0.00	0.00	7,049.00	0.00	0.00	0.00	0.00	7,049.00
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	1,414.00	0.00	0.00	0.00	0.00	0.00	0.00	1,414.00
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	53,208.00	1,108,965.00	1,273,473.00	(6.00)	0.00	41,958,312.00	23,789,944.00	68,183,895.00
Liabilities								
Accounts Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Payable-Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

(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
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	26,556.00	25,750.00	(611,800.00)	(6.00)	0.00	0.00	0.00	(559,500.00)
Total Fund Equity & Other Credits	53,208.00	1,108,965.00	1,273,473.00	(6.00)	0.00	41,958,312.00	0.00	44,393,951.00
Total Liabilities & Fund Equity	53,208.00	1,108,965.00	1,273,473.00	(6.00)	0.00	41,958,312.00	23,789,944.00	68,183,895.00

Corkscrew Farms CDD
Statement of Revenues Expenditures
From 10/1/2021 Through 9/30/2022

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>95,912.00</u>	<u>(101,674.00)</u>	<u>(51)%</u>
Tax Roll				
Total Revenues	<u>93,210.00</u>	<u>95,912.00</u>	<u>2,702.00</u>	<u>3 %</u>
Expenditures				
Financial & Administrative				
District Manager	34,000.00	25,500.00	8,500.00	25 %
District Engineer	9,000.00	4,661.00	4,339.00	48 %
Disclosure Report	2,100.00	1,875.00	225.00	11 %
Trustee Fees	10,700.00	10,698.00	2.00	0 %
Auditing Services	6,100.00	6,658.00	(558.00)	(9)%
Postage, Phone, Faxes, Copies	150.00	32.00	118.00	79 %
Public Officials Insurance	2,500.00	2,563.00	(63.00)	(3)%
Legal Advertising	200.00	2,463.00	(2,263.00)	(1,131)%
Bank Fees	100.00	0.00	100.00	100 %
Dues, Licenses, & Fees	260.00	1,500.00	(1,240.00)	(477)%
Web Administration	1,500.00	1,125.00	375.00	25 %
ADA Website Compliance	1,500.00	1,500.00	0.00	0 %
Legal Counsel				
District Counsel	9,600.00	3,010.00	8,060.00	84 %
Other Physical Environment				
Property & Casualty Insurance	13,000.00	7,772.00	5,228.00	40 %
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>69,356.00</u>	<u>23,854.00</u>	<u>26 %</u>
Excess of Revenues Over (Under)	<u>0.00</u>	<u>26,556.00</u>	<u>26,556.00</u>	<u>0 %</u>
Expenditures				
Fund Balance, Beginning of Period	0.00	24,283.00	24,283.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>50,839.00</u>	<u>50,839.00</u>	<u>0 %</u>

Corkscrew Farms CDD
Statement of Revenues Expenditures
From 10/1/2021 Through 9/30/2022

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	837,825.00	757,428.00	(80,397.00)	(10)%
Roll				
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>1,293.00</u>	<u>1,293.00</u>	<u>0 %</u>
Total Revenues	<u>837,825.00</u>	<u>758,720.00</u>	<u>(79,105.00)</u>	<u>(9)%</u>
Expenditures				
Debt Service Payments				
Interest	582,825.00	508,488.00	74,338.00	13 %
Principal	<u>255,000.00</u>	<u>225,000.00</u>	<u>30,000.00</u>	<u>12 %</u>
Total Expenditures	<u>837,825.00</u>	<u>733,488.00</u>	<u>104,338.00</u>	<u>12 %</u>
Other Financing Sources				
Interfund Transfer				
Interest Earnings	<u>0.00</u>	<u>518.00</u>	<u>518.00</u>	<u>0 %</u>
Total Other Financing Sources	<u>0.00</u>	<u>518.00</u>	<u>518.00</u>	<u>0 %</u>
Excess of Revenues Over (Under)	<u>0.00</u>	<u>25,750.00</u>	<u>25,750.00</u>	<u>0 %</u>
Expenditures				
Fund Balance, Beginning of Period	0.00	1,083,214.00	1,083,214.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>1,108,965.00</u>	<u>1,108,965.00</u>	<u>0 %</u>

Corkscrew Farms CDD
Statement of Revenues Expenditures
From 10/1/2021 Through 9/30/2022

201 - Debt Service Fund - Series 2017
(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	1,408,088.00	941,213.00	(466,875.00)	(33)%
Roll				
Debt Service Prepayments	0.00	1,085,669.00	1,085,669.00	0 %
Debt Service Assessments-Off	0.00	72,264.00	72,264.00	0 %
Roll				
Interest Earnings				
Interest Earnings	0.00	1,456.00	1,456.00	0 %
Contributions & Donations From Private Sources				
Developer Contribution	0.00	205,000.00	205,000.00	0 %
Total Revenues	<u>1,408,088.00</u>	<u>2,305,602.00</u>	<u>897,514.00</u>	<u>64 %</u>
Expenditures				
Debt Service Payments				
Debt Service Prepayments	0.00	101,223.00	(101,223.00)	0 %
Interest	1,068,088.00	761,808.00	306,280.00	29 %
Prepayment	0.00	255,000.00	(255,000.00)	0 %
Principal	<u>340,000.00</u>	<u>1,800,000.00</u>	<u>(1,460,000.00)</u>	<u>(429)%</u>
Total Expenditures	<u>1,408,088.00</u>	<u>2,918,031.00</u>	<u>(1,509,943.00)</u>	<u>(107)%</u>
Other Financing Sources				
Interfund Transfer				
Interest Earnings	0.00	629.00	629.00	0 %
Total Other Financing Sources	<u>0.00</u>	<u>629.00</u>	<u>629.00</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(611,800.00)</u>	<u>(611,800.00)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	1,885,273.00	1,885,273.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>1,273,473.00</u>	<u>1,273,473.00</u>	<u>0 %</u>

Corkscrew Farms CDD
Statement of Revenues Expenditures
From 10/1/2021 Through 9/30/2022

300 - Capital Project 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>
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 10/1/2021 Through 9/30/2022

301 - Capital Project Fund - Series
2017
(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				
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				
Interest Earnings	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Total Other Financing Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Excess of Revenues Over (Under)	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Expenditures				
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: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked

Bank Balance	53,263.30
Less Outstanding Checks/Vouchers	1,470.00
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	51,793.30
Balance Per Books	<u>51,793.30</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: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1027	3/4/2021	System Generated Check/Voucher	<u>1,470.00</u>	Coleman, Yovanovich & Koester, P.
Outstanding Checks/Vouchers			<u>1,470.00</u>	

Corkscrew Farms CDD
Reconcile Cash Accounts

Detail
Cash Account: 10102 Cash--Busey Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
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: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1107	7/7/2022	System Generated Check/Voucher	3,133.98	Inframark LLC
1113	8/28/2022	System Generated Check/Voucher	560.00	Coleman, Yovanovich & Koester, P.
1114	8/28/2022	System Generated Check/Voucher	1,689.10	News-Press Media Group
1115	9/14/2022	System Generated Check/Voucher	280.00	Coleman, Yovanovich & Koester, P.
1116	9/21/2022	System Generated Check/Voucher	1,689.10	News-Press Media Group
1116	9/21/2022	System Generated Check/Voucher	(1,689.10)	News-Press Media Group
Cleared Checks/Vouchers			<u>5,663.08</u>	

Corkscrew Farms CDD
Reconcile Cash Accounts

Detail
Cash Account: 10102 Cash--Busey Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Cleared Deposits

Document Number	Document Date	Document Description	Document Amount	Deposit Number
CR379	9/1/2022	September Bank Interest	<u>0.00</u>	
Cleared Deposits			<u>0.00</u>	