

Corkscrew Farms Community Development District

Board of Supervisors

Joseph Cameratta, Chairman
Anthony Cameratta, Vice Chairperson
Eileen Henrietta Barrett, Assistant Secretary
Vacant, Assistant Secretary
Russell Cameratta, Assistant Secretary

Brian Lamb, District Manager
Greg Urbancic, District Counsel
Carl A. Barraco., District Engineer

Continued Public Hearings & Regular Meeting Agenda

Tuesday, August 29, 2023, at 1:30 p.m.

The Continued Public Hearings & Regular Meetings of Corkscrew Farms Community Development District will be held on **August 29, 2023, at 1:30 p.m.**, at The offices 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.

Join Zoom Meeting <https://zoom.us/j/93615904803?pwd=U1RzUmtGbXI5YlJmSkTWTHArWXNNZz09>
Meeting ID: 936 1590 4803 Passcode: 772016 Dial by your location 305 224 1968 US
All cellular phones and pagers must be turned off during the meeting.

PUBLIC HEARINGS AND REGULAR MEETINGS OF THE BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS**
- 3. RECESS TO PUBLIC HEARINGS**
- 4. PUBLIC HEARING ON ADOPTING THE FISCAL YEAR 2024 FINAL BUDGET**
 - A. Open Public Hearing on Adopting Fiscal Year 2024 Final Budget
 - B. Staff Presentations
 - C. Public Comments
 - D. Consideration of Resolution 2023-04; Adopting Final Fiscal Year 2024 Budget Tab 01
 - E. Close Public Hearing on Adopting Fiscal Year 2024 Final 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 2023-05; Levying O&M Assessments Tab 02
 - F. Close Public Hearing on Levying O&M Assessments
- 6. RETURN TO REGULAR MEETING**
- 7. BUSINESS ITEMS**
 - A. Acceptance of Board of Supervisor Resignation – Cheryl Smith Tab 03
 - B. Consideration of Resolution 2023-06; Amending Approving FY 2024 Proposed Budget
& Setting Public Hearing Tab 04
 - C. Consideration of Resolution 2023-07; Setting the Fiscal Year 2024 Meeting Schedule.... Tab 05
 - D. General Matters of the District
- 8. CONSENT AGENDA**
 - A. Consideration of Board of Supervisors Special Meeting Minutes June 14, 2023,..... Tab 06
 - B. Consideration of Operations and Maintenance Expenditures May – June 2023..... Tab 07
 - C. Review of Financial Statements through June 30, 2023, Tab 08
- 9. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 10. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 11. ADJOURNMENT**

Sincerely,

Brian Lamb

RESOLUTION 2023-04

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, 2023, AND ENDING SEPTEMBER 30, 2024, 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, 2023, 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 29, 2023, 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 a compatible electronic medium tied to the property identification number no later than September 15, 2023, 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 2022-2023 and/or revised projections for Fiscal Year 2023-2024.

c. The adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary in addition to being 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, 2024, as adopted by the Board of Supervisors on August 29, 2023.

Section 3. Appropriations. There is hereby appropriated out of the revenues of the District, for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024 the sum of \$1,752,117.00 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)	\$ 739,363.00
DEBT SERVICE FUND (2017)	\$ 919,544.00
Total All Funds	<u>\$ 1,752,117.00</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 2023/2024 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 29th day of August 2023.

**CORKSCREW FARMS COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Brian Lamb, Secretary

Joseph Cameratta, Chairman

2024

CORKSCREW FARMS

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024

PROPOSED ANNUAL OPERATING BUDGET



August 29, 2023

CORKSCREW FARMS

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024

PROPOSED ANNUAL OPERATING

BUDGET

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August 29, 2023

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 2024, which begins on October 1, 2023. 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 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 3/31/23	Projected Revenues & Expenditures 4/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	93,210.00	92,616.00	594.00	93,210.00	0.00
Operations & Maintenance Assmts-Off Roll	0.00	0.00	0.00	0.00	0.00
Discounts and Collection Fees	0.00	0.00	0.00	0.00	0.00
TOTAL SPECIAL ASSESSMENTS	93,210.00	92,616.00	594.00	93,210.00	0.00
TOTAL REVENUES	93,210.00	92,616.00	594.00	93,210.00	0.00
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
ProfServ-Trustee Fees	10,700.00	12,112.00	0.00	12,112.00	1,412.00
Disclosure Report	4,200.00	2,625.00	1,575.00	4,200.00	0.00
District Engineer	9,000.00	2,895.00	6,105.00	9,000.00	0.00
District Manager	34,000.00	17,131.00	16,869.00	34,000.00	0.00
Auditing Services	6,800.00	0.00	6,800.00	6,800.00	0.00
Website Compliance	1,500.00	1,500.00	0.00	1,500.00	0.00
Postage, Phone, Faxes, Copies	150.00	30.00	120.00	150.00	0.00
Public Officials Insurance	2,563.00	2,755.00	0.00	2,755.00	192.00
Legal Advertising	1,000.00	2,370.00	630.00	3,000.00	2,000.00
Bank Fees	100.00	0.00	100.00	100.00	0.00
Website Administration	1,500.00	750.00	750.00	1,500.00	0.00
Office Supplies	126.00	0.00	126.00	126.00	0.00
Dues, Licenses, Subscriptions	1,500.00	2,765.00	0.00	2,765.00	1,265.00
TOTAL FINANCIAL & ADMINISTRATIVE	73,139.00	44,933.00	33,075.00	78,008.00	4,869.00
LEGAL COUNSEL					
District Counsel	9,600.00	258.00	3,500.00	3,758.00	(5,842.00)
TOTAL LEGAL COUNSEL	9,600.00	258.00	3,500.00	3,758.00	(5,842.00)
OTHER PHYSICAL ENVIRONMENT					
Property & Casualty Insurance	7,772.00	8,466.00	0.00	8,466.00	694.00
TOTAL OTHER PHYSICAL ENVIRONMENT	7,772.00	8,466.00	0.00	8,466.00	694.00
RESERVES					
Undesignated Reserve	2,699.00	0.00	2,699.00	2,699.00	0.00
TOTAL RESERVES	2,699.00	0.00	2,699.00	2,699.00	0.00
TOTAL EXPENDITURES	93,210.00	53,657.00	39,274.00	92,931.00	(279.00)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	0.00	38,959.00	(38,680.00)	279.00	279.00

CORKSCREW FARMS

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 3/31/23	Projected Revenues & Expenditures 4/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23	Fiscal Year 2024 Proposed Operating Budget	Increase / (Decrease) from FY 2023 to FY 2024
REVENUES							
SPECIAL ASSESSMENTS							
Operations & Maintenance Assmts-Tax Roll	93,210.00	92,616.00	594.00	93,210.00	0.00	93,210.00	0.00
Operations & Maintenance Assmts-Off Roll	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Discounts and Collection Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL SPECIAL ASSESSMENTS	93,210.00	92,616.00	594.00	93,210.00	0.00	93,210.00	0.00
TOTAL REVENUES	93,210.00	92,616.00	594.00	93,210.00	0.00	93,210.00	0.00
EXPENDITURES							
FINANCIAL & ADMINISTRATIVE							
ProfServ-Trustee Fees	10,700.00	12,112.00	0.00	12,112.00	1,412.00	10,700.00	0.00
Disclosure Report	4,200.00	2,625.00	1,575.00	4,200.00	0.00	4,200.00	0.00
District Engineer	9,000.00	2,895.00	6,105.00	9,000.00	0.00	9,000.00	0.00
District Manager	34,000.00	17,131.00	16,869.00	34,000.00	0.00	34,000.00	0.00
Auditing Services	6,800.00	0.00	6,800.00	6,800.00	0.00	6,800.00	0.00
Website Compliance	1,500.00	1,500.00	0.00	1,500.00	0.00	1,500.00	0.00
Postage, Phone, Faxes, Copies	150.00	30.00	120.00	150.00	0.00	150.00	0.00
Public Officials Insurance	2,563.00	2,755.00	0.00	2,755.00	192.00	3,168.25	605.25
Legal Advertising	1,000.00	2,370.00	630.00	3,000.00	2,000.00	1,000.00	0.00
Bank Fees	100.00	0.00	100.00	100.00	0.00	100.00	0.00
Website Administration	1,500.00	750.00	750.00	1,500.00	0.00	1,500.00	0.00
Office Supplies	126.00	0.00	126.00	126.00	0.00	126.00	0.00
Dues, Licenses, Subscriptions	1,500.00	2,765.00	0.00	2,765.00	1,265.00	1,500.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	73,139.00	44,933.00	33,075.00	78,008.00	4,869.00	73,744.25	605.25
LEGAL COUNSEL							
District Counsel	9,600.00	258.00	3,500.00	3,758.00	(5,842.00)	9,500.00	(100.00)
TOTAL LEGAL COUNSEL	9,600.00	258.00	3,500.00	3,758.00	(5,842.00)	9,500.00	(100.00)
OTHER PHYSICAL ENVIRONMENT							
Property & Casualty Insurance	7,772.00	8,466.00	0.00	8,466.00	694.00	9,735.90	1,963.90
TOTAL OTHER PHYSICAL ENVIRONMENT	7,772.00	8,466.00	0.00	8,466.00	694.00	9,735.90	1,963.90
RESERVES							
Undesignated Reserve	2,699.00	0.00	2,699.00	2,699.00	0.00	229.85	(2,469.15)
TOTAL RESERVES	2,699.00	0.00	2,699.00	2,699.00	0.00	229.85	(2,469.15)
TOTAL EXPENDITURES	93,210.00	53,657.00	39,274.00	92,931.00	(279.00)	93,210.00	0.00
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	0.00	38,959.00	(38,680.00)	279.00	279.00	0.00	0.00

FISCAL YEAR 2024
PROPOSED 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.

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

CORKSCREW FARMS

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

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 District's 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.

Electric Utility Services

Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity

Garbage/Solid Waste Control Services

Garbage Collection

This item is for pick up at the recreation facility and parks as needed.

Water-Sewer Combination Services

Water Utility Services

This item is for the potable and non-potable water used for irrigation.

Other Physical Environment

Waterway Management System

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

Landscape Maintenance

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Miscellaneous Landscape

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

CORKSCREW FARMS

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Property Taxes

This item is for property taxes assessed to lands within the District.

Irrigation Maintenance

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

Pool Maintenance

This item is necessary to contract with a vendor to maintain the pool within state guidelines for

Clubhouse Maintenance

This item provides for operations, maintenance, and supplies to the District's Amenity Center.

CORKSCREW FARMS

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2016

REVENUES

CDD Debt Service Assessments	\$	739,363
TOTAL REVENUES	\$	739,363

EXPENDITURES

Series 2016 May Bond Interest Payment	\$	242,181
Series 2016 November Bond Principal Payment	\$	255,000
Series 2016 November Bond Interest Payment	\$	242,181
TOTAL EXPENDITURES	\$	739,363
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2023	\$	10,275,000
Principal Payment Applied Toward Series 2016 Bonds	\$	255,000
Bonds Outstanding - Period Ending 11/1/2024	\$	10,020,000

FISCAL YEAR 2024
PROPOSED ANNUAL OPERATING BUDGET

CORKSCREW FARMS

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2017

REVENUES

CDD Debt Service	\$	919,544
TOTAL REVENUES	\$	919,544

EXPENDITURES

Series 2017 May Bond Interest Payment	\$	334,772
Series 2017 November Bond Principal Payment	\$	250,000
Series 2017 November Bond Interest Payment	\$	334,772
TOTAL EXPENDITURES	\$	919,544
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2023	\$	14,125,000
Principal Payment Applied Toward Series 2017 Bonds	\$	250,000
Bonds Outstanding - Period Ending 11/1/2024	\$	13,875,000

FISCAL YEAR 2024
PROPOSED ANNUAL OPERATING BUDGET

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS

FISCAL YEAR 2023							FISCAL YEAR 2024				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 2023 Total Assessment	Debt Service Per Unit	O&M Per Unit	Discounts and Collection Fees ⁽¹⁾	FY 2024 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 include Lee County collection fees and statutory discounts for early payment.

FISCAL YEAR 2024
PROPOSED ANNUAL OPERATING BUDGET

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT LEVYING AND IMPOSING NON AD VALOREM MAINTENANCE SPECIAL ASSESSMENTS FOR THE CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT AND CERTIFYING AN ASSESSMENT ROLL FOR FISCAL YEAR 2023/2024; 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 2023/2024 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 2023/2024; 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 2023/2024 (defined as October 1, 2023, through September 30, 2024, 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 29th day of August, 2023.

**CORKSCREW FARMS COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Brian Lamb, Secretary

Joseph Cameratta, Chairman

From: Brian K. Lamb <brian.lamb@inframark.com>
Sent: Tuesday, June 20, 2023 11:14 AM
To: Cheryl Smith <csmith@camerattacompanies.com>
Cc: Monica Alvarez <Monica.Alvarez@Inframark.com>; Greg Urbancic <gurbancic@cyklawfirm.com>; Torres, Aysha <Aysha.Torres@inframark.com>
Subject: RE: Corkscrew Farms CDD

Cheryl,

Thank you for forwarding, we will need to coordinate with you to file a Form 1F with the supervisor of elections specific to this CDD.

Additionally, we will ratify the action at the next meeting in August. Feel free to call Greg or I with any questions.

Brian
813.239.4924

From: Cheryl Smith <csmith@camerattacompanies.com>
Sent: Thursday, June 15, 2023 11:26 AM
To: Brian K. Lamb <brian.lamb@inframark.com>
Subject: Corkscrew Farms CDD

WARNING: This email originated outside of Inframark. Take caution when clicking on links and opening attachments.

Hello Brian,

Effective immediately, I would like to resign from the Corkscrew Farms CDD board. Please let me know how to proceed.

Thanks,

Cheryl A. Smith
Cameratta Companies
21101 Design Parc Ln #103 | Estero, FL 33928
Phone: 239.425.8662 | Cell: 239.297.1131
Email: csmith@camerattacompanies.com
www.camerattacompanies.com

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2023-03 TO RESET THE DATE OF THE PUBLIC HEARING ON THE PROPOSED BUDGET FOR FISCAL YEAR 2023-24; RATIFYING THE ACTION OF THE DISTRICT MANAGER TO PROVIDE NOTICE THEREOF; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the District Manager has previously prepared and submitted a proposed budget to the Board of Supervisors (“**Board**”) of Corkscrew Farms Community Development District (“**District**”) for Fiscal Year 2023-24; and

WHEREAS, on June 14, 2023, at a duly noticed public meeting, the Board adopted Resolution 2023-03 approving the Fiscal Year 2023-24 Proposed Budget and set a hearing thereon pursuant to Florida law for Wednesday, August 16, 2023 12:30 p.m., at the Offices of Cameratta Companies located at 21101 Design Parc Ln. #103, Estero, FL 33928; and

WHEREAS, the Board was unable to obtain a quorum necessary to conduct business and the date of the public hearing was continued to August 29, 2023 at 1:30 p.m.; and

WHEREAS, the District Manager continue and reset the public hearing on the Fiscal Year 2023-24 Budget to August 29, 2023 at 1:30 p.m., at the Offices of Cameratta Companies located at 21101 Design Parc Ln. #103, Estero, FL 33928; and

WHEREAS, to set the budget hearing, the District Manager caused additional notice of the public hearing to be given pursuant to Chapters 190 and 197 of the Florida Statutes and other applicable law; and

WHEREAS, the Board now desires to ratify the District Manager’s action in resetting the continued public hearing.

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 as if written into this Section.

SECTION 2. AMENDED PUBLIC HEARING. Resolution 2023-03 is hereby amended to reflect that the public hearing as declared in Resolution 2023-06 is reset to the following:

DATE:	August 29, 2023
HOURL:	1:30 p.m.
LOCATION:	Offices of Cameratta Companies 21101 Design Parc Ln. #103 Estero, FL 33928

The District Manager's actions in causing publication of the notice of the public hearing in accordance with Florida law, with the new date and time, are hereby ratified.

SECTION 3. SEVERABILITY. Should any sentence, section, clause, part or provision of this Resolution be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this Resolution as a whole, or any part thereof, other than the part declared invalid.

SECTION 4. CONFLICTS. All Sections or parts of Sections of any Resolutions or actions of the Board in conflict are hereby repealed to the extent of such conflict.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 29th day of August, 2023, by the Board of Supervisors of Corkscrew Farms Community Development District, Lee County, Florida.

Attest:

**CORKSCREW FARMS COMMUNITY
DEVELOPMENT DISTRICT**

Brian Lamb, Secretary

_____, Chair

**CORKSCREW FARMS
COMMUNITY DEVELOPMENT DISTRICT**

June 14, 2023, Minutes of the Special Meeting

MINUTES OF THE SPECIAL MEETING

The Special Meeting of the Corkscrew Farms Community Development District was held on **Wednesday, June 14, 2023, 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 Special Meeting of the Board of Supervisors of the Corkscrew Farms Community Development District to order on **Wednesday, June 14, 2023, at 1:00 p.m.**

Board Members Present at the onset of the meeting:

Joseph Cameratta	Chairman
Cheryl Smith	Supervisor
Russell Cameratta	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Inframark	
Megan Magowldy	District Counsel, Coleman, Yovanovich & Koester	(via conference call)
Greg Urbancic	District Counsel, Coleman, Yovanovich & Koester	(via Zoom call)
Carl Barraco	District Engineer, Barraco & Associates	
Dominic Cameratta	District Developer, Cam Village Development, LLC	

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. BUSINESS ITEMS

A. Consideration of Resolution 2023-03; Approving FY 2024 Proposed Budget & Setting Public Hearing

Mr. Lamb discussed the resolution regarding the FY 2024 Proposed Budget and setting the Public Hearing for August 16, 2023, at 12:30 P.M.

MOTION TO:	Approve Resolution 2023-03 as stated.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor R. Cameratta
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

B. Announcement of Qualified Electors

Mr. Lamb discussed qualified electors for Corkscrew Farms to the Board.

C. General Matters of the District

Mr. Lamb suggested to discuss the issues with the surface water management system.

Mr. Baracco stated he was notified of erosion and recommended some proposals to be reviewed. He stated the District is responsible for the environmental components and maintenance which requires the pipes to be cleaned as well as maintaining the pond banks.

A conversation ensued amongst the staff and Board members regarding the surface water management system issues.

Supervisor J. Cameratta discussed to hire the District Engineer to do an evaluation of all the work that needs to be completed, obtain quotes for worked needed to be addressed before raining season, and to authorize the District Counsel to notify the HOA of the work being assessed.

Mr. Lamb will keep the Board of Supervisors informed of any updates.

MOTION TO:	Hire and authorize the District Engineer to conduct an evaluation of all the work that needs to be completed, obtain quotes for worked needed to be addressed before raining season, and to Authorize the District Counsel to notify the HOA of the work being assessed.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor R. Cameratta
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

4. CONSENT AGENDA

A. Consideration of Board of Supervisors Regular & Landowners Election Meeting Minutes November 16, 2022

B. Consideration of Operations and Maintenance Expenditures October – December 2022

C. Consideration of Operations and Maintenance Expenditures January – April 2023

D. Review of Financial Statements through April 30, 2023

The Board reviewed the Consent Agenda items.

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

5. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

There were no supervisor requests nor audience comments.

6. STAFF REPORTS

A. District Counsel

District Counsel Megan stated the legislative session passed requirements that the Board members need additional ethics training. Further details are to come.

B. District Engineer

C. District Manager

There were no current reports on behalf of the District Counsel and Engineer.

7. ADJOURNMENT

MOTION TO:	Adjourn the Special meeting.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor R. 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

RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS 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 for the Fiscal Year 2024 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 2024 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 29TH 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
THE FISCAL YEAR 2024**

October	18, 2023	1:30 p.m.
November	15, 2023	1:30 p.m.
December	20, 2023	1:30 p.m.
January	17, 2024	1:30 p.m.
February	21, 2024	1:30 p.m.
March	20, 2024	1:30 p.m.
April	17, 2024	1:30 p.m.
May	15, 2024	1:30 p.m.
June	19, 2024	1:30 p.m.
July	17, 2024	1:30 p.m.
August	21, 2024	1:30 p.m.
September	18, 2024	1:30 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 CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract		\$0.00		
Monthly Contract Subtotal		\$0.00		
Variable Contract		\$0.00		
Variable Contract Subtotal		\$0.00		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
CORKSCREW FARMS CDD	05152023-1	\$2,818.90		SERIES 2016 - FY 23 TAX DIST. ID 04/01-04/30
CORKSCREW FARMS CDD	05152023-2	\$3,502.89	\$6,321.79	SERIES 2017 - FY 23 TAX DIST. ID 04/01-04/30
Regular Services Subtotal		\$6,321.79		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$6,321.79		

Approved (with any necessary revisions noted):

Signature: _____

CHECK REQUEST FORM
Corkscrew Farms

Date:	5/15/2023
Invoice#:	05152023-1
Vendor#:	V00014
Vendor Name:	Corkscrew Farms
Pay From:	Busey Acct# 5580
Description:	Series 2016 - FY 23 Tax Dist. ID 04/01-04/30
Code to:	201.103200.1000
Amount:	\$2,818.90
Requested By:	<div>5/15/2023</div> <div><u>Teresa Farlow</u></div>

CORKSCREW FARMS CDD

DISTRICT CHECK REQUEST

Today's Date 5/15/2023
Check Amount \$2,818.90
Payable To Corkscrew Farms CDD
Check Description Series 2016 - FY 23 Tax Dist. ID 04.01/04.30
Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

ERIC

Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____

CORKSCREW FARMS CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2023, TAX YEAR 2022

	Dollar Amounts	Fiscal Year 2023 Percentages	
Net O&M	99,159.57	5.311%	0.053100
Net DS 16	788,297.87	42.222%	0.422200
Net DS 17	979,574.47	52.467%	0.524700
Net Total	1,867,031.91	100%	100%

Date Received	Amount Received	5.31%	5.31%	42.22%	42.22%	52.47%	52.47%	Proof	Distribution Number & Date Transferred	Payments / CDD check #
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2016 Debt Service Revenue	Rounded 2016 Debt Service Revenue	Raw Numbers 2017 Debt Service Revenue	Rounded 2017 Debt Service Revenue			
10/26/2022	129.73	6.89	6.89	54.77	54.77	68.07	68.07	-	102622	
11/1/2022	503.64	26.75	26.75	212.65	212.65	264.24	264.24	-	110122	
11/15/2022	44,117.43	2,343.11	2,343.11	18,627.25	18,627.25	23,147.06	23,147.06	0.01	111522	1128
11/30/2022	1,038,705.07	55,166.47	55,166.47	438,561.86	438,561.86	544,976.74	544,976.74	-	113022	1128
12/11/2022	174,636.91	9,275.11	9,275.11	73,735.16	73,735.16	91,626.64	91,626.64	-	121122	1128
1/20/2023	400,492.45	21,270.48	21,270.48	169,095.85	169,095.85	210,126.12	210,126.12	-	87 012023	1129
2/16/2023	60,564.63	3,216.64	3,216.63	25,571.59	25,571.59	31,776.41	31,776.41	-	1-1/1-31	1135/1133
3/15/2023	24,684.17	1,311.00	1,311.00	10,422.15	10,422.15	12,951.03	12,951.03	(0.01)	02-1/02-28	
4/14/2023	\$25,673.29	1,363.53	1,363.53	10,839.77	10,839.77	13,469.99	13,469.99	-	03-1/03-31	1144
5/15/2023	6,676.37	354.59	354.59	2,818.90	2,818.90	3,502.89	3,502.89	(0.01)	04.01/04.30	
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
TOTAL	1,776,183.69	94,334.55	94,334.56	749,939.95	749,939.95	931,909.19	931,909.19	(0.01)		
Net Total on Roll	1,867,031.91		99,159.57		788,297.87		979,574.47	-		
Collection Surplus / (Deficit)	(90,848.22)		(4,825.01)		(38,357.92)		(47,665.28)			

Distribution Details

Funding Agency: CORKSCREW FARMS CDD (87)

Date: 04/01/2023 - 04/30/2023

Components: current (tp, re, ca), delinquent (tp, re, ca), homestead (re), installment (tp, re, ca), spas (re)

District/Agency	Fund	Roll Yr	Category	Type	Amount
CORKSCREW FARMS CDD (351)		2022	Real Estate - Current	Delinquency Interest	\$184.92
		2022	Real Estate - Current	Tax Due	\$6,163.61
		2022	Real Estate - Installment	Delinquency Interest	\$9.55
		2022	Real Estate - Installment	Tax Due	\$318.29
CORKSCREW FARMS CDD (87)				Total	\$6,676.37
				Wire Total	\$6,676.37

CHECK REQUEST FORM
Corkscrew Farms

Date: 5/15/2023

Invoice#: 05152023-2

Vendor#: V00014

Vendor Name: Corkscrew Farms

Pay From: Busey Acct# 5580

Description: Series 2017 - FY 23 Tax Dist. ID 04/01-04/30

Code to: 201.103200.1000

Amount: \$3,502.89

Requested By: 5/15/2023
Teresa Farlow

CORKSCREW FARMS CDD

DISTRICT CHECK REQUEST

Today's Date 5/15/2023
Check Amount \$3,502.89
Payable To Corkscrew Farms CDD
Check Description Series 2017 - FY 22 Tax Dist. ID 04.01/04.30
Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

ERIC

Authorization

DM	_____
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____

CORKSCREW FARMS CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2023, TAX YEAR 2022

	Dollar Amounts	Fiscal Year 2023 Percentages	
Net O&M	99,159.57	5.311%	0.053100
Net DS 16	788,297.87	42.222%	0.422200
Net DS 17	979,574.47	52.467%	0.524700
Net Total	1,867,031.91	100%	100%

Date Received	Amount Received	5.31%	5.31%	42.22%	42.22%	52.47%	52.47%	Proof	Distribution Number & Date Transferred	Payments / CDD check #
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10/26/2022	129.73	6.89	6.89	54.77	54.77	68.07	68.07	-	102622	
11/1/2022	503.64	26.75	26.75	212.65	212.65	264.24	264.24	-	110122	
11/15/2022	44,117.43	2,343.11	2,343.11	18,627.25	18,627.25	23,147.06	23,147.06	0.01	111522	1128
11/30/2022	1,038,705.07	55,166.47	55,166.47	438,561.86	438,561.86	544,976.74	544,976.74	-	113022	1128
12/11/2022	174,636.91	9,275.11	9,275.11	73,735.16	73,735.16	91,626.64	91,626.64	-	121122	1128
1/20/2023	400,492.45	21,270.48	21,270.48	169,095.85	169,095.85	210,126.12	210,126.12	-	87 012023	1129
2/16/2023	60,564.63	3,216.64	3,216.63	25,571.59	25,571.59	31,776.41	31,776.41	-	1-1/1-31	1135/1133
3/15/2023	24,684.17	1,311.00	1,311.00	10,422.15	10,422.15	12,951.03	12,951.03	(0.01)	02-1/02-28	
4/14/2023	\$25,673.29	1,363.53	1,363.53	10,839.77	10,839.77	13,469.99	13,469.99	-	03-1/03-31	1144
5/15/2023	6,676.37	354.59	354.59	2,818.90	2,818.90	3,502.89	3,502.89	(0.01)	04.01/04.30	
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
TOTAL	1,776,183.69	94,334.55	94,334.56	749,939.95	749,939.95	931,909.19	931,909.19	(0.01)		
Net Total on Roll	1,867,031.91		99,159.57		788,297.87		979,574.47	-		
Collection Surplus / (Deficit)	(90,848.22)		(4,825.01)		(38,357.92)		(47,665.28)			

Distribution Details

Funding Agency: CORKSCREW FARMS CDD (87)

Date: 04/01/2023 - 04/30/2023

Components: current (tp, re, ca), delinquent (tp, re, ca), homestead (re), installment (tp, re, ca), spas (re)

District/Agency	Fund	Roll Yr	Category	Type	Amount
CORKSCREW FARMS CDD (351)		2022	Real Estate - Current	Delinquency Interest	\$184.92
		2022	Real Estate - Current	Tax Due	\$6,163.61
		2022	Real Estate - Installment	Delinquency Interest	\$9.55
		2022	Real Estate - Installment	Tax Due	\$318.29
CORKSCREW FARMS CDD (87)				Total	\$6,676.37
				Wire Total	\$6,676.37

CORKSCREW FARMS CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK LLC	96834	\$3,133.78		DISTRICT INVOICE JUNE 2023
Monthly Contract Subtotal		\$3,133.78		
Variable Contract				
BARRACO AND ASSOCIATES	26011	\$1,427.50		TME GENERAL SERVICES
BARRACO AND ASSOCIATES	26215	\$1,525.00	\$2,952.50	TASK III TME GENERAL SERVICE
Variable Contract Subtotal		\$2,952.50		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
COLEMAN, YOVANOVICH	60	\$70.00		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 06/26/23
CORKSCREW FARMS CDD	06152023-1	\$1,633.12		SERIES 2017 FY23 TAX DIST ID 05/01-05/31
CORKSCREW FARMS CDD	06152023-2	\$1,314.23	\$2,947.35	SERIES 2016 FY23 TAX DIST ID 05/01-05/31
Regular Services Subtotal		\$3,017.35		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$9,103.63		

Approved (with any necessary revisions noted):

Signature: _____

Title (Check one):



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#96834

CUSTOMER ID

C2294

PO#

INVOICE

DATE

6/23/2023

NET TERMS

Net 30

DUE DATE

7/23/2023

BILL TO

Corkscrew Farms CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: June 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	2,833.33		2,833.33
Website Maintenance / Admin	1	Ea	125.00		125.00
B/W Copies	3	Ea	0.15		0.45
Dissemination Services	1	Ea	175.00		175.00
Subtotal					3,133.78

Subtotal

\$3,133.78

Tax

\$0.00

Total Due

\$3,133.78

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.

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

Received
 JUN 1 2023

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

Invoice number 26011
 Date 05/23/2023

Project **23331 Corkscrew Farms CDD**

Description	Contract Amount	Percent Complete	Billed To Date	Less Previous Billing	Amount Due This Billing
Task IIIA (TME) General Services	0.00	0.00	86,650.25	85,222.75	1,427.50
Task IIIB (TM) Reimbursable Expenses	0.00	0.00	204.10	204.10	0.00
01 (TM) Engineer's Report	0.00	0.00	15,462.50	15,462.50	0.00
Total	0.00	0.00	102,316.85	100,889.35	1,427.50

Task IIIA (TME) General Services

	Hours	Rate	Billed Amount
Professional Surveyor & Mapper	1.00	200.00	200.00
<i>Processed topo done of lake 3 and created exhibit.</i>			
Senior Construction Observer	4.50	120.00	540.00
<i>Check reported erosion at lake 3 corner, photograph area, report findings; rip-rap repair area</i>			
<i>Topo at requested locations, cross sections, probe structures, photos & report findings.</i>			
Senior Project Manager	2.50	175.00	437.50
<i>Review field observations of erosion at lake 3.</i>			
<i>Review field elevations of erosion at lake 3 and provide comments.</i>			
Principal Professional Engineer	1.00	250.00	250.00
<i>Investigate erosion concerns near lots 210/211</i>			
subtotal	9.00		1,427.50
Phase subtotal			1,427.50
Invoice total			1,427.50

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
26011	05/23/2023	1,427.50	1,427.50				
Total		1,427.50	1,427.50	0.00	0.00	0.00	0.00

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

Received
 JUN 26 2023

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

Invoice number 26215
 Date 06/21/2023
 Project **23331 Corkscrew Farms CDD**

Description	Contract Amount	Percent Complete	Billed To Date	Less Previous Billing	Amount Due This Billing
Task IIIA (TME) General Services	0.00	0.00	88,175.25	86,650.25	1,525.00
Task IIIB (TM) Reimbursable Expenses	0.00	0.00	204.10	204.10	0.00
01 (TM) Engineer's Report	0.00	0.00	15,462.50	15,462.50	0.00
Total	0.00	0.00	103,841.85	102,316.85	1,525.00

Task IIIA (TME) General Services

	Hours	Rate	Billed Amount
Senior Project Manager	3.00	175.00	525.00
<i>Met with Tony C. and Dragonfly at Lake 3 to review erosion. Discuss Lake 3 drainage with Carl to respond to HOA board member. Erosion emails.</i>			
Principal Professional Engineer	4.00	250.00	1,000.00
<i>Review plans and coordination of inspection regarding erosion issue. Assist with erosion repairs. Information and phone call to Supervisor and residents regarding drainage system design.</i>			
subtotal	7.00		1,525.00
Phase subtotal			1,525.00
Invoice total			1,525.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
26011	05/23/2023	1,427.50	1,427.50				
26215	06/21/2023	1,525.00	1,525.00				
Total		2,952.50	2,952.50	0.00	0.00	0.00	0.00

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/oInframark
Brian Lamb, District Manager
2005 Pan Am Circle, Suite 120
Tampa FL 33607

Attn: Teresa Farlow

Gen Rep

Page: 1
June 26, 2023
File No: 6677-001M
Statement No: 60

SENT VIA EMAIL TO: inframark@avidbill.com

Previous Balance	\$257.50
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Fees

02/07/2023	GLU	Review and respond to email correspondence from Brittany Crutchfield on agenda	35.00
05/02/2023	GLU	Review email correspondence from Tony Cameratta and Carl Barraco	35.00
		Professional Fees through 06/26/2023	70.00
		Total Current Work	70.00

Payments

Total Payments Through 06/26/2023	-257.50
Balance Due (includes previous balance, if any)	<u>\$70.00</u>

CHECK REQUEST FORM
Corkscrew Farms

Date: 6/19/2023

Invoice#: 06152023-1

Vendor#: V00014

Vendor Name: Corkscrew Farms

Pay From: Busey Acct# 5580

Description: Series 2017 - FY 23 Tax Dist. ID 05/01-05/31

Code to: 201.103200.1000

Amount: \$1,633.12

Requested By: 6/19/2023
Teresa Farlow

CORKSCREW FARMS CDD

DISTRICT CHECK REQUEST

Today's Date 6/15/2023
Check Amount \$1,633.12
Payable To Corkscrew Farms CDD
Check Description Series 2017 - FY 22 Tax Dist. ID 05.01/05.31
Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

ERIC

Authorization

DM	_____
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____

CORKSCREW FARMS CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2023, TAX YEAR 2022

	Dollar Amounts	Fiscal Year 2023 Percentages	
Net O&M	99,159.57	5.311%	0.053100
Net DS 16	788,297.87	42.222%	0.422200
Net DS 17	979,574.47	52.467%	0.524700
Net Total	1,867,031.91	100%	100%

Date Received	Amount Received	5.31% Raw Numbers Operations Revenue	5.31% Rounded Operations Revenue	42.22% Raw Numbers 2016 Debt Service Revenue	42.22% Rounded 2016 Debt Service Revenue	52.47% Raw Numbers 2017 Debt Service Revenue	52.47% Rounded 2017 Debt Service Revenue	Proof	Distribution Number & Date Transferred	Payments / CDD check #
10/26/2022	129.73	6.89	6.89	54.77	54.77	68.07	68.07	-	102622	
11/1/2022	503.64	26.75	26.75	212.65	212.65	264.24	264.24	-	110122	
11/15/2022	44,117.43	2,343.11	2,343.11	18,627.25	18,627.25	23,147.06	23,147.06	0.01	111522	1128
11/30/2022	1,038,705.07	55,166.47	55,166.47	438,561.86	438,561.86	544,976.74	544,976.74	-	113022	1128
12/11/2022	174,636.91	9,275.11	9,275.11	73,735.16	73,735.16	91,626.64	91,626.64	-	121122	1128
1/20/2023	400,492.45	21,270.48	21,270.48	169,095.85	169,095.85	210,126.12	210,126.12	-	87 012023	1129
2/16/2023	60,564.63	3,216.64	3,216.63	25,571.59	25,571.59	31,776.41	31,776.41	-	1-1/1-31	1135/1133
3/15/2023	24,684.17	1,311.00	1,311.00	10,422.15	10,422.15	12,951.03	12,951.03	(0.01)	02-1/02-28	
4/14/2023	\$25,673.29	1,363.53	1,363.53	10,839.77	10,839.77	13,469.99	13,469.99	-	03-1/03-31	1144
5/15/2023	6,676.37	354.59	354.59	2,818.90	2,818.90	3,502.89	3,502.89	(0.01)	04.01/04.30	1145
6/15/2023	3,112.67	165.32	165.32	1,314.23	1,314.23	1,633.12	1,633.12	-	05.01/05.31	
		-	-	-	-	-	-	-		
TOTAL	1,779,296.36	94,499.87	94,499.88	751,254.18	751,254.18	933,542.31	933,542.31	(0.01)		
Net Total on Roll	1,867,031.91		99,159.57		788,297.87		979,574.47	-		
Collection Surplus / (Deficit)	(87,735.55)		(4,659.69)		(37,043.69)		(46,032.16)			

Distribution Details

Funding Agency: CORKSCREW FARMS CDD (87)

Date: 05/01/2023 - 05/31/2023

Components: current (tp, re, ca), delinquent (tp, re, ca), homestead (re), installment (tp, re, ca), spas (re)

6.15

District/Agency	Fund	Roll Yr	Category	Type	Amount
CORKSCREW FARMS CDD (351)		2022	Real Estate - Current	Delinquency Interest	\$90.66
		2022	Real Estate - Current	Tax Due	\$3,022.01
CORKSCREW FARMS CDD (87)				Total	\$3,112.67
				Wire Total	\$3,112.67

CHECK REQUEST FORM
Corkscrew Farms

Date:	6/19/2023
Invoice#:	06152023-2
Vendor#:	V00014
Vendor Name:	Corkscrew Farms
Pay From:	Busey Acct# 5580
Description:	Series 2016 - FY 23 Tax Dist. ID 05/01-05/31
Code to:	201.103200.1000
Amount:	\$1,314.23
Requested By:	<div>6/19/2023</div> <div>Teresa Farlow</div>

CORKSCREW FARMS CDD

DISTRICT CHECK REQUEST

Today's Date 6/15/2023
Check Amount \$1,314.23
Payable To Corkscrew Farms CDD
Check Description Series 2016 - FY 23 Tax Dist. ID 05.01/05.31
Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

ERIC

Authorization

DM			
Fund	<u>001</u>		
G/L	<u>20702</u>		
Object Code			
Chk	#	Date	

CORKSCREW FARMS CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

FISCAL YEAR 2023, TAX YEAR 2022

	Dollar Amounts	Fiscal Year 2023 Percentages	
Net O&M	99,159.57	5.311%	0.053100
Net DS 16	788,297.87	42.222%	0.422200
Net DS 17	979,574.47	52.467%	0.524700
Net Total	1,867,031.91	100%	100%

Date Received	Amount Received	5.31%	5.31%	42.22%	42.22%	52.47%	52.47%	Proof	Distribution Number & Date Transferred	Payments / CDD check #
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2016 Debt Service Revenue	Rounded 2016 Debt Service Revenue	Raw Numbers 2017 Debt Service Revenue	Rounded 2017 Debt Service Revenue			
10/26/2022	129.73	6.89	6.89	54.77	54.77	68.07	68.07	-	102622	
11/1/2022	503.64	26.75	26.75	212.65	212.65	264.24	264.24	-	110122	
11/15/2022	44,117.43	2,343.11	2,343.11	18,627.25	18,627.25	23,147.06	23,147.06	0.01	111522	1128
11/30/2022	1,038,705.07	55,166.47	55,166.47	438,561.86	438,561.86	544,976.74	544,976.74	-	113022	1128
12/11/2022	174,636.91	9,275.11	9,275.11	73,735.16	73,735.16	91,626.64	91,626.64	-	121122	1128
1/20/2023	400,492.45	21,270.48	21,270.48	169,095.85	169,095.85	210,126.12	210,126.12	-	87 012023	1129
2/16/2023	60,564.63	3,216.64	3,216.63	25,571.59	25,571.59	31,776.41	31,776.41	-	1-1/1-31	1135/1133
3/15/2023	24,684.17	1,311.00	1,311.00	10,422.15	10,422.15	12,951.03	12,951.03	(0.01)	02-1/02-28	
4/14/2023	\$25,673.29	1,363.53	1,363.53	10,839.77	10,839.77	13,469.99	13,469.99	-	03-1/03-31	1144
5/15/2023	6,676.37	354.59	354.59	2,818.90	2,818.90	3,502.89	3,502.89	(0.01)	04.01/04.30	1145
6/15/2023	3,112.67	165.32	165.32	1,314.23	1,314.23	1,633.12	1,633.12	-	05.01/05.31	
		-	-	-	-	-	-	-		
TOTAL	1,779,296.36	94,499.87	94,499.88	751,254.18	751,254.18	933,542.31	933,542.31	(0.01)		
Net Total on Roll	1,867,031.91		99,159.57		788,297.87		979,574.47	-		
Collection Surplus / (Deficit)	(87,735.55)		(4,659.69)		(37,043.69)		(46,032.16)			

Distribution Details

Funding Agency: CORKSCREW FARMS CDD (87)

Date: 05/01/2023 - 05/31/2023

Components: current (tp, re, ca), delinquent (tp, re, ca), homestead (re), installment (tp, re, ca), spas (re)

6.15

District/Agency	Fund	Roll Yr	Category	Type	Amount
CORKSCREW FARMS CDD (351)		2022	Real Estate - Current	Delinquency Interest	\$90.66
		2022	Real Estate - Current	Tax Due	\$3,022.01
CORKSCREW FARMS CDD (87)				Total	\$3,112.67
				Wire Total	\$3,112.67

Corkscrew Farms Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2023

Prepared by:



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

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2016		SERIES 2017		SERIES 2017		GENERAL		GENERAL		TOTAL
	GENERAL FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	PROJECTS FUND	CAPITAL FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND				
ASSETS											
Cash - Operating Account	\$ 71,093	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71,093	
Due From Other Funds	-	267	411	-	-	-	-	-	-	678	
Investments:											
Capitalized Interest Account	-	-	-	81	-	-	-	-	-	81	
Interest Account	-	-	124	-	-	-	-	-	-	124	
Prepayment Account	-	3,988	2,938	-	-	-	-	-	-	6,926	
Reserve Fund	-	554,630	689,889	-	-	-	-	-	-	1,244,519	
Revenue Fund	-	580,517	620,843	-	-	-	-	-	-	1,201,360	
Sinking fund	-	-	16	-	-	-	-	-	-	16	
Fixed Assets											
Construction Work In Process	-	-	-	-	41,958,312	-	-	-	-	41,958,312	
Amount Avail In Debt Services	-	-	-	-	-	-	4,067,671	-	-	4,067,671	
Amount To Be Provided	-	-	-	-	-	-	19,722,272	-	-	19,722,272	
TOTAL ASSETS	\$ 71,093	\$ 1,139,402	\$ 1,314,221	\$ 81	\$ 41,958,312	\$ 23,789,943	\$ -	\$ -	\$ -	\$ 68,273,052	
LIABILITIES											
Accounts Payable	\$ 4,729	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,729	
Bonds Payable	-	-	-	-	-	-	23,789,944	-	-	23,789,944	
Due To Other Funds	2,069	-	-	79	-	-	-	-	-	2,148	
TOTAL LIABILITIES	6,798	-	-	79	-	-	23,789,944	-	-	23,796,821	
FUND BALANCES											
Restricted for:											
Debt Service	-	1,139,402	1,314,221	-	-	-	-	-	-	2,453,623	
Capital Projects	-	-	-	2	-	-	-	-	-	2	
Unassigned:	64,295	-	-	-	41,958,312	-	(1)	-	-	42,022,606	
TOTAL FUND BALANCES	64,295	1,139,402	1,314,221	2	41,958,312	-	(1)	-	-	44,476,231	
TOTAL LIABILITIES & FUND BALANCES	\$ 71,093	\$ 1,139,402	\$ 1,314,221	\$ 81	\$ 41,958,312	\$ 23,789,943	\$ -	\$ -	\$ -	\$ 68,273,052	

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 197,585	\$ 94,500	\$ (103,085)	47.83%
Special Assmnts- Discounts	(104,375)	-	104,375	0.00%
TOTAL REVENUES	93,210	94,500	1,290	101.38%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Trustee Fees	10,700	12,112	(1,412)	113.20%
Disclosure Report	4,200	3,150	1,050	75.00%
District Counsel	9,600	328	9,272	3.42%
District Engineer	9,000	5,848	3,152	64.98%
District Manager	34,000	25,631	8,369	75.39%
Auditing Services	6,800	-	6,800	0.00%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	150	53	97	35.33%
Public Officials Insurance	2,563	2,755	(192)	107.49%
Legal Advertising	1,000	2,370	(1,370)	237.00%
Bank Fees	100	-	100	0.00%
Website Administration	1,500	1,125	375	75.00%
Office Supplies	126	-	126	0.00%
Dues, Licenses, Subscriptions	1,500	175	1,325	11.67%
Total Administration	82,739	55,047	27,692	66.53%
<u>Other Physical Environment</u>				
Insurance -Property & Casualty	7,772	8,466	(694)	108.93%
R&M-Pump Station	-	2,590	(2,590)	0.00%
R&M-Gate Security	-	7,892	(7,892)	0.00%
Total Other Physical Environment	7,772	18,948	(11,176)	243.80%
<u>Reserves</u>				
Reserve - Other	2,699	-	2,699	0.00%
Total Reserves	2,699	-	2,699	0.00%
TOTAL EXPENDITURES & RESERVES	93,210	73,995	19,215	79.39%
Excess (deficiency) of revenues				
Over (under) expenditures	-	20,505	20,505	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		43,790		
FUND BALANCE, ENDING		\$ 64,295		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2023
Series 2016 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 13,746	\$ 13,746	0.00%
Special Assmnts- Tax Collector	734,563	751,254	16,691	102.27%
TOTAL REVENUES	734,563	765,000	30,437	104.14%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	240,000	235,000	5,000	97.92%
Interest Expense	494,563	499,556	(4,993)	101.01%
Total Debt Service	734,563	734,556	7	100.00%
TOTAL EXPENDITURES	734,563	734,556	7	100.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	30,444	30,444	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		1,108,958		
FUND BALANCE, ENDING		\$ 1,139,402		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2023
Series 2017 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 15,000	\$ 15,000	0.00%
Special Assmnts- Tax Collector	956,563	933,542	(23,021)	97.59%
TOTAL REVENUES	956,563	948,542	(8,021)	99.16%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	250,000	220,000	30,000	88.00%
Principal Prepayments	-	5,000	(5,000)	0.00%
Interest Expense	706,563	682,794	23,769	96.64%
Total Debt Service	956,563	907,794	48,769	94.90%
TOTAL EXPENDITURES	956,563	907,794	48,769	94.90%
Excess (deficiency) of revenues				
Over (under) expenditures	-	40,748	40,748	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		1,273,473		
FUND BALANCE, ENDING		\$ 1,314,221		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2023
Series 2017 Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2	\$ 2	0.00%
TOTAL REVENUES	-	2	2	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	2	2	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		-		
FUND BALANCE, ENDING		<u>\$ 2</u>		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2023
General Fixed Assets Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		41,958,312		
FUND BALANCE, ENDING		<u>\$ 41,958,312</u>		

CORKSCREW FARMS CDD

Bank Reconciliation

Bank Account No.	5580	Busey - GF Operating
Statement No.	06-23A	
Statement Date	6/30/2023	

G/L Balance (LCY)	71,093.07	Statement Balance	86,702.33
G/L Balance	71,093.07	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	86,702.33
Subtotal	71,093.07	Outstanding Checks	15,609.26
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	71,093.07	Ending Balance	71,093.07
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
9/30/2022		JE000004	chk#1027### Coleman,Yovanovich & Koester	1470	1,470.00	0.00
Total Checks				1,470.00	1,470.00	0.00
Outstanding Checks						
6/29/2023	Payment	1147	ALLIED UNIVERSAL	7,892.45	0.00	7,892.45
6/29/2023	Payment	1148	BARRACO AND ASSOCIATES	1,427.50	0.00	1,427.50
6/29/2023	Payment	1149	INFRAMARK LLC	6,289.31	0.00	6,289.31
Total Outstanding Checks.....				15,609.26		15,609.26