

**CORKSCREW FARMS
COMMUNITY DEVELOPMENT
DISTRICT**

FEBRUARY 19, 2025

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

Corkscrew Farms

Community Development District

Board of Supervisors

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

District Staff

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

Regular Meeting Agenda February 19, 2025, at 1:30 p.m.

The Regular Meeting of Corkscrew Farms Community Development District will be held on **February 19, 2025, 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.

Microsoft Teams meeting; [Join the meeting now](#)

Meeting ID: 239 193 991 067
Passcode: h58cjK

Call in (audio only): +1 646-838-1601
Phone Conference ID: 956 652 605#

All cellular phones and pagers must be turned off during the meeting.

REGULAR MEETING OF THE BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS ON AGENDA ITEMS

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

3. STAFF REPORTS

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

4. BUSINESS ITEMS

- A. Consideration of Resolution 2025-01; Declaring Seat Vacancies – Seat 1, 2 & 5
- B. Consideration of Resolution 2025-02; Designation of Officers
- C. Appointment of Officers
- D. Consideration of Resolution 2025-03; Amending the General Fund Budget for Fiscal Year 2023-2024
- E. General Matters of the District
- F. Consideration of CDD Phase 2 Agreement

5. CONSENT AGENDA

- A. Approval of Minutes of the August 21, 2024; Public Hearing & Regular Meetings *(Under separate cover)*
- B. Consideration of Operation and Maintenance Expenditures August 2024 – January 2025
- C. Acceptance of the Financials and Approval of the Check Register for August 2024 – January 2025

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

7. ADJOURNMENT

RESOLUTION 2025-01

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCIES IN SEAT 1, SEAT 2 AND SEAT 5 ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

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

WHEREAS, on November 5, 2024, three (3) members of the Board of Supervisors (“**Board**”) were to be elected by Qualified Electors of the District, as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, the seats up for election were Seat 1, Seat 2, and Seat 5; and

WHEREAS, at the close of the qualifying period, no Qualified Elector qualified to run for Seat 1, 2 or Seat 5 for election by the Qualified Electors of the District; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare Seat 1, Seat 2, and Seat 5 vacant, effective the second Tuesday following the general election; and

WHEREAS, a Qualified Elector is to be appointed to each vacant seat within ninety (90) days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring Seat 1, Seat 2 and Seat 5 vacant as of November 19, 2024.

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

SECTION 1. DECLARATION OF VACANCIES. The following seats are hereby declared vacant effective as of November 19, 2024:

Seat 1 (currently held by Joseph Cameratta)
Seat 2 (currently held by Anthony Cameratta)
Seat 5 (currently held by Russell Cameratta)

SECTION 2. APPOINTMENT/INCUMBENT. Pursuant to Section 190.006(3)(b), Florida Statutes the Board shall appoint a Qualified Elector to fill each vacancy stated in Section 1 on or before February 16, 2025. Until such time as the District Board nominates a Qualified Elector to fill the vacancies declared in Section 1 above, the incumbent Board member in the respective seat shall remain in office.

SECTION 3. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 4. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 5. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 19th day of February 2025.

ATTEST:

**CORKSCREW FARMS
COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair of the Board of Supervisors

RESOLUTION 2025-02

**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, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to organize by designating 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:

_____	Chairperson
_____	Vice-Chairperson
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Leah Popelka</u>	Assistant Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

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

PASSED AND ADOPTED THIS 19th DAY OF FEBRUARY 2025.

ATTEST:

**CORKSCREW FARMS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairman / Vice-Chairman

RESOLUTION 2025-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
AMENDING THE GENERAL FUND BUDGET FOR THE FISCAL YEAR
BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024;
AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the 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 unincorporated Lee County, Florida.

WHEREAS, pursuant to Section 189.016, Florida Statutes the Board desires to reallocate funds budgeted to reflect re-appropriated revenues and expenses approved during Fiscal Year 2024/2025.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Amending the General Fund Budget for Fiscal Year 2023/2024.** The General Fund Budget for Fiscal Year 2023/2024 is hereby amended as shown in **Exhibit A** attached hereto. The District Manager shall post the amended budget on the District’s official website within 5 days after adoption and ensure it remains on the website for at least 2 years.
2. **Effective Date.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 19th DAY OF FEBRUARY 2025.

Attest:

**Corkscrew Farms Community
Development District**

Secretary/Assistant Secretary

Chair of the Board of Supervisors

Exhibit A: Amended General Fund Budget for Fiscal Year 2023/2024

Proposed Budget Amendment
For the Period Ending September 30, 2024

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	
REVENUES						
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -	
Special Assmnts- Tax Collector	93,210	-	93,210	96,530	3,320	
TOTAL REVENUES	93,210	-	93,210	96,530	3,320	103.56%
EXPENDITURES						
Administration						
ProfServ-Trustee Fees	10,700	-	10,700	10,374	326	
Disclosure Report	4,200	-	4,200	3,150	1,050	
District Counsel	9,500	-	9,500	3,343	6,157	
District Engineer	9,000	-	9,000	1,878	7,122	
District Manager	34,000	2,833	36,833	36,833	-	
Auditing Services	6,800	-	6,800	-	6,800	
Website Compliance	1,500	-	1,500	1,500	-	
Postage, Phone, Faxes, Copies	150	-	150	23	127	
Public Officials Insurance	3,168	-	3,168	2,851	317	
Legal Advertising	1,000	1,439	2,439	2,439	-	
Bank Fees	100	-	100	-	100	
Website Administration	1,500	149	1,649	1,649	-	
Office Supplies	126	-	126	-	126	
Dues, Licenses, Subscriptions	1,500	-	1,500	1,500	-	
Total Administration	83,244	4,421	87,665	65,540	22,125	
Other Physical Environment						
Insurance -Property & Casualty	9,736	3,338	13,074	13,074	-	
Total Other Physical Environment	9,736	3,338	13,074	13,074	-	
Reserves						
Reserve - Undesignated	230	-	230	-	230	
Total Reserves	230	-	230	-	230	
TOTAL EXPENDITURES & RESERVES	93,210	7,759	100,969	78,614	22,355	77.86%
Excess (deficiency) of revenues Over (under) expenditures	-	(7,759)	(7,759)	17,916	25,675	
Net change in fund balance	-	(7,759)	(7,759)	17,916	25,675	
FUND BALANCE, BEGINNING (OCT 1, 2023)	43,053	-	43,053	43,053	-	
FUND BALANCE, ENDING	\$ 43,053	\$ (7,759)	\$ 35,294	\$ 60,969	\$ 25,675	

**AMENDED AND RESTATED
AGREEMENT FOR INFRASTRUCTURE MANAGEMENT
AND MAINTENANCE SERVICES**

THIS AMENDED AND RESTATED AGREEMENT FOR INFRASTRUCTURE MANAGEMENT AND MAINTENANCE SERVICES (this “**Agreement**”) is made and entered into as of this _____ day of _____ 2025 (the “**Effective Date**”), by and between **Corkscrew Farms Community Development District**, a local unit of special-purpose government (the “**District**”), and **The Place Master Association, Inc.**, a Florida not-for-profit corporation (the “**Association**”),

RECITALS

WHEREAS, the District and the Association previously entered into that certain Agreement Between The Corkscrew Farms Community Development District and The Place Master Association, Inc. for Infrastructure Management And Maintenance Services dated as of October 19, 2017 (the “**Prior Agreement**”) wherein the Association has agreed to operate, maintain, and repair certain property of the District on behalf of the District; and

WHEREAS, the District and the Association desire to amend and restate the Prior Agreement to amend and clarify the responsibilities of the Association; and

WHEREAS, this Agreement shall replace the Prior Agreement; and

WHEREAS, the District is a local unit of special-purpose government established to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge and extend, equip, operate and maintain systems, facilities and infrastructure in conjunction with the development of lands within the District; and

WHEREAS, the District has constructed and/or acquired various systems, facilities and infrastructure including, but not limited to roadways, water and wastewater facilities, storm water management, irrigation, landscape and security, wetland/wildlife mitigation and restoration areas, and common areas and other facilities requiring inspection, operation and maintenance services within the development known as The Place at Corkscrew (the “**Development**”); and

WHEREAS, the District is obligated to provide inspection, operation and maintenance services for said improvements and areas within the Development; and

WHEREAS, pursuant to the Master Declaration of Covenants, Conditions, Easements and Restrictions for The Place at Corkscrew recorded in Instrument Number 2017000047834, Public Records of Lee County, Florida including subsequent amendments (the “**Declaration**”), the Association is responsible for owning, operating and maintaining other various improvements and facilities within the Development; and

WHEREAS, for ease of administration, potential costs savings, and other mutual benefits, the District desires to contract with the Association, and the Association agrees to contract with

the District, to maintain and manage certain improvements or portions of the Development that the District is otherwise obligated to operate and maintain, as more particularly detailed in **Exhibit “A”** attached hereto and incorporated herein by this reference (the “**District Property**”); and

WHEREAS, the Association represents that it is qualified, through its officers, employees, contractors and affiliates, to manage and maintain the District Property and desires to contract with the District to do so in accordance with the terms of this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the District and the Association (collectively, the “**Parties**”), the Parties agree as follows:

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

SECTION 2. ASSOCIATION’S OBLIGATIONS.

- A. *General Duties.* The Association shall be responsible for the management and maintenance of District Property in an efficient, lawful and satisfactory manner and in accordance with the District’s bond covenants relating to such maintenance. The Association will act in a fiduciary capacity with respect to the protection and accounting of the District’s assets. The parties acknowledge that the Association is acting as a service provider to the District under this Agreement and this Agreement is a means to provide for the services set forth in this Section 2 on a resource-efficient basis as described in the recitals. This Agreement transfers neither ownership nor ultimate legal responsibility for the District Property. Nor does this Agreement change the character of the District Property, which are public assets of the District.
- B. *Inspection.* The Association shall conduct regular inspections of all District Property and report any irregularities to the District Manager, or his designated representative, and shall correct any irregularities in accordance with the terms of this Agreement.
- C. *Repair and Maintenance.* The Association shall make, or cause to be made, such routine repair work or normal maintenance to District Property as may be required for the operation or physical protection of District Property. The Association shall promptly cause emergency repairs to be made when such repairs are necessary for the preservation and safety of persons and/or property, or when the repairs are required to be made to avoid the suspension of any services. The Association shall immediately notify the District Manager, or a designated representative, concerning the need for emergency repairs. For the sake of clarity, the obligation for wetland mitigation and monitoring for the real property owned by the District will remain with the District and is not included within the scope of this Agreement.
- D. *Investigation and Report of Accidents/Claims.* The Association shall promptly investigate and provide a full written report to the District Manager as to all accidents or claims for damage relating to the maintenance and operation of District Property. Such report shall at a minimum include a description of any damage or destruction of property and the estimated cost of repair. The Association shall cooperate and make any and all reports required by any insurance company or the District in connection with

any accident or claim. The Association shall not file any claims with the District's insurance company without the prior consent of the District Manager or his designee.

- E. *Compliance with Government Rules, Regulations, Requirements and Orders.* The Association shall take such action as is necessary to comply promptly with any and all orders or requirements affecting District Property placed thereon by any governmental authority having jurisdiction. The Association shall immediately notify the District Manager and District Counsel in writing of all such orders or requirements. At the request of the District, the Association shall prepare for execution and filing by the District any forms, reports or returns which may be required by law in connection with the ownership, maintenance and operation of the District Property.
- F. *Adherence to District Rules, Regulations and Policies.* The Association's personnel shall be familiar with any and all District policies and procedures, if any, and shall ensure that all persons using District Property are informed with respect to the rules, regulations and notices as may be promulgated by the District from time to time and ensure that said persons conform therewith, the Association may adopt such policies and procedures as it deems necessary to the fulfillment of its obligations under this Agreement provided that copies of such policies and procedures shall be provided to the District at all times. The Association assures the District that all third parties will be dealt with at arm's length, and that the District's interest will be best served at all times.
- G. *Care of the Property.* The Association shall use all due care to protect the property of the District, its residents and landowners from damage by the Association, its employees or contractors. The Association agrees to repair any damage resulting from The Association's activities and work.
- H. *Staffing and Billing.* The Association shall be solely responsible for the staffing, budgeting, financing, billing and collection to its members of fees, assessments, service charges, etc., necessary to perform the management and maintenance responsibilities set forth in this Agreement.
- I. *Liens and Claims.* The Association shall promptly and properly pay for all contractors retained, labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Association shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims or notices in respect to such liens and claims, which arise by reason of the Association's performance under this Agreement, and the Association shall immediately discharge any such claim or lien.

SECTION 3. COMPENSATION. The District shall pay the Association the sum of Ten Dollars (\$10.00) per year for the provision of management and maintenance services pursuant to the terms of this Agreement. The Association shall not be entitled, for any reason, to reimbursement or refund of any funds expended in the performance of its obligations under this Agreement.

SECTION 4. TERM. The term of this Agreement is for a period of twenty (20) years commencing on the Effective Date, and shall be automatically renewed for additional ten (10) year periods, unless either party provides the other party at least thirty (30) days written notice of its intent not to renew.

SECTION 5. TERMINATION.

- A. The District shall have the right to terminate this Agreement effective immediately at any time due to Association's failure to perform in accordance with the terms of this Agreement. In the event of termination by the District for cause, the Association shall be required to provide the District with sufficient funds to provide for the services contemplated by this Agreement through the end of the District's fiscal year that ends on September 30.
- B. The District shall have the right to terminate this Agreement upon thirty (30) days written notice without a showing of cause. In the event of termination without cause, the Association shall have no further financial obligation to the District.
- C. The Association shall have the right to terminate this Agreement upon sixty (60) days written notice without a showing of cause and for any reason whatsoever. In the event of termination by the Association, the Association shall be required to provide the District with sufficient funds to provide for the services contemplated by this Agreement through the end of the District's fiscal year that ends on September 30.
- D. Regardless of which party terminates this agreement and for what purpose, the Association and the District shall cooperate in effectuating a transfer of the obligations under this Agreement including the assignment of maintenance contracts and the transfer of all documentation associated with the provision of service hereunder including warranty documentation.

SECTION 6. INSURANCE. The Association shall maintain, at its own expense throughout the term of this Agreement, the following insurance with the District, its staff, consultants and supervisors shall be named as an additional insured:

- A. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- B. Commercial General Liability Insurance covering the Association's legal liability for bodily injuries, with limits of not less than \$1,000,000 (one million dollars) combined single limit bodily injury and property damage liability per occurrence, and \$2,000,000 general aggregate.
- C. Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
- D. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Association of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

SECTION 7. INDEMNIFICATION. The Association agrees to indemnify and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any

nature, arising out of, or in connection with, the work to be performed by Association, including litigation or any appellate proceedings with respect thereto.

SECTION 8. RECOVERY OF COSTS AND FEES. In the event litigation is brought under this Agreement, then the prevailing party in any such litigation shall be entitled to recover all attorney's fees and costs incurred, including but not limited to during any litigation or other dispute resolution and including fees and costs incurred in appellate proceedings.

SECTION 9. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 10. ASSIGNMENT. Neither the District nor the Association may assign this Agreement without the prior written approval of the other.

SECTION 11. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Association shall be acting as an independent contractor. Neither the Association nor employees of the Association, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Association agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Association, if there are any, in the performance of this Agreement. The Association shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Association and shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement. Nothing herein shall preclude the Association and the District from entering into separate agreements for the leasing of personnel or sharing of other resources.

SECTION 12. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 13. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the District and Association relating to the subject matter of this Agreement.

SECTION 14. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Association.

SECTION 15. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Association, both the District and the Association have complied with all the requirements of law, and both the District and the Association have full power and authority to comply with the terms of this instrument.

SECTION 16. NOTICES. All notices, requests, consents and other communication under this Agreement (“Notices”) shall be in writing and shall be hand delivered, mailed by First Class U.S. Mail, postage prepaid, or overnight delivery service, or email, to the parties, as follows:

A. If to District: Corkscrew Farms Community Development District
c/o Inframark
Attn: Brian K. Lamb
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
Email: brian.lamb@inframark.com

With a copy to: Coleman, Yovanovich & Koester, P.A.
Attn: Gregory L. Urbancic, Esq.
Northern Trust Bank Building
4001 Tamiami Trail N., Suite 300
Naples, FL 34103
Email: gurbancic@cyklawfirm.com

B. If to the Association: The Place Master Association, Inc.
Attn: _____
19900 The Place Blvd
Estero, FL 33928
Email: _____

With a copy to: Goede, DeBoest & Cross, PLLC
Attn: Richard DeBoest, Esq.
2030 McGregor Blvd.
Fort Myers, FL 33901
Email: rdeboest@gadclaw.com

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m., (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Association may deliver Notice on behalf of the District and the Association. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addresses of any change in name or address to which Notices shall be sent by providing the same on five (5 days) written notice to the parties and addresses set forth herein.

SECTION 17. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Association and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other

than the District and the Association any right, remedy, or claim under or by reason of this Agreement of any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Association and their respective representatives, successors and assigns.

SECTION 18. CONTROLLING LAW. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida.

SECTION 19. PUBLIC RECORDS. The Association understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, the Association agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. The Association acknowledges that the designated public records custodian for the District is Brian K. Lamb ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Association shall 1) keep and maintain public records required by the District to perform the Services; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the Association does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Agreement, transfer to the District, at no cost, all public records in the Association's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Association, the Association shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats. Failure of the Association to comply with Section 119.0701, Florida Statutes may subject the Association to penalties under Section 119.10, Florida Statutes. Further, in the event the Association fails to comply with this Section or Section 119.0701, Florida Statutes, District shall be entitled to any and all remedies at law or in equity. The following statement is required to be included in this Agreement pursuant to Section 119.0701(2), Florida Statutes:

IF THE ASSOCIATION HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES TO THE ASSOCIATION'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 873-7300, BRIAN.LAMB@INFRAMARK.COM, OR 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607.

SECTION 20. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 21. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Association as an arm's length transaction. The District and the Association participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 22. E-VERIFY. The Association shall comply with all applicable requirements of Section 448.095, Florida Statutes. Association shall register with and use the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. If the Association enters into a contract with a subcontractor relating to the services under this Agreement, the subcontractor must register with and use the E-Verify system and provide the Association with an affidavit stating the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Association shall maintain a copy of said affidavit for the duration of the contract with the subcontractor and provide a copy to the District upon request. For purposes of this Section, the term "subcontractor" shall have such meaning as provided in Section 448.095(1)(j), Florida Statutes and the term "unauthorized alien" shall have such meaning as provided in Section 448.095(k), Florida Statutes.

If the Association has a good faith belief that a subcontractor with which it is contracting has knowingly violated Section 448.095, Florida Statutes, then the Association shall terminate the contract with such person or entity. Further, if the District has a good faith belief that a subcontractor of the Association knowingly violated Section 448.095, Florida Statutes, but the Association otherwise complied with its obligations hereunder, the District shall promptly notify the Association and upon said notification, the Association shall immediately terminate its contract with the subcontractor.

Notwithstanding anything else in this Agreement to the contrary, the District may immediately terminate this Agreement for cause if there is a good faith belief that the Association knowingly violated the provisions of Section 448.095, Florida Statutes, and any termination thereunder shall in no event be considered a breach of contract by the District.

By entering into this Agreement, the Association represents that no public employer has terminated a contract with the Association under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement. The District has materially relied on this representation in entering into this Agreement with the Association.

SECTION 23. ANTI-HUMAN TRAFFICKING AFFIDAVIT. In accordance with the requirements of Section 787.06(13), Florida Statutes, the affidavit attached hereto as **Exhibit "B"** shall be completed by the Association at the time of execution of this Agreement and upon any renewal of this Agreement.

{Remainder of Page Intentionally Left Blank. Signatures Begin on Next Page}

IN WITNESS WHEREOF, the parties execute this Agreement and further agree that it shall take effect as of the date first written above.

ASSOCIATION:

THE PLACE MASTER ASSOCIATION, INC.,
a Florida not-for-profit corporation

By: _____
Print Name: _____
Title: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this ____ day of _____, 2025, by _____, as _____ of The Place Master Association, Inc., a Florida not-for-profit corporation, who is personally known to me or produced _____ as identification and did not take an oath.

(NOTARY SEAL)

Notary Public Signature

(Name typed, printed or stamped)
Notary Public, State of _____
Commission No. _____
My Commission Expires: _____

DISTRICT:

**CORKSCREW FARMS COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Joseph Cameratta, Chairman

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [____] physical presence or [____] online notarization this ____ day of _____, 2025, by Joseph Cameratta, as Chairman of the Board of Supervisors of Corkscrew Farms Community Development District, who is ____ personally known to me or ____ produced _____ as identification and did not take an oath.

(NOTARY SEAL)

Notary Public Signature

(Name typed, printed or stamped)
Notary Public, State of _____
Commission No. _____
My Commission Expires: _____

EXHIBIT “A”

District Property

SURFACE WATER MANAGEMENT SYSTEM

As shown on Lee County Development Order approved
Plans #DOS2016-00013 and subsequent amendments

<u>LOCATION</u>	<u>CDD INFRASTRUCTURE</u>
Lake #'s 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11	
Weir #'s 1, 2, 3, 4, 5	
Dry Detention Basin #'s B1-1, B1-2, B2-2, B3-1, B4-1, B4-2, B6-2, B6-3, B7-1, B7-2, B8-2, B10-3, B-12	
Water Management Basin #'s W1, W2, W3, W4, M1, M2, M3, M4, M5, E1, E2, E3, E4, E5	
Roadway Drainage	
Rear Yard Swale and Ditches	
	Lake Aerators including power.
	Lake Littoral Shelf including Plants.
	Deep Lake Trees.
	Dry Detention Plants.
	Storm Sewer Basins, Inlets, Yard drains, and manholes.
	Storm Sewer Water Control Structures and Skimmer Plates.
	Rip Rap Protection.
	Storm Sewer Pipes, Drains, and Culverts
	Headwalls, Endwalls, and Weirs.
	Flash Boards, Staff Gauges.
	Ground and Surface Water Monitoring Wells including Transducers.
	Storm Water Management Berms and Mounds.
	Erosion Control.
	Lakes and Ponds.
	Concrete Overflow Water Management Basin Control Walls.

ONSITE ROADWAYS

As shown on Lee County Development Order approved
Plans #DOS2016-00013 and subsequent amendments

<u>LOCATION</u>	<u>CDD INFRASTRUCTURE</u>
Bridge Hampton Drive	Stabilized Subgrade.
Ashcomb Way	Limerock Base.
Beverly Park	Asphalt Pavement.
Bittersweet Lane	Brick Roadway Pavers.
Newberry Lane	Common Area Sidewalks and ADA Mats.
Elston Way	Concrete Curbs.
Zephyr Lilly Court	Roadway Survey Monumentation.
Mesic Lane	Street Signage.
Elkgrove Lane	Pavement Markings.
Corbina Court	Decorative Street Lighting, Columns, and Fencing.
Cabrini Way	Treelawn Landscaping.
Elmdale Way	Entry Walls and Signage.
Grammercy Boulevard	Guardhouses and Gates.
Beechcrest Place	
Utopia Lane	
Pratt Court	
Blossom Hill Court	
The Place Boulevard	
Waterloo Way	
Deming Way	
Brooksin Court	
Kinzie Lane	
Courtland Court	
Rosehill Court	

LANDSCAPE AND IRRIGATION

LOCATION

Onsite Roadways
Area abutting Grammercy Boulevard
Area abutting Bridge Hampton Drive
Area abutting Corkscrew Road
Recharge Well Locations

CDD INFRASTRUCTURE

Trees, Shrubs, Flowers.
Project Entry Walls and Signage.
Fences and Columns.
Decorative Lighting.
Master Irrigation Pump Stations.
Irrigation Piping, Valves, and Flow Meters.
Irrigation Electrical Lines, Zone Lines, and Power.

Note: The CDD is not responsible for any landscaping or irrigation infrastructure that services an individual residential lot.

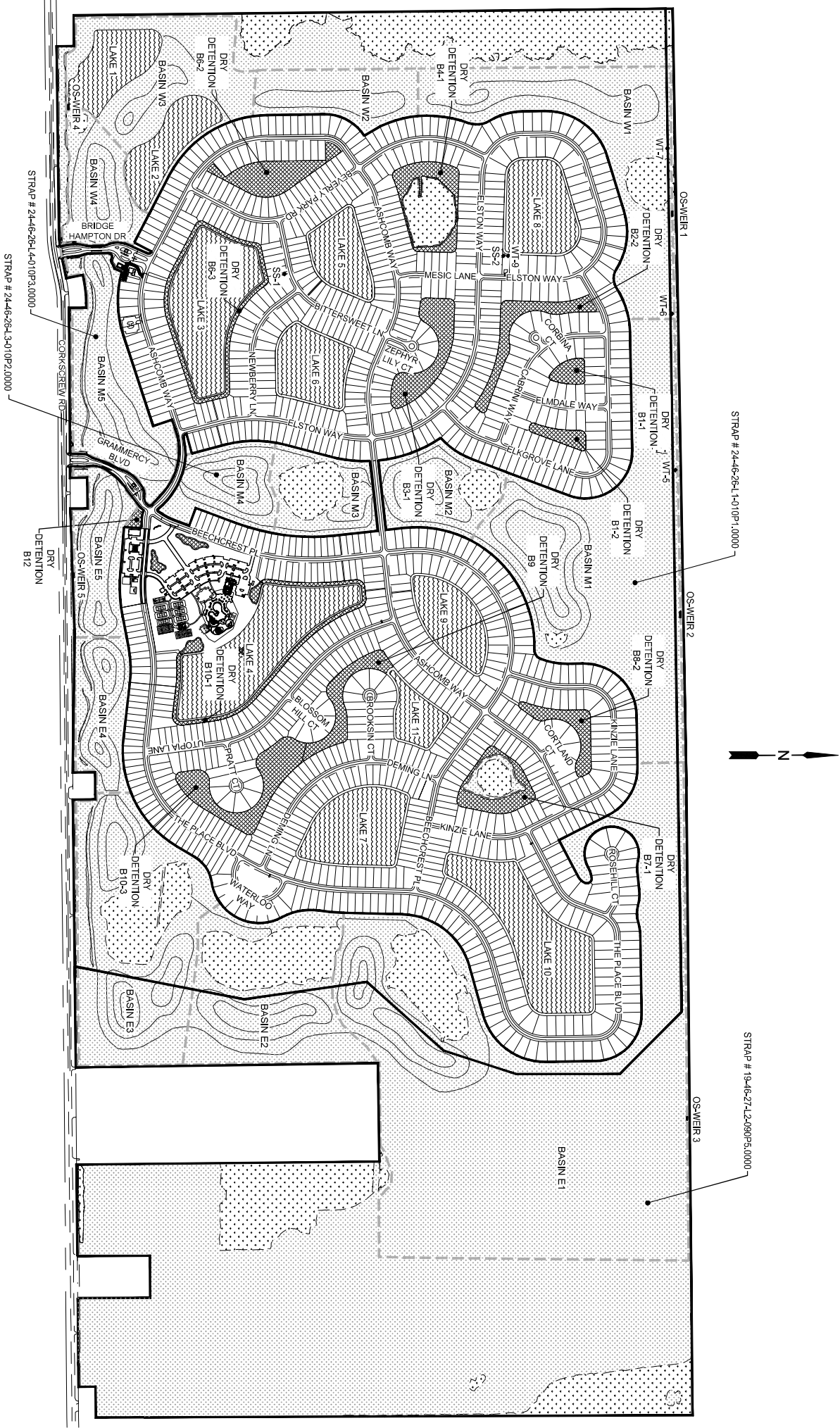
ENVIRONMENTAL RESTORATION MITIGATION IMPROVEMENTS

LOCATION

Strap #24-46-26-L1-010P1.0000
Strap #24-46-26-L4-010P3.0000
Strap #24-46-26-L3-010P2.0000
Strap #19-46-27-L2-010P4.0000
Strap #24-46-26-L1-030D2.0000
Strap #24-46-26-L2-070D2.0000

CDD INFRASTRUCTURE

Plants, Shrubs, and Trees.
Wetlands and Uplands.
Wildlife Control Fencing and Gates.
Wildlife Culvert Crossings.
Flow ways.
Monitoring Wells.
Structural Buffers, Berms, and Mounds.
Fire Lanes.



STRAP # 24-46-26-L1-010P1.0000

STRAP # 19-46-27-12-090P5.0000

STRAP # 24-46-26-L4-010P3.0000

STRAP # 24-46-26-L3-010P2.0000



J.R. EVANS
ENGINEERING

J.R. EVANS ENGINEERING, P.A.
9881 CORKSCREW ROAD SUITE 102
ESTERO, FLORIDA 33928
PHONE: (239) 406-8148
FAX: (239) 288-2537
WWW.JRE/INSENGINEERING.COM

THE PLACE

SITE MANAGEMENT MAP

FILE DATE: 12/2020 SHEET: 1

1

EXHIBIT “B”

AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS

State of _____

County of _____

In accordance with Section 787.06 (13), Florida Statutes, the undersigned, on behalf of **The Place Master Association, Inc.**, a Florida not-for-profit corporation (the “Association”), hereby attests under penalty of perjury that, the Association, to the best of my knowledge and reasonable belief, does not use coercion for labor or services as defined in Section 787.06, Florida Statutes, entitled “Human Trafficking.”

The undersigned is authorized to execute this affidavit on behalf of the Association.

Signature
Printed Name: _____
Title: _____
Association: _____
Date: _____

SWORN TO AND SUBSCRIBED before me by means of [___] physical presence or [___] online notarization, this _____ day of _____, 2025, by _____, as _____ of The Place Master Association, Inc., a Florida not-for-profit corporation, who is [___] personally known to me or who produced [___] _____ as identification.

Notary Public

(Notary Seal)

CORKSCREW FARMS CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	8/2/2024	130484	\$350.00		DISTRICT INVOICE
INFRAMARK LLC	8/2/2024	130484	\$2,833.33		DISTRICT INVOICE
INFRAMARK LLC	8/2/2024	130484	\$125.00	\$3,308.33	DISTRICT INVOICE
INFRAMARK LLC	7/31/2024	128848	\$350.00		DISTRICT INVOICE
INFRAMARK LLC	7/31/2024	128848	\$2,833.33		DISTRICT INVOICE
INFRAMARK LLC	7/31/2024	128848	\$125.00	\$3,308.33	DISTRICT INVOICE
Monthly Contract Subtotal			\$6,616.66	\$6,616.66	
Regular Services					
COLEMAN, YOVANOVICH	7/9/2024	72	\$1,771.00	\$1,771.00	PROFESSIONAL SERVICES
GANNETT FLORIDA LOCALIQ	6/30/2024	0006527667	\$181.14	\$181.14	AD SERVICES
Regular Services Subtotal			\$1,952.14	\$1,952.14	
Additional Services					
INFRAMARK LLC	7/31/2024	129861	\$1.28	\$1.28	DISTRICT INVOICE JUNE 2024
Additional Services Subtotal			\$1.28	\$1.28	
TOTAL			\$8,570.08	\$8,570.08	



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#130484

DATE

8/2/2024

CUSTOMER ID

C2294

NET TERMS

Net 30

PO#**DUE DATE**

9/1/2024

BILL TO

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

Services provided for the Month of: August 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	2	Ea	175.00		350.00
District Management	1	Ea	2,833.33		2,833.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					3,308.33

Subtotal	\$3,308.33
-----------------	------------

Tax	\$0.00
------------	--------

Total Due	\$3,308.33
------------------	------------

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.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#128848

DATE

7/31/2024

CUSTOMER ID

C2294

NET TERMS

Net 30

PO#**DUE DATE**

8/30/2024

BILL TO

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

Services provided for the Month of: July 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	2	Ea	175.00		350.00
District Management	1	Ea	2,833.33		2,833.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					3,308.33

Subtotal	\$3,308.33
-----------------	------------

Tax	\$0.00
------------	--------

Total Due	\$3,308.33
------------------	------------

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.

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
July 09, 2024
File No: 6677-001M
Statement No: 72

SENT VIA EMAIL TO: inframark@avidbill.com

Previous Balance \$500.50

Fees

			Hours	
06/03/2024	GLU	Review and respond to email correspondence from Ray Blacksmith; Draft temporary construction easement	2.00	770.00
06/04/2024	GLU	Review and respond to email correspondence from Ray Blacksmith on easement	0.10	38.50
06/07/2024	GLU	Review and respond to email correspondence from Ray Blacksmith regarding temporary construction easement; review and revise	0.60	231.00
06/10/2024	GLU	Review and respond to email correspondence from Ray Blacksmith on temporary construction easement; Compile TCE; Exchange email correspondence with Brian Lamb	0.40	154.00
06/25/2024	GLU	Review and respond to email correspondence from Brian Lamb on meeting continuance	0.20	77.00
		Professional Fees through 07/09/2024	3.30	1,270.50

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Gregory L. Urbancic	3.30	\$385.00	\$1,270.50

Total Current Work 1,270.50

Balance Due (includes previous balance, if any) \$1,771.00



ACCOUNT NAME		ACCOUNT #	PAGE #
Corkscrew Farms CDD		1124888	1 of 1
STATEMENT #	BILLING PERIOD	PAYMENT DUE DATE	
0006527667	Jun 1- Jun 30, 2024	July 20, 2024	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$181.14	

BILLING ACCOUNT NAME AND ADDRESS

Corkscrew Farms Cdd
Brittany Crutchfield
2005 Pan Am Cir. Ste. 300
Tampa, FL 33607-6008



Legal Entity: Gannett Media Corp.

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.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

FEDERAL ID 47-2390983

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com.

Date	Description	Amount
6/1/24	Balance Forward	\$181.14

Received
JUL 12

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$181.14
Service Fee 3.99%	\$7.23
*Cash/Check/ACH Discount	-\$7.23
*Payment Amount by Cash/Check/ACH	\$181.14
Payment Amount by Credit Card	\$188.37

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		STATEMENT NUMBER		AMOUNT PAID
Corkscrew Farms CDD		1124888		0006527667		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$0.00	\$181.14	\$0.00	\$0.00	\$0.00	\$0.00	\$181.14
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY WITH CREDIT CARD PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$188.37
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

00011248880000000000000065276670001811467170



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#129861

CUSTOMER ID

C2294

PO#

INVOICE

DATE

7/31/2024

NET TERMS

Net 30

DUE DATE

8/30/2024

BILL TO

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

Services provided for the Month of: June 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	2	Ea	0.64		1.28
Subtotal					1.28

Subtotal

\$1.28

Tax

\$0.00

Total Due

\$1.28

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.

<p>CORKSCREW FARMS CDD</p> <p>Summary of Operations and Maintenance Invoices</p>
--

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	9/4/2024	132179	\$1.38	\$1.38	DISTRICT INVOICE AUG. 2024
Monthly Contract Subtotal			\$1.38	\$1.38	
TOTAL			\$1.38	\$1.38	



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#132179

DATE

9/4/2024

BILL TO

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

CUSTOMER ID

C2294

NET TERMS

Net 30

PO#**DUE DATE**

10/4/2024

Services provided for the Month of: August 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	2	Ea	0.69		1.38
Subtotal					1.38

Subtotal	\$1.38
-----------------	--------

Tax	\$0.00
------------	--------

Total Due	\$1.38
------------------	--------

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.

CORKSCREW FARMS CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	9/5/2024	132396	\$350.00		SEPT. 2024
INFRAMARK LLC	9/5/2024	132396	\$2,833.33		SEPT. 2024
INFRAMARK LLC	9/5/2024	132396	\$125.00	\$3,308.33	SEPT. 2024
INFRAMARK LLC	10/23/2024	135953	\$350.00		DISTRICT INVOICE
INFRAMARK LLC	10/23/2024	135953	\$2,833.33		DISTRICT INVOICE
INFRAMARK LLC	10/23/2024	135953	\$125.00	\$3,308.33	DISTRICT INVOICE
Monthly Contract Subtotal			\$6,616.66	\$6,616.66	
Regular Services					
ADA SITE COMPLIANCE	10/26/2024	INV-11563	\$1,500.00	\$1,500.00	WEBSITE COMPLIANCE
COLEMAN, YOVANOVICH	9/30/2024	74	\$327.25	\$327.25	LEGAL COUNSEL
COLEMAN, YOVANOVICH	8/15/2024	73	\$693.00	\$693.00	PROFESSIONAL SERVICES
EGIS INSURANCE	8/30/2024	25043	\$16,665.00	\$16,665.00	INSURANCE
FLORIDA DEPT OF ECONOMIC	10/1/2024	91256	\$175.00	\$175.00	DISTRICT FILING FEES
GANNETT FLORIDA LOCALIQ	8/31/2024	0006646447	\$1,694.00	\$1,694.00	AD SERVICES
RDS AIR CONDITIONING	9/3/2024	60202284919	\$315.00	\$315.00	LABOR
Regular Services Subtotal			\$21,369.25	\$21,369.25	
TOTAL					
			\$27,985.91	\$27,985.91	



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#132396

CUSTOMER ID

C2294

PO#

INVOICE

DATE

9/5/2024

NET TERMS

Net 30

DUE DATE

10/5/2024

BILL TO

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

Services provided for the Month of: September 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	2	Ea	175.00		350.00
District Management	1	Ea	2,833.33		2,833.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					3,308.33

Subtotal	\$3,308.33
-----------------	------------

Tax	\$0.00
------------	--------

Total Due	\$3,308.33
------------------	------------

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.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

135953

DATE

10/23/2024

CUSTOMER ID

C2294

NET TERMS

Net 30

PO#**DUE DATE**

11/22/2024

BILL TO

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

Services provided for the Month of: October 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	2	Ea	175.00		350.00
District Management	1	Ea	2,833.33		2,833.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					3,308.33

Subtotal \$3,308.33

Tax \$0.00

Total Due \$3,308.33

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.

ADA Site Compliance
6400 Boynton Beach Blvd 742721
Boynton Beach, FL 33474
accounting@adasitecompliance.com



Invoice

BILL TO
Corkscrew Farms CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
INV-11563	10/26/2024	\$1,500.00	11/09/2024	14	

DESCRIPTION	QTY/HRS	RATE	AMOUNT
Technological Auditing, Compliance Shield, Customized Accessibility Policy, and Consulting with Accessibility and Compliance Experts	1	1,500.00	1,500.00

BALANCE DUE

\$1,500.00

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
September 30, 2024
File No: 6677-001M
Statement No: 74

SENT VIA EMAIL TO: inframark@avidbill.com

Previous Balance \$1,963.50

Fees

			Hours	
08/01/2024	GLU	Review email correspondence from Ray Blacksmith on easement	0.10	38.50
08/21/2024	GLU	Review agenda for Board of Supervisors meeting; Participation in Board of Supervisors meeting; Review email correspondence from Ray Blacksmith on flow-way inspection	0.75	288.75
		Professional Fees through 09/30/2024	0.85	327.25

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Gregory L. Urbancic	0.85	\$385.00	\$327.25

Total Current Work 327.25

Payments

09/17/2024	Fee payment received ck # 100002 Corkscrew Farms CDD	-1,771.00
------------	--	-----------

Balance Due (includes previous balance, if any) \$519.75

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
August 15, 2024
File No: 6677-001M
Statement No: 73

SENT VIA EMAIL TO: inframark@avidbill.com

Previous Balance \$1,771.00

Fees

			Hours	
07/01/2024	GLU	Review and respond to email correspondence from Monica Alvarez; Review and comment on assessment/budget notices	0.90	346.50
07/22/2024	GLU	Review and respond to email correspondence from Stella Matevosyan on audit response request; Review audit response request; internal review; Draft audit response letter	0.70	269.50
07/26/2024	GLU	Exchange email correspondence regarding easement	0.20	77.00
		Professional Fees through 08/15/2024	1.80	693.00

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Gregory L. Urbancic	1.80	\$385.00	\$693.00

Total Current Work 693.00

Payments

07/22/2024	Fee payment received ck # 1194 Corkscrew Farms CDD	-500.50
------------	--	---------

Balance Due (includes previous balance, if any) \$1,963.50



INVOICE

Customer	Corkscrew Farms Community Development District
Acct #	795
Date	08/30/2024
Customer Service	Christina Wood
Page	1 of 1

Corkscrew Farms Community Development District
c/o Meritus
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Payment Information	
Invoice Summary	\$ 16,665.00
Payment Amount	
Payment for:	Invoice#25043
100124337	

Thank You

Please detach and return with payment



Customer: Corkscrew Farms Community Development District

Invoice	Effective	Transaction	Description	Amount
25043	10/01/2024	Renew policy	Policy #100124337 10/01/2024-10/01/2025 Florida Insurance Alliance Package - Renew policy Due Date: 8/30/2024	16,665.00

Total

\$ 16,665.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555
Atlanta, GA 30374-8555

sclimer@egisadvisors.com

08/30/2024

FloridaCommerce, Special District Accountability Program**Fiscal Year 2024 - 2025 Special District State Fee Invoice and Profile Update**

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2024				Invoice No: 91256
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2024: \$175.00

STEP 1: Review the following profile and make any needed changes.**1. Special District's Name, Registered Agent's Name and Registered Office Address:**

000416

Corkscrew Farms Community Development District

Mr. Brian Lamb

Meritus

2005 Pan Am Circle, Suite 300

Tampa, Florida 33607



- 2. Telephone:** 813-397-5121 Ext:
3. Fax: 813-873-7070
4. Email: brian.lamb@inframark.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: www.corkscrewfarmscdd.com
8. County(ies): Lee
9. Special Purpose(s): Community Development
10. Boundary Map on File: 02/02/2017
11. Creation Document on File: 02/02/2017
12. Date Established: 12/16/2015
13. Creation Method: Local Ordinance
14. Local Governing Authority: Lee County
15. Creation Document(s): County Ordinance 15-16
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature:  Date 10/19/24**STEP 3:** Pay the annual state fee or certify eligibility for zero annual fee.**a. Pay the Annual Fee:** Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.**b. Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.1. This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,2. This special district is in compliance with its Fiscal Year 2022 - 2023 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2022 - 2023 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.Department Use Only: Approved: Denied: Reason: **STEP 4:** Make a copy of this document for your records.**STEP 5:** Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

LocaliQ Received

Florida
GANNETT

SEP 13

ACCOUNT NAME		ACCOUNT #	PAGE #
Corkscrew Farms CDD		1124888	1 of 1
STATEMENT #	BILLING PERIOD	PAYMENT DUE DATE	
0006646447	Aug 1- Aug 31, 2024	September 20, 2024	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$1,694.00	

BILLING ACCOUNT NAME AND ADDRESS

Corkscrew Farms Cdd
Brittany Crutchfield
2005 Pan Am Cir. Ste. 300
Tampa, FL 33607-6008



Legal Entity: Gannett Media Corp.
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.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

FEDERAL ID 47-2390983

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com.

Date	Description	Amount
8/1/24	Balance Forward	\$1,694.00

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$1,694.00
Service Fee 3.99%	\$67.59
*Cash/Check/ACH Discount	-\$67.59
*Payment Amount by Cash/Check/ACH	\$1,694.00
Payment Amount by Credit Card	\$1,761.59

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT



ACCOUNT NAME Corkscrew Farms CDD		ACCOUNT NUMBER 1124888		STATEMENT NUMBER 0006646447		AMOUNT PAID
CURRENT DUE \$0.00	30 DAYS PAST DUE \$1,694.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$1,694.00
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY WITH CREDIT CARD PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$1,761.59
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

0001124888000000000000066464470016940067179





INVOICE	#60202284919
SERVICE DATE	Sep 03, 2024
INVOICE DATE	Sep 03, 2024
DUE	Upon receipt
AMOUNT DUE	\$315.00

The Preserve at Corkscrew:The Preserve at Corkscrew -
Guardhouse
c/o Inframark Infrastructure Service, 2005 Pan Am Cir Ste 300
Tampa, FL 33607-6008

 (732) 245-2480
 inframarkcms@payableslockbox.com

CONTACT US

21699 Bella Terra Boulevard
estero, FL 33928

 (239) 313-9174
 your.invoice@rdsairconditioning.com

Service completed by: Luis Vazquez

INVOICE

Services	amount
Commercial Labor - Commercial Maint. Agree. Mini split system	\$315.00
This invoice is for your annual maintenance agreement. This agreement is valid for one year from receipt date. The second system tune-up will be completed in approximately six months. Included in the tune up is cleaning the air filter cleaning condensate drain line. Placing anti-bacterial pads in drain pan, cleaning outdoor condensing coils and Evaporator coil. Parts are additional if needed. Thank You for your business, it is greatly appreciated!	
Total	\$315.00

CORKSCREW FARMS CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	11/5/2024	136681	\$350.00		MANAGEMENT FEE
INFRAMARK LLC	11/5/2024	136681	\$2,833.33		MANAGEMENT FEE
INFRAMARK LLC	11/5/2024	136681	\$125.00	\$3,308.33	DISTRICT INVOICE
Monthly Contract Subtotal			\$3,308.33	\$3,308.33	
Variable Contract					
THOMAS BUTLER	8/21/2024	TB 082124	\$200.00	\$200.00	SUPERVISOR FEE
Variable Contract Subtotal			\$200.00	\$200.00	
Regular Services					
GANNETT FLORIDA LOCALIQ	7/31/2024	0006582592	\$1,694.00	\$1,694.00	AD SERVICES
GANNETT FLORIDA LOCALIQ	9/30/2024	0006706017	\$1,538.27	\$1,538.27	AD SERVICES
U.S. BANK	10/25/2024	7521050	\$4,240.63	\$4,240.63	TRUSTEE FEE
U.S. BANK	10/25/2024	7518628	\$1,000.00	\$1,000.00	TRUTEE FEE
Regular Services Subtotal			\$8,472.90	\$8,472.90	
TOTAL			\$11,981.23		



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

136681

DATE

11/5/2024

CUSTOMER ID

C2294

NET TERMS

Net 30

PO#**DUE DATE**

12/5/2024

BILL TO

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

Services provided for the Month of: November 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	2	Ea	175.00		350.00
District Management	1	Ea	2,833.33		2,833.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					3,308.33

Subtotal \$3,308.33

Tax \$0.00

Total Due \$3,308.33

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.

CORKSCREW FARMS CDD

MEETING DATE August 21, 2024

DMS Staff Signature *Brian Lamb*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Joseph Cameratta		Salary Waived	\$0
Anthony Cameratta	✓	Salary Waived	\$0
Eileen H Barrett	✓	Salary Waived	\$0
Thomas Butler	✓	Salary Accepted	\$200.00
Russell Cameratta	✓	Salary Waived	\$0



ACCOUNT NAME		ACCOUNT #	PAGE #
Corkscrew Farms CDD		1124888	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0006582592	Jul 1- Jul 31, 2024	August 20, 2024	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$1,694.00	

BILLING ACCOUNT NAME AND ADDRESS	<p>Corkscrew Farms CDD Brittany Crutchfield 2005 Pan Am Circle, Suite 300 Tampa, FL 33607</p> <p>Legal Entity: Gannett Media Corp. 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.</p>		
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com			FEDERAL ID 47-2390983
To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com.			

Date	Description	Amount
7/1/24	Balance Forward	\$181.14
7/22/24	PAYMENT - THANK YOU	-\$181.14

Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
7/17/24	FNP Fort Myers News-Press	10380626	FY24-25 OM BUDGET		1	3.0000 x 12 in	\$1,462.16

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
7/24/24	10393204	FNP Fort Myers News-Press	Notice of Public Hearing and Board of Supervisors Meeting		\$231.84

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$1,694.00
Service Fee 3.99%	\$67.59
*Cash/Check/ACH Discount	-\$67.59
*Payment Amount by Cash/Check/ACH	\$1,694.00
Payment Amount by Credit Card	\$1,761.59

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Corkscrew Farms CDD		1124888		0006582592		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$1,694.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,694.00
REMITTANCE ADDRESS (Include Account# & Invoice# on check)			TO PAY WITH CREDIT CARD PLEASE CALL:			TOTAL CREDIT CARD AMT DUE
			1-877-736-7612			\$1,761.59
			To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com			

000112488800000000000000065825920016940067179



ACCOUNT NAME		ACCOUNT #	PAGE #
Corkscrew Farms CDD		1124888	1 of 1
STATEMENT #	BILLING PERIOD	PAYMENT DUE DATE	
0006706017	Sep 1- Sep 30, 2024	October 20, 2024	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	-\$181.14	\$1,538.27	

BILLING ACCOUNT NAME AND ADDRESS	<p>Legal Entity: Gannett Media Corp.</p> <p>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.</p> <p>All funds payable in US dollars.</p>		
Corkscrew Farms CDD Brittany Crutchfield 2005 Pan Am Circle, Suite 300 Tampa, FL 33607			
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com			FEDERAL ID 47-2390983
To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com.			

Date	Description	Amount
9/1/24	Balance Forward	\$1,694.00
9/12/24	PAYMENT - THANK YOU	-\$181.14
9/30/24	Finance Charge	\$25.41

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$1,538.27
Service Fee 3.99%	\$61.38
*Cash/Check/ACH Discount	-\$61.38
*Payment Amount by Cash/Check/ACH	\$1,538.27
Payment Amount by Credit Card	\$1,599.65

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		STATEMENT NUMBER		AMOUNT PAID
Corkscrew Farms CDD		1124888		0006706017		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$25.41	\$0.00	\$1,694.00	\$0.00	\$0.00	-\$181.14	\$1,538.27
REMITTANCE ADDRESS (Include Account# & Statement# on check) Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244			TO PAY WITH CREDIT CARD PLEASE CALL:			TOTAL CREDIT CARD AMT DUE
			1-877-736-7612			\$1,599.65
			To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com			

00011248880000000000000067060170015382767170



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:
Account Number:
Invoice Date:
Direct Inquiries To:
Phone:

CEILE
NOV 05 2024
2/3
7521050
252523000
10/25/2024
Duffy, Leanne M
(407)-835-3807

Corkscrew Farms CDD
ATTN District Manager
2005 Pan AM Circle Suite 300
Tampa, FL 33607
United States

CORKSCREW FARMS CDD SERIES 2016

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,240.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

CORKSCREW FARMS CDD SERIES 2016

Invoice Number: 7521050
Account Number: 252523000
Current Due: \$4,240.63

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 252523000
Invoice # 7521050
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

3/3

Invoice Number: 7521050
Invoice Date: 10/25/2024
Account Number: 252523000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

CORKSCREW FARMS CDD SERIES 2016

Accounts Included 252523000 252523002 252523004 252523005 252523006
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 10/01/2024 - 09/30/2025				\$3,750.00
19190 Other amortization schedule 1 - 2023	200.00	1.00		\$200.00
Subtotal Extraordinary Services - In Arrears 10/01/2023 - 09/30/2024				\$200.00
Incidental Expenses 10/01/2024 to 09/30/2025	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,240.63

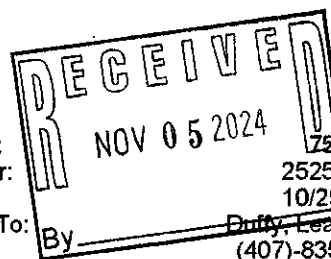




Corporate Trust Services
EP-MN-VN3L
60 Livingston Ave.
St. Paul, MN 55107

2/3

Invoice Number:
Account Number:
Invoice Date:
Direct Inquiries To:
Phone:



7518628
252523001
10/25/2024
By Duffy, Leanne M
(407)-835-3807

Corkscrew Farms CDD
ATTN District Manager
2005 Pan AM Circle Suite 300
Tampa, FL 33607
United States

CORKSCREW FARMS 2016

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$1,000.00

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

CORKSCREW FARMS 2016

Invoice Number: 7518628
Account Number: 252523001
Current Due: \$1,000.00

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 252523001
Invoice # 7518628
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7518628
Invoice Date: 10/25/2024
Account Number: 252523001
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

CORKSCREW FARMS 2016

Accounts Included 252523001

In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04341 Investment Agreement	1.00	1,000.00	100.00%	\$1,000.00
Subtotal Administration Fees - In Advance 10/01/2024 - 09/30/2025				\$1,000.00
TOTAL AMOUNT DUE				\$1,000.00



CORKSCREW FARMS CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	11/14/2024	137438	\$0.69	\$0.69	DISTRICT INVOICE
INFRAMARK LLC	12/20/2024	139836	\$2.76	\$2.76	Postage November 2024
Monthly Contract Subtotal			\$3.45	\$3.45	
Regular Services					
COLEMAN, YOVANOVICH	11/20/2024	75	\$38.50	\$38.50	LEGAL COUNSEL
COLEMAN, YOVANOVICH	12/11/2024	76	\$254.00	\$254.00	LEGAL COUNSEL
GRAU AND ASSOCIATES	8/8/2024	26246	\$6,800.00	\$6,800.00	AUDIT FYE 09/30/2023
INFRAMARK LLC	12/3/2024	138997	\$350.00		DISSEMINATION SVS
INFRAMARK LLC	12/3/2024	138997	\$2,833.33		DIST MGMT
INFRAMARK LLC	12/3/2024	138997	\$125.00	\$3,308.33	WEB MAINT
LEE COUNTY PROPERTY APPRAISER	11/12/2024	012688	\$1,325.00	\$1,325.00	2024 NON AD VALOREM ROLL
Regular Services Subtotal			\$11,725.83	\$11,725.83	
TOTAL			\$11,729.28	\$11,729.28	



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

137438

DATE

11/14/2024

BILL TO

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

CUSTOMER ID

C2294

NET TERMS

Net 30

PO#**DUE DATE**

12/14/2024

Services provided for the Month of: October 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	1	Ea	0.69		0.69
Subtotal					0.69

Subtotal \$0.69

Tax \$0.00

Total Due \$0.69

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.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

139836

CUSTOMER ID

C2294

PO#

INVOICE

DATE

12/20/2024

NET TERMS

Net 30

DUE DATE

1/19/2025

BILL TO

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

Services provided for the Month of: November 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	4	Ea	0.69		2.76
Subtotal					2.76

Subtotal

\$2.76

Tax

\$0.00

Total Due

\$2.76

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.

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

Page: 1
November 20, 2024
File No: 6677-001M
Statement No: 75

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

Attn: Teresa Farlow

Gen Rep

SENT VIA EMAIL TO: inframark@avidbill.com

Previous Balance \$519.75

Fees

			Hours	
10/14/2024	GLU	Review multiple email correspondence from manager regarding meeting schedule	0.10	38.50
		Professional Fees through 11/20/2024	0.10	38.50

		Recapitulation		
<u>Timekeeper</u>		<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Gregory L. Urbancic		0.10	\$385.00	\$38.50

Total Current Work 38.50

Balance Due (includes previous balance, if any) \$558.25

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
December 11, 2024
File No: 6677-001M
Statement No: 76

SENT VIA EMAIL TO: inframark@avidbill.com

Previous Balance \$558.25

Fees

			Hours	
11/14/2024	GLU	Review and respond to email correspondence from Monica Alvarez on resolution	0.10	38.50
	MEM	Draft resolution declaring vacancies	0.40	100.00
11/15/2024	GLU	Review and respond to email correspondence from Monica Alvarez on meeting and vacancies	0.30	115.50
		Professional Fees through 12/11/2024	0.80	254.00

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Gregory L. Urbancic	0.40	\$385.00	\$154.00
Meagan E. Magaldi	0.40	250.00	100.00

Total Current Work 254.00

Balance Due (includes previous balance, if any) \$812.25

Grau and Associates

1001 W. Yamato Road, Suite 301
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. 26246
Date 08/08/2024

SERVICE	AMOUNT
Audit FYE 09/30/2023	\$ <u>6,800.00</u>
Current Amount Due	\$ <u><u>6,800.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
6,800.00	0.00	0.00	0.00	0.00	6,800.00

Payment due upon receipt.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

138997

CUSTOMER ID

C2294

PO#

INVOICE

DATE

12/3/2024

NET TERMS

Net 30

DUE DATE

1/2/2025

BILL TO

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

Services provided for the Month of: December 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	2	Ea	175.00		350.00
District Management	1	Ea	2,833.33		2,833.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					3,308.33

Subtotal	\$3,308.33
-----------------	------------

Tax	\$0.00
------------	--------

Total Due	\$3,308.33
------------------	------------

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.



STATE OF FLORIDA
LEE COUNTY PROPERTY APPRAISER
MATTHEW H. CALDWELL

Mailing Address:
P.O. Box 1546
Fort Myers, Florida 33902-1546

Physical Address:
2480 Thompson Street
Fort Myers, Florida 33901-3074



Telephone: (239) 533-6100 - (866)673-2868 (From anywhere in Continental US except 239 area code)
Facsimile: (239) 533-6160 Website: www.leepa.org

INVOICE

BILL TO:

Corkscrew Farms CDD
Inframark
2005 Pan Am Circle
Suite #300
Tampa, FL 33607

Date: 11/12/2024
Invoice Number: 012688
Customer ID: 000351
Terms: Due Upon Receipt
Tax Roll Mgr:

District Authority: Corkscrew Farms CDD
Pursuant to Resolution:
Dated:

DESCRIPTION	QUANTITY	UNIT DESC	RATE	EXT. PRICE
2024 Non Ad Valorem Roll	1,325.00		1.00	1,325.00

Please make check payable to Lee County Property Appraiser

Remit To:
Lee County Property Appraisers Office
Attn: Accounts Receivable - 4th Floor
P.O. Box 1546
Fort Myers, FL 33902

TOTAL: 1,325.00

CORKSCREW FARMS CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	1/3/2025	141017	\$350.00		MANAGEMENT FEE
INFRAMARK LLC	1/3/2025	141017	\$2,833.33		MANAGEMENT FEE
INFRAMARK LLC	1/3/2025	141017	\$125.00	\$3,308.33	DISTRICT INVOICE
Monthly Contract Subtotal			\$3,308.33	\$3,308.33	
Regular Services					
COLEMAN, YOVANOVICH	1/14/2025	77	\$192.50	\$192.50	LEGAL COUNSEL
Regular Services Subtotal			\$192.50	\$192.50	
TOTAL			\$3,500.83	\$3,500.83	



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

141017

DATE

1/3/2025

CUSTOMER ID

C2294

NET TERMS

Net 30

PO#**DUE DATE**

2/2/2025

BILL TO

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

Services provided for the Month of: January 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	2	Ea	175.00		350.00
District Management	1	Ea	2,833.33		2,833.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					3,308.33

Subtotal \$3,308.33

Tax \$0.00

Total Due \$3,308.33

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.

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
January 14, 2025
File No: 6677-001M
Statement No: 77

SENT VIA EMAIL TO: inframarkcms@payableslockbox.com

Previous Balance \$812.25

Fees

			Hours	
12/06/2024	GLU	Review email correspondence from manager on meeting schedule	0.10	38.50
12/23/2024	GLU	Review email correspondence from Tony Cameratta and Brian Lamb on Phase 2 maintenance agreement; Review and respond to email correspondence from Brian Lamb; review files on same.	0.40	154.00
		Professional Fees through 01/14/2025	0.50	192.50

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Gregory L. Urbancic	0.50	\$385.00	\$192.50

Total Current Work 192.50

Payments

12/18/2024	Fee payment received ck # 100012 Corkscrew Farms CDD	-38.50
01/09/2025	Fee payment received ck # 100013 Corkscrew Farms CDD	-254.00
	Total Payments	-292.50
	Balance Due (includes previous balance, if any)	<u>\$712.25</u>

Corkscrew Farms Community Development District

Financial Statements
(Unaudited)

Period Ending
Aug 31, 2024

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 August 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL		SERIES 2016		SERIES 2017		SERIES 2017		GENERAL		GENERAL		TOTAL
	FUND		DEBT SERVICE	FUND	DEBT SERVICE	FUND	CAPITAL	PROJECTS	FIXED ASSETS	FUND	LONG-TERM	DEBT FUND	
ASSETS													
Cash - Operating Account	\$	72,604	\$	-	\$	-	\$	-	\$	-	\$	-	\$ 72,604
Cash in Transit		-		-		(17,530)		-		-		-	(17,530)
Due From Other Funds		717		7,535		-		3		-		-	8,255
Investments:													
Prepayment Account		-		1,477		18,361		-		-		-	19,838
Reserve Fund		-		560,567		696,777		-		-		-	1,257,344
Revenue Fund		-		648,250		691,547		-		-		-	1,339,797
Fixed Assets													
Construction Work In Process		-		-		-		-	22,459,733			-	22,459,733
Amount Avail In Debt Services		-		-		-		-		-	4,067,671		4,067,671
Amount To Be Provided		-		-		-		-		-	19,722,272		19,722,272
TOTAL ASSETS	\$	73,321	\$	1,217,829	\$	1,389,155	\$	3	\$	22,459,733	\$	23,789,943	\$ 48,929,984
LIABILITIES													
Accounts Payable	\$	1,952	\$	-	\$	-	\$	-	\$	-	\$	-	1,952
Accrued Expenses		100		-		-		-		-		-	100
Accounts Payable - Other		3,133		-		-		-		-		-	3,133
Due to Other		1,470		-		-		-		-		-	1,470
Bonds Payable		-		-		-		-		-	23,789,944		23,789,944
Due To Other Funds		-		-		8,255		-		-		-	8,255
TOTAL LIABILITIES		6,655		-		8,255		-		-	23,789,944		23,804,854

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
As of August 31, 2024
(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2017						
	GENERAL	SERIES 2016	SERIES 2017	CAPITAL	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE	DEBT SERVICE	PROJECTS	FIXED ASSETS	LONG-TERM	
FUND	FUND	FUND	FUND	FUND	FUND	DEBT FUND	
FUND BALANCES							
Restricted for:							
Debt Service	-	1,217,829	1,380,900	-	-	-	2,598,729
Capital Projects	-	-	-	3	-	-	3
Unassigned:	66,666	-	-	-	22,459,733	(1)	22,526,398
TOTAL FUND BALANCES	66,666	1,217,829	1,380,900	3	22,459,733	(1)	25,125,130
TOTAL LIABILITIES & FUND BALANCES	\$ 73,321	\$ 1,217,829	\$ 1,389,155	\$ 3	\$ 22,459,733	\$ 23,789,943	\$ 48,929,984

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2024
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	\$ 93,210	\$ 96,530	\$ 3,320	103.56%
TOTAL REVENUES	93,210	96,530	3,320	103.56%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Trustee Fees	10,700	10,374	326	96.95%
Disclosure Report	4,200	2,800	1,400	66.67%
District Counsel	9,500	2,650	6,850	27.89%
District Engineer	9,000	1,878	7,122	20.87%
District Manager	34,000	34,000	-	100.00%
Auditing Services	6,800	-	6,800	0.00%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	150	22	128	14.67%
Public Officials Insurance	3,168	2,851	317	89.99%
Legal Advertising	1,000	745	255	74.50%
Bank Fees	100	-	100	0.00%
Website Administration	1,500	1,524	(24)	101.60%
Office Supplies	126	-	126	0.00%
Dues, Licenses, Subscriptions	1,500	1,500	-	100.00%
Total Administration	83,244	59,844	23,400	71.89%
<u>Other Physical Environment</u>				
Insurance -Property & Casualty	9,736	13,074	(3,338)	134.29%
Total Other Physical Environment	9,736	13,074	(3,338)	134.29%
<u>Reserves</u>				
Reserve - Undesignated	230	-	230	0.00%
Total Reserves	230	-	230	0.00%
TOTAL EXPENDITURES & RESERVES	93,210	72,918	20,292	78.23%
Excess (deficiency) of revenues				
Over (under) expenditures	-	23,612	23,612	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		43,054		
FUND BALANCE, ENDING		\$ 66,666		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2024
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	\$ -	\$ 43,646	\$ 43,646	0.00%
Special Assmnts- Tax Collector	734,563	764,190	29,627	104.03%
TOTAL REVENUES	734,563	807,836	73,273	109.98%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	240,000	245,000	(5,000)	102.08%
Principal Prepayments	-	15,000	(15,000)	0.00%
Interest Expense	494,563	489,338	5,225	98.94%
Total Debt Service	734,563	749,338	(14,775)	102.01%
TOTAL EXPENDITURES	734,563	749,338	(14,775)	102.01%
Excess (deficiency) of revenues				
Over (under) expenditures	-	58,498	58,498	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,159,331		
FUND BALANCE, ENDING		\$ 1,217,829		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2024
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	\$ -	\$ 50,007	\$ 50,007	0.00%
Special Assmnts- Tax Collector	919,544	932,002	12,458	101.35%
TOTAL REVENUES	919,544	982,009	62,465	106.79%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	250,000	245,000	5,000	98.00%
Principal Prepayments	-	20,000	(20,000)	0.00%
Interest Expense	669,544	673,861	(4,317)	100.64%
Total Debt Service	919,544	938,861	(19,317)	102.10%
TOTAL EXPENDITURES	919,544	938,861	(19,317)	102.10%
Excess (deficiency) of revenues				
Over (under) expenditures	-	43,148	43,148	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,337,752		
FUND BALANCE, ENDING		\$ 1,380,900		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2024
Series 2017 Capital Projects Fund (301)
(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<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, 2023)		3		
FUND BALANCE, ENDING		<u>\$ 3</u>		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2024
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, 2023)		22,459,733		
FUND BALANCE, ENDING		<u>\$ 22,459,733</u>		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2024
General Long-Term Debt Fund (950)
(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, 2023)		(1)		
FUND BALANCE, ENDING		<u><u>\$ (1)</u></u>		

Bank Account Statement

Corkscrew Farms CDD

Bank Account No. 5580
Statement No. 08_24
Statement Date 08/31/2024

GL Balance (LCY)	72,603.60	Statement Balance	71,584.18
GL Balance	72,603.60	Outstanding Deposits	1,019.42
Positive Adjustments	0.00		
Subtotal	72,603.60	Subtotal	72,603.60
Negative Adjustments	0.00	Outstanding Checks	0.00
Ending G/L Balance	72,603.60	Ending Balance	72,603.60

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
						0.00
Total Deposits						0.00
Checks						
						0.00
07/15/2024	Payment	1195	Check for Vendor V00014	-8,010.63	-8,010.63	0.00
07/15/2024	Payment	1196	Check for Vendor V00018	-6,619.67	-6,619.67	0.00
08/20/2024	Payment	1198	Check for Vendor V00018	-6,616.66	-6,616.66	0.00
08/13/2024	Payment	100000	Inv: 129861, Ref: DISTRICT INVOICE JUNE	-1.28	-1.28	0.00
Total Checks				-21,248.24	-21,248.24	0.00
Adjustments						
Total Adjustments						
Outstanding Deposits						
05/20/2024	Payment	BD00001	Deposit No. BD00001			1,019.42
Total Outstanding Deposits						1,019.42

Corkscrew Farms Community Development District

Financial Statements
(Unaudited)

Period Ending
Sep 30, 2024

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 September 30, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2017						
	GENERAL	SERIES 2016	SERIES 2017	CAPITAL	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE	DEBT SERVICE	PROJECTS	FIXED ASSETS	LONG-TERM	
	FUND	FUND	FUND	FUND	FUND	DEBT FUND	
ASSETS							
Cash - Operating Account	\$ 70,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,650
Cash in Transit	-	-	(17,530)	-	-	-	(17,530)
Due From Other Funds	717	7,535	-	3	-	-	8,255
Investments:							
Prepayment Account	-	10,685	30,001	-	-	-	40,686
Reserve Fund	-	558,311	693,836	-	-	-	1,252,147
Revenue Fund	-	650,942	694,417	-	-	-	1,345,359
Fixed Assets							
Construction Work In Process	-	-	-	-	22,459,733	-	22,459,733
Amount Avail In Debt Services	-	-	-	-	-	4,067,671	4,067,671
Amount To Be Provided	-	-	-	-	-	19,722,272	19,722,272
TOTAL ASSETS	\$ 71,367	\$ 1,227,473	\$ 1,400,724	\$ 3	\$ 22,459,733	\$ 23,789,943	\$ 48,949,243
LIABILITIES							
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Accrued Expenses	100	-	-	-	-	-	100
Accounts Payable - Other	3,133	-	-	-	-	-	3,133
Due to Other	1,470	-	-	-	-	-	1,470
Bonds Payable	-	-	-	-	-	23,789,944	23,789,944
Due To Other Funds	-	-	8,255	-	-	-	8,255
TOTAL LIABILITIES	4,703	-	8,255	-	-	23,789,944	23,802,902

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	SERIES 2017 DEBT SERVICE FUND	SERIES 2017	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
				CAPITAL PROJECTS FUND			
FUND BALANCES							
Restricted for:							
Debt Service	-	1,227,473	1,392,469	-	-	-	2,619,942
Capital Projects	-	-	-	3	-	-	3
Unassigned:	66,664	-	-	-	22,459,733	(1)	22,526,396
TOTAL FUND BALANCES	66,664	1,227,473	1,392,469	3	22,459,733	(1)	25,146,341
TOTAL LIABILITIES & FUND BALANCES	\$ 71,367	\$ 1,227,473	\$ 1,400,724	\$ 3	\$ 22,459,733	\$ 23,789,943	\$ 48,949,243

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2024
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	\$ 93,210	\$ 96,530	\$ 3,320	103.56%
TOTAL REVENUES	93,210	96,530	3,320	103.56%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Trustee Fees	10,700	10,374	326	96.95%
Disclosure Report	4,200	2,800	1,400	66.67%
District Counsel	9,500	2,650	6,850	27.89%
District Engineer	9,000	1,878	7,122	20.87%
District Manager	34,000	34,000	-	100.00%
Auditing Services	6,800	-	6,800	0.00%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	150	23	127	15.33%
Public Officials Insurance	3,168	2,851	317	89.99%
Legal Advertising	1,000	745	255	74.50%
Bank Fees	100	-	100	0.00%
Website Administration	1,500	1,524	(24)	101.60%
Office Supplies	126	-	126	0.00%
Dues, Licenses, Subscriptions	1,500	1,500	-	100.00%
Total Administration	83,244	59,845	23,399	71.89%
<u>Other Physical Environment</u>				
Insurance -Property & Casualty	9,736	13,074	(3,338)	134.29%
Total Other Physical Environment	9,736	13,074	(3,338)	134.29%
<u>Reserves</u>				
Reserve - Undesignated	230	-	230	0.00%
Total Reserves	230	-	230	0.00%
TOTAL EXPENDITURES & RESERVES	93,210	72,919	20,291	78.23%
Excess (deficiency) of revenues				
Over (under) expenditures	-	23,611	23,611	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		43,053		
FUND BALANCE, ENDING		\$ 66,664		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2024
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	\$ -	\$ 53,290	\$ 53,290	0.00%
Special Assmnts- Tax Collector	734,563	764,190	29,627	104.03%
TOTAL REVENUES	734,563	817,480	82,917	111.29%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	240,000	245,000	(5,000)	102.08%
Principal Prepayments	-	15,000	(15,000)	0.00%
Interest Expense	494,563	489,338	5,225	98.94%
Total Debt Service	734,563	749,338	(14,775)	102.01%
TOTAL EXPENDITURES	734,563	749,338	(14,775)	102.01%
Excess (deficiency) of revenues Over (under) expenditures	-	68,142	68,142	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,159,331		
FUND BALANCE, ENDING		<u>\$ 1,227,473</u>		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2024
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	\$ -	\$ 61,576	\$ 61,576	0.00%
Special Assmnts- Tax Collector	919,544	932,002	12,458	101.35%
TOTAL REVENUES	919,544	993,578	74,034	108.05%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	250,000	245,000	5,000	98.00%
Principal Prepayments	-	20,000	(20,000)	0.00%
Interest Expense	669,544	673,861	(4,317)	100.64%
Total Debt Service	919,544	938,861	(19,317)	102.10%
TOTAL EXPENDITURES	919,544	938,861	(19,317)	102.10%
Excess (deficiency) of revenues				
Over (under) expenditures	-	54,717	54,717	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,337,752		
FUND BALANCE, ENDING		<u>\$ 1,392,469</u>		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2024
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>				
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, 2023)		3		
FUND BALANCE, ENDING		<u>\$ 3</u>		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2024
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, 2023)		22,459,733		
FUND BALANCE, ENDING		<u>\$ 22,459,733</u>		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2024
General Long-Term Debt Fund (950)
(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, 2023)		(1)		
FUND BALANCE, ENDING		<u>\$ (1)</u>		

Bank Account Statement

Corkscrew Farms CDD

Bank Account No. 5580
Statement No. 09_24
Statement Date 09/30/2024

GL Balance (LCY)	70,650.08	Statement Balance	69,630.66
GL Balance	70,650.08	Outstanding Deposits	1,019.42
Positive Adjustments	0.00		
		Subtotal	70,650.08
Subtotal	70,650.08	Outstanding Checks	0.00
Negative Adjustments	0.00		
		Ending Balance	70,650.08
Ending G/L Balance	70,650.08		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
						0.00
Total Deposits						0.00
Checks						
						0.00
09/05/2024	Payment	100001	Inv: 0006527667	-181.14	-181.14	0.00
09/05/2024	Payment	100002	Inv: 72	-1,771.00	-1,771.00	0.00
09/18/2024	Payment	100003	Inv: 132179	-1.38	-1.38	0.00
Total Checks				-1,953.52	-1,953.52	0.00
Adjustments						
Total Adjustments						
Outstanding Deposits						
05/20/2024	Payment	BD00001	Deposit No. BD00001			1,019.42
Total Outstanding Deposits						1,019.42

Corkscrew Farms Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2024

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 October 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2017							TOTAL
	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	SERIES 2017 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND		
ASSETS								
Cash - Operating Account	\$ 47,325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,325
Cash in Transit	-	-	(17,530)	-	-	-	-	(17,530)
Due From Other Funds	717	7,535	-	3	-	-	-	8,255
Investments:								
Prepayment Account	-	10,705	30,092	-	-	-	-	40,797
Reserve Fund	-	560,507	696,566	-	-	-	-	1,257,073
Revenue Fund	-	653,478	697,122	-	-	-	-	1,350,600
Fixed Assets								
Construction Work In Process	-	-	-	-	22,459,733	-	-	22,459,733
Amount Avail In Debt Services	-	-	-	-	-	4,067,671	-	4,067,671
Amount To Be Provided	-	-	-	-	-	19,722,272	-	19,722,272
TOTAL ASSETS	\$ 48,042	\$ 1,232,225	\$ 1,406,250	\$ 3	\$ 22,459,733	\$ 23,789,943	\$ -	\$ 48,936,196
LIABILITIES								
Accounts Payable	\$ 3,232	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,232
Accrued Expenses	100	-	-	-	-	-	-	100
Accounts Payable - Other	3,133	-	-	-	-	-	-	3,133
Due to Other	1,470	-	-	-	-	-	-	1,470
Bonds Payable	-	-	-	-	-	23,789,944	-	23,789,944
Due To Other Funds	-	-	8,255	-	-	-	-	8,255
TOTAL LIABILITIES	7,935	-	8,255	-	-	23,789,944	-	23,806,134

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2017						TOTAL
	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	SERIES 2017 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
<u>FUND BALANCES</u>							
Restricted for:							
Debt Service	-	1,232,225	1,397,995	-	-	-	2,630,220
Capital Projects	-	-	-	3	-	-	3
Unassigned:	40,107	-	-	-	22,459,733	(1)	22,499,839
TOTAL FUND BALANCES	40,107	1,232,225	1,397,995	3	22,459,733	(1)	25,130,062
TOTAL LIABILITIES & FUND BALANCES	\$ 48,042	\$ 1,232,225	\$ 1,406,250	\$ 3	\$ 22,459,733	\$ 23,789,943	\$ 48,936,196

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2024
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	\$ 93,210	\$ -	\$ (93,210)	0.00%
TOTAL REVENUES	93,210	-	(93,210)	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Trustee Fees	10,700	-	10,700	0.00%
Disclosure Report	4,200	350	3,850	8.33%
District Counsel	9,500	327	9,173	3.44%
District Engineer	9,000	-	9,000	0.00%
District Manager	34,000	2,833	31,167	8.33%
Auditing Services	6,800	-	6,800	0.00%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	150	-	150	0.00%
Public Officials Insurance	3,168	3,168	-	100.00%
Legal Advertising	1,000	3,232	(2,232)	323.20%
Bank Fees	100	-	100	0.00%
Website Administration	1,500	125	1,375	8.33%
Office Supplies	126	-	126	0.00%
Dues, Licenses, Subscriptions	1,500	490	1,010	32.67%
Total Administration	83,244	12,025	71,219	14.45%
<u>Other Physical Environment</u>				
Insurance -Property & Casualty	9,736	13,497	(3,761)	138.63%
Total Other Physical Environment	9,736	13,497	(3,761)	138.63%
<u>Reserves</u>				
Reserve - Undesignated	230	-	230	0.00%
Total Reserves	230	-	230	0.00%
TOTAL EXPENDITURES & RESERVES	93,210	25,522	67,688	27.38%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(25,522)	(25,522)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		65,629		
FUND BALANCE, ENDING		\$ 40,107		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2024
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	\$ -	\$ 4,753	\$ 4,753	0.00%
Special Assmnts- Tax Collector	738,525	-	(738,525)	0.00%
TOTAL REVENUES	738,525	4,753	(733,772)	0.64%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	265,000	-	265,000	0.00%
Interest Expense	473,525	-	473,525	0.00%
Total Debt Service	738,525	-	738,525	0.00%
TOTAL EXPENDITURES	738,525	-	738,525	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	4,753	4,753	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,227,472		
FUND BALANCE, ENDING		\$ 1,232,225		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2024
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	\$ -	\$ 5,526	\$ 5,526	0.00%
Special Assmnts- Tax Collector	918,294	-	(918,294)	0.00%
TOTAL REVENUES	918,294	5,526	(912,768)	0.60%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	260,000	-	260,000	0.00%
Interest Expense	658,294	-	658,294	0.00%
Total Debt Service	918,294	-	918,294	0.00%
TOTAL EXPENDITURES	918,294	-	918,294	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	5,526	5,526	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,392,469		
FUND BALANCE, ENDING		\$ 1,397,995		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2024
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>				
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, 2024)		3		
FUND BALANCE, ENDING		<u>\$ 3</u>		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2024
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, 2024)		22,459,733		
FUND BALANCE, ENDING		<u>\$ 22,459,733</u>		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2024
General Long-Term Debt Fund (950)
(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, 2024)		(1)		
FUND BALANCE, ENDING		<u>\$ (1)</u>		

Bank Account Statement

Corkscrew Farms CDD

Bank Account No. 5580
Statement No. 10_24

Statement Date 10/31/2024

G/L Account No. 101001 Balance	47,325.46	Statement Balance	68,974.62
		Outstanding Deposits	1,019.42
Positive Adjustments	0.00		
Subtotal	47,325.46	Subtotal	69,994.04
Negative Adjustments	0.00	Outstanding Checks	-22,668.58
Ending G/L Balance	47,325.46	Ending Balance	47,325.46

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
10/31/2024		JE000335	Interest Receivable	4,166.83	4,166.83	0.00
10/31/2024		JE000336	Excess Fees	494.46	494.46	0.00
Total Deposits				4,661.29	4,661.29	0.00
Checks						
10/23/2024	Payment	100004	Inv: 0006646447	-1,694.00	-1,694.00	0.00
10/23/2024	Payment	100005	Inv: 60202284919	-315.00	-315.00	0.00
10/23/2024	Payment	100007	Inv: 132396	-3,308.33	-3,308.33	0.00
Total Checks				-5,317.33	-5,317.33	0.00
Adjustments						
Total Adjustments						
Outstanding Checks						
10/22/2024	Payment	1199	Check for Vendor V00003			-175.00
10/23/2024	Payment	100006	Inv: 73, Inv: 74			-1,020.25
10/30/2024	Payment	1200	Check for Vendor V00006			-16,665.00
10/31/2024	Payment	100008	Inv: INV-11563			-1,500.00
10/31/2024	Payment	100009	Inv: 135953			-3,308.33
Total Outstanding Checks						-22,668.58
Outstanding Deposits						
05/20/2024	Payment	BD00001	Deposit No. BD00001			1,019.42
Total Outstanding Deposits						1,019.42

Corkscrew Farms Community Development District

Financial Statements
(Unaudited)

Period Ending
Nov 30, 2024

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 November 30, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2017							TOTAL
	GENERAL	SERIES 2016	SERIES 2017	CAPITAL	GENERAL	GENERAL		
	FUND	DEBT SERVICE	DEBT SERVICE	PROJECTS	FIXED ASSETS	LONG-TERM		
	FUND	FUND	FUND	FUND	FUND	DEBT FUND		
ASSETS								
Cash - Operating Account	\$ 260,633	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 260,633	
Due From Other Funds	-	102,656	109,947	3	-	-	212,606	
Investments:								
Prepayment Account	-	746	206	-	-	-	952	
Reserve Fund	-	562,648	699,226	-	-	-	1,261,874	
Revenue Fund	-	159,270	115,624	-	-	-	274,894	
Fixed Assets								
Construction Work In Process	-	-	-	-	22,459,733	-	22,459,733	
Amount Avail In Debt Services	-	-	-	-	-	4,067,671	4,067,671	
Amount To Be Provided	-	-	-	-	-	19,722,272	19,722,272	
TOTAL ASSETS	\$ 260,633	\$ 825,320	\$ 925,003	\$ 3	\$ 22,459,733	\$ 23,789,943	\$ 48,260,635	
LIABILITIES								
Accounts Payable	\$ 6,839	\$ -	\$ -	\$ -	\$ -	\$ -	6,839	
Accrued Expenses	100	-	-	-	-	-	100	
Accounts Payable - Other	3,133	-	-	-	-	-	3,133	
Due to Other	1,470	-	-	-	-	-	1,470	
Bonds Payable	-	-	-	-	-	23,789,944	23,789,944	
Due To Other Funds	212,606	-	-	-	-	-	212,606	
TOTAL LIABILITIES	224,148	-	-	-	-	23,789,944	24,014,092	

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
As of November 30, 2024
(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2017						
	GENERAL	SERIES 2016	SERIES 2017	CAPITAL	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE	DEBT SERVICE	PROJECTS	FIXED ASSETS	LONG-TERM	
	FUND	FUND	FUND	FUND	FUND	DEBT FUND	
<u>FUND BALANCES</u>							
Restricted for:							
Debt Service	-	825,320	925,003	-	-	-	1,750,323
Capital Projects	-	-	-	3	-	-	3
Unassigned:	36,485	-	-	-	22,459,733	(1)	22,496,217
TOTAL FUND BALANCES	36,485	825,320	925,003	3	22,459,733	(1)	24,246,543
TOTAL LIABILITIES & FUND BALANCES	\$ 260,633	\$ 825,320	\$ 925,003	\$ 3	\$ 22,459,733	\$ 23,789,943	\$ 48,260,635

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2024
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	\$ 93,210	\$ 11,965	\$ (81,245)	12.84%
TOTAL REVENUES	93,210	11,965	(81,245)	12.84%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Trustee Fees	10,700	5,241	5,459	48.98%
Disclosure Report	4,200	700	3,500	16.67%
District Counsel	9,500	366	9,134	3.85%
District Engineer	9,000	-	9,000	0.00%
District Manager	34,000	5,867	28,133	17.26%
Auditing Services	6,800	6,800	-	100.00%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	150	1	149	0.67%
Public Officials Insurance	3,168	3,168	-	100.00%
Legal Advertising	1,000	3,232	(2,232)	323.20%
Bank Fees	100	-	100	0.00%
Website Administration	1,500	250	1,250	16.67%
Office Supplies	126	-	126	0.00%
Dues, Licenses, Subscriptions	1,500	490	1,010	32.67%
Total Administration	83,244	27,615	55,629	33.17%
<u>Other Physical Environment</u>				
Insurance -Property & Casualty	9,736	13,497	(3,761)	138.63%
Total Other Physical Environment	9,736	13,497	(3,761)	138.63%
<u>Reserves</u>				
Reserve - Undesignated	230	-	230	0.00%
Total Reserves	230	-	230	0.00%
TOTAL EXPENDITURES & RESERVES	93,210	41,112	52,098	44.11%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(29,147)	(29,147)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		65,632		
FUND BALANCE, ENDING		\$ 36,485		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2024
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	\$ -	\$ 9,421	\$ 9,421	0.00%
Special Assmnts- Tax Collector	738,525	95,121	(643,404)	12.88%
TOTAL REVENUES	738,525	104,542	(633,983)	14.16%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	265,000	265,000	-	100.00%
Interest Expense	473,525	241,694	231,831	51.04%
Total Debt Service	738,525	506,694	231,831	68.61%
TOTAL EXPENDITURES	738,525	506,694	231,831	68.61%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(402,152)	(402,152)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,227,472		
FUND BALANCE, ENDING		<u>\$ 825,320</u>		

ERROR MESSAGE! - THIS REPORT CONTAINS A FORMULA ERROR**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending November 30, 2024

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	\$ -	\$ 28,482	\$ 28,482	0.00%
Special Assmnts- Tax Collector	918,294	118,202	(800,092)	12.87%
TOTAL REVENUES	918,294	146,684	(771,610)	15.97%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	260,000	280,000	(20,000)	107.69%
Interest Expense	658,294	334,150	324,144	50.76%
Total Debt Service	918,294	614,150	304,144	66.88%
TOTAL EXPENDITURES	918,294	614,150	304,144	66.88%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(467,466)	(467,466)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,392,469		
FUND BALANCE, ENDING		\$ 925,003		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2024
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>				
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, 2024)		3		
FUND BALANCE, ENDING		<u>\$ 3</u>		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2024
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, 2024)		22,459,733		
FUND BALANCE, ENDING		<u>\$ 22,459,733</u>		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2024
General Long-Term Debt Fund (950)
(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, 2024)		(1)		
FUND BALANCE, ENDING		<u><u>\$ (1)</u></u>		

Bank Account Statement

Corkscrew Farms CDD

Monday, December 9, 2024

Page 1

Bank Account No. 5580

Statement No. 11_24

Statement Date

11/30/2024

G/L Account No. 101001 Balance	260,632.84
Positive Adjustments	0.00
Subtotal	260,632.84
Negative Adjustments	0.00
Ending G/L Balance	260,632.84

Statement Balance	260,633.67
Outstanding Deposits	1,019.42
Subtotal	261,653.09
Outstanding Checks	-1,020.25
Ending Balance	260,632.84

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
11/26/2024		JE000342	Debt service/ Tax revenue	211,377.50	211,377.50	0.00
11/12/2024		JE000343	Debt service/ Tax revenue	13,911.11	13,911.11	0.00
Total Deposits				225,288.61	225,288.61	0.00
Checks						
10/22/2024	Payment	1199	Check for Vendor V00003	-175.00	-175.00	0.00
10/30/2024	Payment	1200	Check for Vendor V00006	-16,665.00	-16,665.00	0.00
10/31/2024	Payment	100008	Inv: INV-11563	-1,500.00	-1,500.00	0.00
10/31/2024	Payment	100009	Inv: 135953	-3,308.33	-3,308.33	0.00
11/11/2024	Payment	1201	Check for Vendor V00024	-3,232.27	-3,232.27	0.00
11/11/2024	Payment	1202	Check for Vendor V00018	-3,308.33	-3,308.33	0.00
11/11/2024	Payment	1203	Check for Vendor V00026	-200.00	-200.00	0.00
11/11/2024	Payment	1204	Check for Vendor V00019	-5,240.63	-5,240.63	0.00
Total Checks				-33,629.56	-33,629.56	0.00
Adjustments						
Total Adjustments						
Outstanding Checks						
10/23/2024	Payment	100006	Inv: 73, Inv: 74			-1,020.25
Total Outstanding Checks						-1,020.25
Outstanding Deposits						
05/20/2024	Payment	BD00001	Deposit No. BD00001			1,019.42
Total Outstanding Deposits						1,019.42

Corkscrew Farms Community Development District

Financial Statements
(Unaudited)

Period Ending
December 31, 2024

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 December 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2017						
	GENERAL	SERIES 2016	SERIES 2017	CAPITAL	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE	DEBT SERVICE	PROJECTS	FIXED ASSETS	LONG-TERM	
FUND	FUND	FUND	FUND	FUND	DEBT FUND		
ASSETS							
Cash - Operating Account	\$ 1,653,426	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,653,426
Due From Other Funds	-	695,673	846,857	3	-	-	1,542,533
Investments:							
Prepayment Account	-	10,085	12,569	-	-	-	22,654
Reserve Fund	-	553,313	686,864	-	-	-	1,240,177
Revenue Fund	-	159,834	116,034	-	-	-	275,868
Fixed Assets							
Construction Work In Process	-	-	-	-	22,459,733	-	22,459,733
Amount Avail In Debt Services	-	-	-	-	-	4,067,671	4,067,671
Amount To Be Provided	-	-	-	-	-	19,722,272	19,722,272
TOTAL ASSETS	\$ 1,653,426	\$ 1,418,905	\$ 1,662,324	\$ 3	\$ 22,459,733	\$ 23,789,943	\$ 50,984,334

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2017												
	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	SERIES 2017 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL						
LIABILITIES													
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						
Accrued Expenses	100	-	-	-	-	-	100						
Accounts Payable - Other	3,133	-	-	-	-	-	3,133						
Due to Other	1,470	-	-	-	-	-	1,470						
Bonds Payable	-	-	-	-	-	23,789,944	23,789,944						
Due To Other Funds	1,542,533	-	-	-	-	-	1,542,533						
TOTAL LIABILITIES	1,547,236	-	-	-	-	23,789,944	25,337,180						
FUND BALANCES													
Restricted for:													
Debt Service	-	1,418,905	1,662,324	-	-	-	3,081,229						
Capital Projects	-	-	-	3	-	-	3						
Unassigned:	106,190	-	-	-	22,459,733	(1)	22,565,922						
TOTAL FUND BALANCES	106,190	1,418,905	1,662,324	3	22,459,733	(1)	25,647,154						
TOTAL LIABILITIES & FUND BALANCES													
\$	1,653,426	\$	1,418,905	\$	1,662,324	\$	3	\$	22,459,733	\$	23,789,943	\$	50,984,334

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2024
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	\$ 93,210	\$ 86,561	\$ (6,649)	92.87%
TOTAL REVENUES	93,210	86,561	(6,649)	92.87%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Trustee Fees	10,700	5,241	5,459	48.98%
Disclosure Report	4,200	1,050	3,150	25.00%
District Counsel	9,500	620	8,880	6.53%
District Engineer	9,000	-	9,000	0.00%
District Manager	34,000	8,700	25,300	25.59%
Auditing Services	6,800	6,800	-	100.00%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	150	3	147	2.00%
Public Officials Insurance	3,168	3,168	-	100.00%
Legal Advertising	1,000	4,557	(3,557)	455.70%
Bank Fees	100	-	100	0.00%
Website Administration	1,500	375	1,125	25.00%
Office Supplies	126	-	126	0.00%
Dues, Licenses, Subscriptions	1,500	490	1,010	32.67%
Total Administration	83,244	32,504	50,740	39.05%
<u>Other Physical Environment</u>				
Insurance -Property & Casualty	9,736	13,497	(3,761)	138.63%
Total Other Physical Environment	9,736	13,497	(3,761)	138.63%
<u>Reserves</u>				
Reserve - Undesignated	230	-	230	0.00%
Total Reserves	230	-	230	0.00%
TOTAL EXPENDITURES & RESERVES	93,210	46,001	47,209	49.35%
Excess (deficiency) of revenues				
Over (under) expenditures	-	40,560	40,560	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		65,630		
FUND BALANCE, ENDING		\$ 106,190		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2024
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	\$ -	\$ 9,988	\$ 9,988	0.00%
Special Assmnts- Tax Collector	738,525	688,139	(50,386)	93.18%
TOTAL REVENUES	738,525	698,127	(40,398)	94.53%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	265,000	265,000	-	100.00%
Interest Expense	473,525	241,694	231,831	51.04%
Total Debt Service	738,525	506,694	231,831	68.61%
TOTAL EXPENDITURES	738,525	506,694	231,831	68.61%
Excess (deficiency) of revenues				
Over (under) expenditures	-	191,433	191,433	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,227,472		
FUND BALANCE, ENDING		\$ 1,418,905		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2024
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	\$ -	\$ 28,893	\$ 28,893	0.00%
Special Assmnts- Tax Collector	918,294	855,112	(63,182)	93.12%
TOTAL REVENUES	918,294	884,005	(34,289)	96.27%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	260,000	280,000	(20,000)	107.69%
Interest Expense	658,294	334,150	324,144	50.76%
Total Debt Service	918,294	614,150	304,144	66.88%
TOTAL EXPENDITURES	918,294	614,150	304,144	66.88%
Excess (deficiency) of revenues				
Over (under) expenditures	-	269,855	269,855	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,392,469		
FUND BALANCE, ENDING		\$ 1,662,324		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2024
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>				
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, 2024)		3		
FUND BALANCE, ENDING		<u>\$ 3</u>		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2024
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, 2024)		22,459,733		
FUND BALANCE, ENDING		<u>\$ 22,459,733</u>		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2024
General Long-Term Debt Fund (950)
(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, 2024)		(1)		
FUND BALANCE, ENDING		<u><u>\$ (1)</u></u>		

Bank Account Statement

Corkscrew Farms CDD

Bank Account No. 5580
Statement No. 12_24

Statement Date 12/31/2024

G/L Account No. 101001 Balance	1,653,426.10	Statement Balance	1,661,808.69
		Outstanding Deposits	1,019.42
Positive Adjustments	0.00		
Subtotal	1,653,426.10	Subtotal	1,662,828.11
Negative Adjustments	0.00	Outstanding Checks	-9,402.01
Ending G/L Balance	1,653,426.10	Ending Balance	1,653,426.10

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
12/08/2024		JE000369	Tax Revenue/Debt Service	1,307,229.48	1,307,229.48	0.00
12/23/2024		JE000370	Tax Revenue/Debt Service	97,293.06	97,293.06	0.00
Total Deposits				1,404,522.54	1,404,522.54	0.00
Checks						
12/06/2024	Payment	100011	Inv: 137438, Inv: 138997	-3,309.02	-3,309.02	0.00
12/06/2024	Payment	100012	Inv: 75	-38.50	-38.50	0.00
Total Checks				-3,347.52	-3,347.52	0.00
Adjustments						
Total Adjustments						
Outstanding Checks						
10/23/2024	Payment	100006	Inv: 73, Inv: 74			-1,020.25
12/06/2024	Payment	100010	Inv: 26246			-6,800.00
12/23/2024	Payment	100013	Inv: 76			-254.00
12/23/2024	Payment	100014	Inv: 012688			-1,325.00
12/24/2024	Payment	100015	Inv: 139836			-2.76
Total Outstanding Checks						-9,402.01
Outstanding Deposits						
05/20/2024	Payment	BD00001	Deposit No. BD00001			1,019.42
Total Outstanding Deposits						1,019.42

Corkscrew Farms Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2025

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 January 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2017							TOTAL
	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	SERIES 2017 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND		
ASSETS								
Cash - Operating Account	\$ 108,878	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	108,878
Cash in Transit	-	705,652	876,874	-	-	-	-	1,582,526
Due From Other Funds	717	7,535	-	3	-	-	-	8,255
Investments:								
Prepayment Account	-	10,109	12,598	-	-	-	-	22,707
Reserve Fund	-	554,984	688,937	-	-	-	-	1,243,921
Revenue Fund	-	842,666	964,258	-	-	-	-	1,806,924
Fixed Assets								
Construction Work In Process	-	-	-	-	22,459,733	-	-	22,459,733
Amount Avail In Debt Services	-	-	-	-	-	4,067,671	-	4,067,671
Amount To Be Provided	-	-	-	-	-	19,722,272	-	19,722,272
TOTAL ASSETS	\$ 109,595	\$ 2,120,946	\$ 2,542,667	\$ 3	\$ 22,459,733	\$ 23,789,943	\$ -	\$ 51,022,887
LIABILITIES								
Accounts Payable	\$ 3,224	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,224
Accrued Expenses	100	-	-	-	-	-	-	100
Accounts Payable - Other	3,133	-	-	-	-	-	-	3,133
Due to Other	1,470	-	-	-	-	-	-	1,470
Bonds Payable	-	-	-	-	-	23,789,944	-	23,789,944
Due To Other Funds	-	-	8,255	-	-	-	-	8,255
TOTAL LIABILITIES	7,927	-	8,255	-	-	23,789,944	-	23,806,126
FUND BALANCES								
Restricted for:								
Debt Service	-	2,120,946	2,534,412	-	-	-	-	4,655,358
Capital Projects	-	-	-	3	-	-	-	3
Unassigned:	101,668	-	-	-	22,459,733	(1)	-	22,561,400
TOTAL FUND BALANCES	101,668	2,120,946	2,534,412	3	22,459,733	(1)	-	27,216,761
TOTAL LIABILITIES & FUND BALANCES	\$ 109,595	\$ 2,120,946	\$ 2,542,667	\$ 3	\$ 22,459,733	\$ 23,789,943	\$ -	\$ 51,022,887

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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	\$ 93,210	\$ 88,764	\$ (4,446)	95.23%
TOTAL REVENUES	93,210	88,764	(4,446)	95.23%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Trustee Fees	10,700	5,241	5,459	48.98%
Disclosure Report	4,200	1,400	2,800	33.33%
District Counsel	9,500	812	8,688	8.55%
District Engineer	9,000	3,224	5,776	35.82%
District Manager	34,000	11,533	22,467	33.92%
Auditing Services	6,800	6,800	-	100.00%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	150	3	147	2.00%
Public Officials Insurance	3,168	3,168	-	100.00%
Legal Advertising	1,000	4,557	(3,557)	455.70%
Bank Fees	100	-	100	0.00%
Website Administration	1,500	500	1,000	33.33%
Office Supplies	126	-	126	0.00%
Dues, Licenses, Subscriptions	1,500	490	1,010	32.67%
Total Administration	83,244	39,228	44,016	47.12%
<u>Other Physical Environment</u>				
Insurance -Property & Casualty	9,736	13,497	(3,761)	138.63%
Total Other Physical Environment	9,736	13,497	(3,761)	138.63%
<u>Reserves</u>				
Reserve - Undesignated	230	-	230	0.00%
Total Reserves	230	-	230	0.00%
TOTAL EXPENDITURES & RESERVES	93,210	52,725	40,485	56.57%
Excess (deficiency) of revenues				
Over (under) expenditures	-	36,039	36,039	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		65,629		
FUND BALANCE, ENDING		\$ 101,668		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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	\$ -	\$ 12,251	\$ 12,251	0.00%
Special Assmnts- Tax Collector	738,525	705,652	(32,873)	95.55%
Special Assmnts- CDD Collected	-	682,265	682,265	0.00%
TOTAL REVENUES	738,525	1,400,168	661,643	189.59%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	265,000	265,000	-	100.00%
Interest Expense	473,525	241,694	231,831	51.04%
Total Debt Service	738,525	506,694	231,831	68.61%
TOTAL EXPENDITURES	738,525	506,694	231,831	68.61%
Excess (deficiency) of revenues				
Over (under) expenditures	-	893,474	893,474	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,227,472		
FUND BALANCE, ENDING		\$ 2,120,946		

ERROR MESSAGE! - THIS REPORT CONTAINS A FORMULA ERROR**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending January 31, 2025

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
REVENUES				
Interest - Investments	\$ -	\$ 31,406	\$ 31,406	0.00%
Special Assmnts- Tax Collector	918,294	876,874	(41,420)	95.49%
Special Assmnts- CDD Collected	-	847,813	847,813	0.00%
TOTAL REVENUES	918,294	1,756,093	837,799	191.23%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	260,000	280,000	(20,000)	107.69%
Interest Expense	658,294	334,150	324,144	50.76%
Total Debt Service	918,294	614,150	304,144	66.88%
TOTAL EXPENDITURES	918,294	614,150	304,144	66.88%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,141,943	1,141,943	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,392,469		
FUND BALANCE, ENDING		\$ 2,534,412		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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>				
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, 2024)		3		
FUND BALANCE, ENDING		<u>\$ 3</u>		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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, 2024)		22,459,733		
FUND BALANCE, ENDING		<u>\$ 22,459,733</u>		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
General Long-Term Debt Fund (950)
(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, 2024)		(1)		
FUND BALANCE, ENDING		<u>\$ (1)</u>		

Corkscrew Farms CDD

Page 1

Statement Date 01/31/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
01/15/2025		JE000381	Special Assmnts-Tax Collector	Lee County tax Revenue	41,478.23	41,478.23	0.00
Total Deposits					41,478.23	41,478.23	0.00
Checks							
12/06/2024	Payment	100010	GRAU AND ASSOCIATES	Inv: 26246	-6,800.00	-6,800.00	0.00
12/23/2024	Payment	100013	COLEMAN, YOVANOVICH	Inv: 76	-254.00	-254.00	0.00
12/23/2024	Payment	100014	LEE COUNTY PROPERTY APPRAISER	Inv: 012688	-1,325.00	-1,325.00	0.00
12/24/2024	Payment	100015	INFRAMARK LLC	Inv: 139836	-2.76	-2.76	0.00
01/08/2025	Payment	1205	CORKSCREW FARMS CDD	Check for Vendor V00014	-1,530,078.28	-1,530,078.28	0.00
01/21/2025	Payment	100016	INFRAMARK LLC	Inv: 141017	-3,308.33	-3,308.33	0.00
Total Checks					-1,541,768.37	-1,541,768.37	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
10/23/2024	Payment	100006	COLEMAN, YOVANOVICH	Inv: 73, Inv: 74			-1,020.25
01/21/2025	Payment	100017	COLEMAN, YOVANOVICH	Inv: 77			-192.50
01/21/2025	Payment	1206	CORKSCREW FARMS CDD	Check for Vendor V00014			-39,275.29
01/30/2025	Payment	1208	CORKSCREW FARMS CDD	Check for Vendor V00014			-13,172.28
Total Outstanding Checks							-53,660.32
Outstanding Deposits							

Bank Account Statement

Corkscrew Farms CDD

Bank Account No.	5580		
Statement No.	01_25	Statement Date	01/31/2025

05/20/2024	Payment	BD00001	Deposit No. BD00001	1,019.42
Total Outstanding Deposits				1,019.42

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2024 to 08/31/2024

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100000	08/13/24	INFRAMARK LLC	129861	DISTRICT INVOICE JUNE 2024	Postage, Phone, Faxes, Copies	541024-51301	\$1.28
001	1198	08/20/24	INFRAMARK LLC	130484	DISTRICT INVOICE	Disclosure Report	531142-51301	\$350.00
001	1198	08/20/24	INFRAMARK LLC	130484	DISTRICT INVOICE	District Manager	531150-51301	\$2,833.33
001	1198	08/20/24	INFRAMARK LLC	130484	DISTRICT INVOICE	Website Administration	549936-51301	\$125.00
001	1198	08/20/24	INFRAMARK LLC	128848	Invoice 000281	DISTRICT INVOICE	531142-51301	\$350.00
001	1198	08/20/24	INFRAMARK LLC	128848	Invoice 000281	DISTRICT INVOICE	531150-51301	\$2,833.33
001	1198	08/20/24	INFRAMARK LLC	128848	Invoice 000281	DISTRICT INVOICE	549936-51301	\$125.00
Fund Total								\$6,617.94

Total Checks Paid	\$6,617.94
-------------------	-------------------

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2024 to 09/30/2024
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
----------	-----------------	------	-------	-------------	---------------------	--------------------------	---------------	-------------

GENERAL FUND - 001

001	100003	09/18/24	INFRAMARK LLC	132179	DISTRICT INVOICE AUG. 2024	Postage, Phone, Faxes, Copies	541024-51301	\$1.38
Fund Total								<u>\$1.38</u>

Total Checks Paid	\$1.38
-------------------	--------

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2024 to 10/31/2024

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100004	10/23/24	GANNETT FLORIDA LOCALIQ	0006646447	AD SERVICES	AD SERVICES	548002-51301	\$1,694.00
001	100005	10/23/24	RDS AIR CONDITIONING	60202284919	ANNUAL HVAC MAINT	LABOR	554020-51301	\$315.00
001	100006	10/23/24	COLEMAN, YOVANOVICH	74	LEGAL COUNSEL THRU AUG 2024	LEGAL COUNSEL	531146-51401	\$327.25
001	100006	10/23/24	COLEMAN, YOVANOVICH	73	PROFESSIONAL SERVICES	District Counsel	531146-51401	\$693.00
001	100007	10/23/24	INFRAMARK LLC	132396	DISTRICT INVOICE	SEPT. 2024	531142-51301	\$350.00
001	100007	10/23/24	INFRAMARK LLC	132396	DISTRICT INVOICE	SEPT. 2024	531150-51301	\$2,833.33
001	100007	10/23/24	INFRAMARK LLC	132396	DISTRICT INVOICE	SEPT. 2024	549936-51301	\$125.00
001	100008	10/31/24	ADA SITE COMPLIANCE	INV-11563	WEBSITE COMPLIANCE	Website Compliance	534397-51301	\$1,500.00
001	100009	10/31/24	INFRAMARK LLC	135953	DISTRICT INVOICE	Disclosure Report	531142-51301	\$350.00
001	100009	10/31/24	INFRAMARK LLC	135953	DISTRICT INVOICE	District Manager	531150-51301	\$2,833.33
001	100009	10/31/24	INFRAMARK LLC	135953	DISTRICT INVOICE	Website Administration	549936-51301	\$125.00
001	1199	10/22/24	FLORIDA DEPT OF ECONOMIC	91256	DISTRICT FILING FEES	Dues, Licenses, Subscriptions	554020-51301	\$175.00
001	1200	10/30/24	EGIS INSURANCE	25043	INSURANCE	Insurance -Property & Casualty	545009-53908	\$16,665.00
Fund Total								\$27,985.91

Total Checks Paid	\$27,985.91
-------------------	--------------------

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/2024 to 11/30/2024

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
----------	-----------------	------	-------	-------------	---------------------	--------------------------	---------------	-------------

GENERAL FUND - 001

001	1201	11/11/24	GANNETT FLORIDA LOCALIQ	0006582592	AD SERVICES	Legal Advertising	548002-51301	\$1,694.00
001	1201	11/11/24	GANNETT FLORIDA LOCALIQ	0006706017	AD SERVICES	Legal Advertising	548002-51301	\$1,538.27
001	1202	11/11/24	INFRAMARK LLC	136681	DISTRICT INVOICE	MANAGEMENT FEE	531142-51301	\$350.00
001	1202	11/11/24	INFRAMARK LLC	136681	DISTRICT INVOICE	MANAGEMENT FEE	531150-51301	\$2,833.33
001	1202	11/11/24	INFRAMARK LLC	136681	DISTRICT INVOICE	Website Administration	549936-51301	\$125.00
001	1203	11/11/24	THOMAS BUTLER	TB 082124	SUPERVISOR FEE	District Manager	531150-51301	\$200.00
001	1204	11/11/24	U.S. BANK	7521050	TRUSTEE FEES	TRUSTEE FEE	531045-51301	\$4,240.63
001	1204	11/11/24	U.S. BANK	7518628	TRUSTEE FEES	TRUTEE FEE	531045-51301	\$1,000.00

Fund Total	\$11,981.23
-------------------	--------------------

Total Checks Paid	\$11,981.23
--------------------------	--------------------

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2024 to 12/31/2024

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
----------	-----------------	------	-------	-------------	---------------------	--------------------------	---------------	-------------

GENERAL FUND - 001

001	100010	12/06/24	GRAU AND ASSOCIATES	26246	AUDIT FYE 09/30/23	AUDIT FYE 09/30/2023	532002-51301	\$6,800.00
001	100011	12/06/24	INFRAMARK LLC	137438	POSTAGE OCT 2024	DISTRICT INVOICE	541024-51301	\$0.69
001	100011	12/06/24	INFRAMARK LLC	138997	DEC MGMT FEES	DISSEMINATION SVS	531142-51301	\$350.00
001	100011	12/06/24	INFRAMARK LLC	138997	DEC MGMT FEES	DIST MGMT	531150-51301	\$2,833.33
001	100011	12/06/24	INFRAMARK LLC	138997	DEC MGMT FEES	WEB MAINT	549936-51301	\$125.00
001	100012	12/06/24	COLEMAN, YOVANOVICH	75	LEGAL COUNSEL	District Counsel	531146-51401	\$38.50
001	100013	12/23/24	COLEMAN, YOVANOVICH	76	LEGAL COUNSEL	District Counsel	531146-51401	\$254.00
001	100014	12/23/24	LEE COUNTY PROPERTY APPRAISER	012688	2024 NON AD VALOREM ROLL	Legal Advertising	548002-51301	\$1,325.00
001	100015	12/24/24	INFRAMARK LLC	139836	Postage November 2024	Postage, Phone, Faxes, Copies	541024-51301	\$2.76
Fund Total								\$11,729.28

Total Checks Paid	\$11,729.28
-------------------	--------------------

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 01/01/2025 to 01/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
----------	-----------------	------	-------	-------------	---------------------	--------------------------	---------------	-------------

GENERAL FUND - 001

001	100016	01/21/25	INFRAMARK LLC	141017	DISTRICT INVOICE JAN 25	MANAGEMENT FEE	531142-51301	\$350.00
001	100016	01/21/25	INFRAMARK LLC	141017	DISTRICT INVOICE JAN 25	MANAGEMENT FEE	531150-51301	\$2,833.33
001	100016	01/21/25	INFRAMARK LLC	141017	DISTRICT INVOICE JAN 25	DISTRICT INVOICE	549936-51301	\$125.00
001	100017	01/21/25	COLEMAN, YOYANOVICH	77	LEGAL COUNSEL	District Counsel	531146-51401	\$192.50
Fund Total								\$3,500.83

SERIES 2016 DEBT SERVICE FUND - 200

200	1205	01/08/25	CORKSCREW FARMS CDD	12232024-211	Series 2016&2017 FY25 Tax Dist ID 211	Series 2016 FY25 Tax Dist ID 211	103200	\$41,079.06
200	1205	01/08/25	CORKSCREW FARMS CDD	12312024-204	Series 2016&2017 FY25 Tax Dist ID 204	Series 2016 FY25 Tax Dist ID 204	103200	\$89,247.77
200	1205	01/08/25	CORKSCREW FARMS CDD	12082024-207	Series 2016&2017 FY25 Tax Dist ID 207	Series 2016 FY25 Tax Dist ID 207	103200	\$551,938.19
200	1206	01/21/25	CORKSCREW FARMS CDD	01152025-214	Series 2016 & 2017 FY25 Tax Dist ID 214	Series 2016 FY25 Tax Dist ID 214	103200	\$17,512.93
200	1208	01/30/25	CORKSCREW FARMS CDD	11122024-200	Series 2016&2017 FY25 Tax Dist ID 200	Series 2016 FY25 Tax Dist ID 200	103200	\$5,873.55
Fund Total								\$705,651.50

SERIES 2017 DEBT SERVICE FUND - 201

201	1205	01/08/25	CORKSCREW FARMS CDD	12232024-211	Series 2016&2017 FY25 Tax Dist ID 211	Series 2017 FY25 Tax Dist ID 211	103200	\$51,046.69
201	1205	01/08/25	CORKSCREW FARMS CDD	12312024-204	Series 2016&2017 FY25 Tax Dist ID 204	Series 2017 FY25 Tax Dist ID 204	103200	\$110,903.30
201	1205	01/08/25	CORKSCREW FARMS CDD	12082024-207	Series 2016&2017 FY25 Tax Dist ID 207	Series 2017 FY25 Tax Dist ID 207	103200	\$685,863.27
201	1206	01/21/25	CORKSCREW FARMS CDD	01152025-214	Series 2016 & 2017 FY25 Tax Dist ID 214	Series 2017 FY25 Tax Dist ID 214	103200	\$21,762.36
201	1208	01/30/25	CORKSCREW FARMS CDD	11122024-200	Series 2016&2017 FY25 Tax Dist ID 200	Series 2017 FY25 Tax Dist ID 200	103200	\$7,298.73
Fund Total								\$876,874.35

Total Checks Paid	\$1,586,026.68
--------------------------	-----------------------