

**CORKSCREW FARMS
COMMUNITY DEVELOPMENT
DISTRICT**

MARCH 18, 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

Special Meeting Agenda March 18, 2025, at 1:30 p.m.

The Special Meeting of Corkscrew Farms Community Development District will be held on **March 18, 2025, at 1:30 p.m., at The Barefoot Bar and Grill, and it's located at 19921 Beechcrest Place, Estero, FL, 33928.** Please let us know 24 hours before the meeting if you wish to call in for the meeting.

[Join the meeting now](#)

Meeting ID: 272 373 850 548
Passcode: 6fY9tN27

Call in (audio only): +1 646-838-1601
Phone Conference ID: 600 658 034#

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

SPECIAL 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 2025-04; Filling Seat Vacancies – Seats 1, 2 & 5
- B. Consideration of Resident Resumes
- C. Consideration of Resolution 2025-05; Designation of Officers
- D. Consideration of Resolution 2025-06; Setting the FY 2026 Meeting Schedule

5. CONSENT AGENDA

- A. Approval of Minutes of the February 19, 2025; Regular Meetings
- B. Consideration of Operation and Maintenance Expenditures February 2025
- C. Acceptance of the Financials and Approval of the Check Register for February 2025

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

7. ADJOURNMENT

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT APPOINTING QUALIFIED ELECTORS TO FILL THE 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.

RECITALS

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

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

WHEREAS, pursuant to Florida law, there was a qualifying period for candidates intending to run for the seats on the Board up for election; 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, Seat 2 and Seat 5, which seats were available for election by the Qualified Electors of the District; and

WHEREAS, in accordance with Section 190.006(3)(b), Florida Statutes, the Board adopted Resolution 2025-01 on February 19, 2025 declaring Seat 1, Seat 2 and Seat 5 as vacant, effective as of November 19, 2024; and

WHEREAS, pursuant to applicable law, a Qualified Elector is to be appointed to the vacant seats within ninety (90) days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution appointing Qualified Electors to fill the declared vacancies in Seat 1, Seat 2 and Seat 5.

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

SECTION 1. APPOINTMENT TO FILL VACANCIES. The following persons are hereby appointed to fill the following seats, with said appointments becoming effective as of the effective date of this Resolution:

Seat 1: _____
Seat 2: _____
Seat 5: _____

SECTION 2. 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 3. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 4. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 18th day of March, 2025.

**CORKSCREW FARMS COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

Secretary/Assistant Secretary

Thomas Butler, Chair



Nick Casalanguida

Senior Vice President of Land Development

Nick Casalanguida is responsible for local, regional, and national level strategic planning, identification and launching of business and development initiatives including the implementation of acquisition strategies at Barron Collier. His underlying principle is to assist the CEO with developing, communicating, executing, and sustaining strategic initiatives.

Prior to moving to southwest Florida in 2004 and joining Collier County government, Mr. Casalanguida served as a principal in a Massachusetts-based engineering, surveying and consulting firm. He took on progressively more challenging roles in county government and on March 10, 2015, was confirmed by the Board of Collier County Commissioners to be the COO and the Deputy County Manager. He holds a Bachelor of Science degree in Management from Hodges University. In addition, he is a Certified Public Manager through Florida State University's Center for Public Management.

With over 30 years of business management, land development, local government, and construction experience, Nick moved back to the private sector in 2021 accepting a position with Barron Collier Companies on the executive team. He has been the lead on over one billion dollars worth of horizontal and vertical infrastructure projects. Other focus areas include business development, land acquisition, entitlements, and land development initiatives. These projects include master planned communities, major roadways, utility expansions, and most recently the Collier County Paradise Coast sports and special event complex. In his current role, he takes business initiatives and development projects from concept through implementation or construction and ultimately to close out and disposition.

Nicola "Nick" Casalanguida
Phone: (239) 778-4062 Email: NickCasalanguida@gmail.com
19718 Deming Lane, Estero Fl 33928

Education

Hodges University - Naples, FL
Bachelor of Science in Management

Florida State University – Tallahassee, FL
Certified Public Manager

Experience

30 years of business management, land development, local government, and construction experience

Barron Collier Companies, Naples, FL
Senior Vice President of Development

January 2021 – Current

- Responsible for all land acquisition, entitlement, and construction activities
- Develops budgets, proformas, and financial analysis for disposition
- Leads cross functional teams that design, permit, and construct projects throughout the United States
- Works directly with the CEO developing, communicating, executing, and sustaining strategic initiatives
- Delivers briefs and presentations to the executive committee and investment committee
- Responsible for all local, state, and federal government relations

Collier County Government, Naples, FL
Deputy County Manager-COO

July 2004 – December 2020

- Managed over 2,000 employees for Collier County with a population over 380,000
- Developed and executed an operating and capital budget of more than 2 billion dollars
- Responsible for all capital projects ranging from roadways, utilities, facilities, and coastal resources
- Reported directly to elected officials and handled all internal and external government activities

P.N. Associates, Inc., Boston, MA
Principal

January 1989 – June 2004

- Principal owner in an engineering, planning, and survey company
- Managed a statewide consulting company involved in design, permitting, and construction activities

Leadership and Board Experience

- **Leadership Collier Foundation Board Member** **2012-2016**
- **Ave Maria Board of Supervisors serving Ave Maria Stewardship District (Florida 189 District)** **Current**
- **Brightshore Community Development District, Chair** **Current**
- **Certified Public Manager**

JANET SHANLEY

✉ 19215 Mesic Ln, Estero, FL 33928

☎ 859.609.1336

✉ Janetshanley@gmail.com

EXECUTIVE PROFILE

Successful leader with significant management experience in revitalizing business units and leading various business operations within financial services. Proven career record of producing multimillion-dollar improvements through removal of operational inefficiencies. Demonstrated problem solver with the ability to communicate business strategies to employees on all levels in order to facilitate change and initiate development and success. Exemplified broad-based background in project execution, business operations and leadership.

- Business Restructuring/Transformation
- Large Cross-Functional/Enterprise Initiatives
- P&L Responsibility
- Managing large, cross site, virtual and global teams
- Staff and Management Development
- Client and Vendor Management and Recovery

PROFESSIONAL EXPERIENCE

FIDELITY INVESTMENTS WORKPLACE INVESTMENTS

VICE PRESIDENT ~ PRINT FACILITY CLOSURE INITIATIVE | COVINGTON, KY | 2014 - 2017

Led the transition of all Workplace Investment print communications from internal print capabilities to third parties. Participated in the vendor selection process and contract negotiations that supported all product (Defined Benefit, Defined Contribution, Stock Plan Services, Health and Welfare) lines within the Workplace Investing Business of Fidelity Investments. Savings to Workplace Investments: \$12M.

- Develop, execute and communicate strategy for migration of all print communications
- Provide organizational leadership for the identification, organization and facilitation of all service requests related to print as well as development of strategy for the prioritization of new products.

VICE PRESIDENT ~ COMMUNICATIONS OPERATIONS | COVINGTON, KY | 2011 - 2014

Provided operational leadership and process discipline supporting all forms of external communication, including: print, digital, e and web for all product lines within the Workplace Investing Business of Fidelity Investments. Work included the development and maintenance of communications to meet changing regulatory requirements. Maintained full P/L responsibilities, exceeding \$100M annually in budget and management of all suppliers. Provided oversight to 100 associates in three U.S. domestic locations and India.

- Reduced spend by \$20M, while maintaining performance standards and increasing client satisfaction
- Developed centralized quality program and measures, driving quality to increase by 18%
- Led large recovery effort involving vendor relationship. Included selection, contract negotiation and execution of migration in a condensed period of time
- Developed and executed offshoring strategy.

VICE PRESIDENT ~ IMPLEMENTATION LARGE MARKET | COVINGTON, KY | 2004 - 2011

Accountable for full P&L as the general manager of large market 401(k) implementation process for Fortune 500 companies with 500-5,000 employees and retirement plan assets from \$50-\$500M. Introduced centralized implementation team for non-qualified plans as well as a centralized quality team to review and reconcile all documents to plan configuration. Collaborated closely with Finance, Sales, Relationship Management, Product, Legal and Marketing functions. Selected and managed team of 87 associates.

- Successfully executed a virtual team model to drive client satisfaction. Client satisfaction rose by 20%.
- Developed and executed site strategy, with 39% of team migrating in their current roles.
- Led a variety of client recovery efforts, including several Fortune 100 clients.

JANET SHANLEY

✉ 19215 Mesic Ln, Estero, FL 33928

☎ 859.609.1336

✉ Janetcshanley@gmail.com

VICE PRESIDENT FINANCIAL OPERATIONS | COVINGTON, KY | 1997-2002

Managed Stock Trading, Tax and Check functions for all DC segments with in the Workplace Investment organization. Responsible for all stock trading, reconciliation and settlement, as well as, timely execution and reconciliation of check production, tax filings and tax reporting. Partnered with a variety of providers, internally and externally, including SunGard and Capital Markets.

- Partnered on the expansion of products, including enhancements to ESOP programs, creation and pilot of Stock Plan Services for a Fortune 100 company, and the creation of daily trading within a 401K plan
- Successfully diminished cycle time on check printing and mailing from 5+ days to 1.7 days
- Pursued \$3.2M in past due tax receipts, successfully recovering 93%

VICE PRESIDENT OPERATIONS | COVINGTON, KY | 1994 - 1997, 2002 - 2004

Led effort to direct all facets of operational management consisting of 120 staff supporting various Large Market clients. Responsibilities included: money into and out of various retirement plans, as well as customer resolution, and various small development teams.

- Business leadership on significant system installs and enhancements of the recordkeeping system, including the transition from main frame applications to Workstation, for an increase in quality
- Led effort to move away from paper transactions to by-phone loans.
- Achieved the first zero aged items on the reconciliation of cash related to all retirement plans under supervision

DIRECTOR ACCOUNT MAINTENANCE | BOSTON, MA | 1993 - 1994

Managed variety of functions related to retail account set up, maintenance and service configuration. Ownership of remittance function, expansion of FBSI bill payment and Boston branch employees related to cashier functions. Provided leadership to team of 100 associates.

- Sponsor of project to process incoming customer requests via Image technology
- Participation with the initial migration of work and associates to new site in Midwest

MANAGER CUSTODY OPERATIONS | BOSTON, MA | 1989 - 1993

Performed leadership role for a variety of custody functions, including: foreign exchange contracts; equity investment control at Brown, Brothers, Harriman; domestic and international security settlement; cash management and loan. Oversaw team of 8-10 associates during tenure. Acted as primary contact for FMR trading desk and supported variety of Treasury teams, internal cash management organizations.

- Conducted the movement of cash and securities to centralize the custody bank network for over \$500B in AUM. Savings of \$1M experienced by the FMR funds.

OPERATIONS MANAGER NATIONAL FINANCIAL | BOSTON, MA | 1986 - 1989

Led effort to reconcile all cash and mutual fund accounts at Fidelity's brokerage organization. Managed team of 12 associates supporting 300 bank accounts.

- Achieved 100% timely reconciliation with zero aged items
- Developed and introduced a variety of KPIs and reporting, included the documentation of procedures
- Participated in the cross-company team to identify an automated solution to reconciliation for the firm, which remains in place today (DISC).

CREDENTIALS

COLLEGE OF MANAGEMENT, BACHELOR OF SCIENCE
UNIVERSITY OF MASSACHUSETTS | BOSTON, MA

MARTIN S. SAMUELS, CPA
17202 Ashcomb Way
Estero, FL 33928
Cell: (239) 777-3297
email: martin.samuels1@gmail.com
<http://linkedin.com/in/martinssamuels>

PROFESSIONAL SUMMARY

Accomplished Chief Financial Officer with an entrepreneurial spirit, strong business acumen and record of success in delivering solutions to operations, cost management and risk reduction issues.

WORK HISTORY

2016-Present **CERTIFIED NSA, LLC**, Estero, FL (Notary Signing Agent)

Independent Business Owner of FL Certified Veteran Business Enterprise:

- Provide professional mobile Notary Public signing services for title companies and signing agencies throughout Lee and Collier counties in Florida.

2016-2024 **OKEE INDUSTRIES, INC.**, West Hartford, CT (Wholesale Distribution)

Part time Chief Financial Officer of West Hartford, CT based company with multiple divisions:

- Secured \$2M funding from the SBA Payroll Protection Program and obtained forgiveness of round 1 and 2 loans.
- Secured \$1.4M plus interest from the Employee Retention Tax Credit Program.
- Advised CEO on matters related to accounting, financial statements, Employee Stock Ownership Plan and business planning.

2011-2016 **OKEE INDUSTRIES, INC.**, West Hartford, CT (Wholesale Distribution)

Chief Financial Officer of West Hartford, CT based company with multiple divisions:

- Managed Accounting Department responsible for financial reporting, banking relationship, preparation of annual budget, treasury, credit and collections, accounts payable, payroll and employee benefits, property and casualty insurance and bonding programs.
- Identified and implemented expense reduction opportunities to increase profitability.
- Managed due diligence and disclosure process necessary for sale of business to Employee Stock Ownership Plan; supervised implementation of post acquisition changes.
- Implemented cloud based document storage system.
- Obtained no change letter on IRS corporate tax audit.

2006-2011 **COWPARADE HOLDINGS CORPORATION**, West Hartford, CT (Civic Art

Events, E-commerce, Wholesale Distribution, Licensing)

Chief Financial Officer of West Hartford, CT based company

2005-2006 **COLT GATEWAY LLC**, Hartford, CT (Renovation of historic Colt landmark)

Director of Finance for Connecticut affiliate of Homes for America Holdings, Inc.

1994-2005 **U.S. FOODSERVICE™ - CT / ARROW PAPER SUPPLY & FOOD COMPANY**, Norwich, CT (Wholesale Distribution)

1992-1993 **MESSAGE CENTER BEEPERS**, Hartford, CT (Telecommunications)

1987-1992 **ALDIN ASSOCIATES LIMITED PARTNERSHIP**, East Hartford, CT
(Convenience stores and gasoline service stations; fuel oil; retail liquor store)

1977-1987 **THE EAGLE GROUP, INC.**, West Hartford, CT (Commercial Roofing Contractors)

1972-1977 **BLUM, SHAPIRO & COMPANY, P.C.**, West Hartford, CT (Public Accounting)

COMPUTER SKILLS

Microsoft Office 365, Navision, JetReports, PeopleSoft, Yardi, QuickBooks, Mail Order Manager.

Key team member of successful computer implementations.

EDUCATION

B.S. Quinnipiac University, Hamden, CT. Major: Accounting.

Jimmie H. Webb

Work experience

2021-Present Retired to Florida

2016-2021 Advanced Video Group. Irmo, SC

Director of Technical Operations and Senior Design Engineer

- Manage all aspects of the Technical Operations Group for the North Carolina and South Carolina market areas for the Advanced Video Group. Duties included developing the yearly budget for projected Technical Operations Group personnel and equipment needs. Working with sales staff and clients to design and implement electronic systems in customer facilities. Provide documentation of systems using AutoCad for project construction as well as final as built drawings after project completion. Provide oversight of the system design teams and provide onsite project management guidance for complex large videowall systems and broadcasting systems. Interface with equipment manufacturers to provide training for the Advanced Video Group engineering staff members on the latest hardware and software systems available. Collaborate with equipment manufacturer product management teams to provide feedback on new hardware and software systems as they were being prepared to be released into the markets.

2005 - 2016 Clark Powell Audio Visual Technologies. Winston Salem, NC

Director of Technical Operations and Senior Design Engineer

- Manage all aspects of the Technical Operations Group for the North Carolina and South Carolina market areas for Clark Powell. Duties included working with sales staff and clients to design and implement electronic systems in customer facilities. Provide documentation of systems using AutoCad for project construction as well as final as built drawings after project completion. Provide oversight of all integration teams and field service teams for the North Carolina and South Carolina markets. Interface with equipment manufacturers to provide training for Clark Powell engineering staff members on the latest hardware and software systems available.

2002 - 2005 Extron Electronics. Anaheim, California

Regional Applications Specialist

- Regional Applications Specialist, Midwest/Canada based in Chicago. Responsible for the training and support of Extron's dealers in the Midwest/Canada region. Follow up on Extron Dealer reported equipment issues and provide on-site support for dealers at customer project sites to resolve issues. Provide evaluation of newly released Extron Products and report findings to Product Development staff at Extron. Instructor at Extron Institute, regional dealer shows, tradeshows and industry seminars.

2000 - 2002 Teranex Inc., Orlando, Florida

Manager, Quality Assurance and Field Service

- Manage Quality Assurance and Field Service Group for Teranex, Inc. Teranex Manufactures Video Computer Systems that run applications used in High

Definition as well as Standard Definition Format Conversion, Standards Conversion and Pre-Compression Processing. Duties included the testing of Hardware and Software and working with the Development Engineering staff to ensure that issues are corrected so as to ensure proper operation and system compatibility prior to general release. Responsible for following up on customer reported issues and any service requirements for customers worldwide. Provide service training for customers and equipment dealers. Support Teranex Sales and Marketing Group for product demonstrations and product trade shows worldwide.

1999 - 2000 Digital Video Systems, Orlando, Florida

Design Engineer, Project Manager

- Manage Engineering Services Group in the Central Florida and North Florida market areas for Digital Video Systems. Duties included working with sales staff and clients to design and implement electronic systems in customer facilities. Provide documentation of systems using AutoCad for project construction as well as final as built drawings after project completion. Manage integration team and equipment service team for Central Florida and North Florida.

1997 - 1999 Sony Electronics, Inc., Norcross, Georgia

Sales Support Engineer, Sony Display Group

- Provide Engineering Support for Sony Electronics Authorized Display Dealers and all call letter Television Broadcast facilities in the Southeast Region. Duties included training of technical and sales staff on the latest technologies incorporated into Sony Display Products including Projection Systems, High Definition and Standard Definition Broadcast Monitoring Systems, Plasma Display Systems and Digital Scan Conversion Products. Responsible for following up on Engineering issues as well as Product Marketing issues and reporting to Sony Sustaining Engineering and Marketing Management. Provide product training for regional and national product trade shows.

1983 - 1997 University of South Carolina, Columbia, South Carolina

Manager Technical Support Services, 1993 -1997

- Manage all areas of engineering for the Department of Distance Education and Instructional Support. Duties include managing both full and part-time engineering staff. Project management for renovations to, or upgrade of, Distance Education studios, master control, and editing facilities. Responsible for design, installation and documentation of media presentation systems and broadcast systems in campus facilities. Provide VidCad and AutoCad drawings to Architects and construction services for campus renovation projects and new construction.

Supervisor Technical Support Services, 1988 - 1993

- Supervise technical support maintenance personnel. Coordinate and perform maintenance for Distance Education Studios, Master Control and editing facilities for the Department of Instructional Support Services. Install and maintain fiber optic systems used for delivery of base band and data signals.

Television Broadcast Engineer, 1983 - 1988

- Install and maintain equipment used in Distance Education Studios, Master Control and Editing Facilities for the Department of Instructional Support Services. Types of equipment include 1" VTR's, 3/4" U-Matic VCR's, BetaCam

VCR's, Three Tube Cameras, Three CCD Cameras, Production Switchers, Edit Controllers, Telecine, Projection systems and Routing Switchers.

1980-1983 Double "D" TV Service, Sumter, South Carolina

Electronics Service Technician

- Responsible for repair of all brands of televisions, VCR's and stereo equipment.

Education

1979 - 1983 Sumter Area Technical College, Sumter, South Carolina

Degree - Major: Electrical Engineering Technologies

1976-1979 Sumter High School, Sumter, South Carolina

Diploma-Major: College Preparatory Curriculum

Manufacturers Training Schools

- **Planar Corp, Large** scale direct view LCD and LED based video wall systems
- **BiAmp Systems**, Tesira based Digital Signal Processing equipment for small- and large-scale audio systems
- **Surge X, Power** distribution, Control and filtering systems
- **Extron Electronics**, Large scale audio and video distribution and switching systems. Video scaling and downconversions systems. Audio digital signal processor systems. Audio and video conferencing and collaborations systems.
- **Ampex Corp.** Ampex 4100 Production Switcher, Models E. L. and H
- **Crestron Control Systems**, Hardware configuration and software programming for Crestnet Control Systems
- **Hitachi**, SK-91/91P/91DGS, Three Tube Cameras
- **Ikegami**, 730 A/AP, Three Tube Cameras
- **Phillips BTS**, LDK-90/910, Three CCD Broadcast Cameras, FDL-60/90 Telecine
- **Rank Cintel Inc.**, Rank Mark III C, Digiscan 2, 3, 4:2:2 Telecine
- **Sony**, Sony DXC 3000, M3A, 3/4" U-Matic VCR's, BVS-3100 Production Switcher, HDM/BVM/BVM-D Series Broadcast Monitors, VPH-1252/1272, D50, G70, G90 and VPL/VPD-LCD/DMD Projection Systems, PFM-500/510 PDP Plasma Display Panels, Power vision display systems workshops
- **Utah Scientific**, PVS Production Switcher Systems

Professional memberships

SMPTE Member, Syn-Aud-Con Member and ICIA Adjunct Faculty. CTS Certified.

Interests and activities

Landscape and wildlife photography, fly fishing, racquetball, camping and hiking.

Volunteer experience

Director/Trainer of TV Engineering, Trenholm Road United Methodist Church,

RESOLUTION 2025-05

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

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

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

WHEREAS, the Board of Supervisors (the “Board”) now desires to designate the Officers of the District pursuant to Section 190.006(6), Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF BALM GROVE COMMUNITY DEVELOPMENT DISTRICT:

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

- | | |
|-----------------------|---------------------|
| _____ | Chairman |
| _____ | Vice-Chairman |
| _____ | Secretary |
| _____ | Treasurer |
| _____ | Assistant Treasurer |
| <u>Bryan Radcliff</u> | Assistant Secretary |
| _____ | Assistant Secretary |
| _____ | Assistant Secretary |
| _____ | Assistant Secretary |

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

PASSED AND ADOPTED THIS 18TH DAY OF MARCH, 2025.

ATTEST:

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair/ Vice Chair of the Board of Supervisors

RESOLUTION 2024-06

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

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

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors for the Fiscal Year 2025 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2026 annual public meeting schedule to Lee County and the Department of Economic Opportunity.

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

PASSED AND ADOPTED THIS 18TH DAY OF MARCH, 2025

ATTEST:

**CORKSCREW FARMS
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIRMAN

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
THE FISCAL YEAR 2026**

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All meetings will convene at _____

**MINUTES OF MEETING
CORKSCREW FARMS
COMMUNITY DEVELOPMENT DISTRICT**

1 The Public Hearing and regular meeting of the Board of Supervisors of the Corkscrew
2 Farms Community Development District was held on Tuesday, February 19, 2025, at 1:30 p.m. at
3 the offices of Cameratta Companies located at 21101 Design Parc Ln. Suite #103, Estero, FL
4 33928.

5
6 Present and constituting a quorum were:

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8	Thomas Butler	Chairperson
9	Eileen Henrietta Barrett	Vice Chairperson (<i>via phone</i>)
10	Anthony Cameratta	Assistant Secretary
11	Joseph Cameratta	Assistant Secretary
12		

13
14 Also present were

15		
16	Brian Lamb	District Manager
17	Bryan Radcliff	District Manager
18	Greg Urbancic	District Counsel (<i>via phone</i>)
19	Frank Savage	District Engineer (<i>via phone</i>)
20		

21 *The following is a summary of the discussions and actions taken.*

22
23 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

24 Mr. Lamb called the meeting to order, and a quorum was established.

25
26 **SECOND ORDER OF BUSINESS**

Public Comment on Agenda Items

27 There being none, the next order of business followed.

28
29 **THIRD ORDER OF BUSINESS**

Staff Reports

- 30 **A. District Counsel**
31 **B. District Engineer**
32 **C. District Manager**

33 There being no reports, the next order of business followed.

34
35 **FOURTH ORDER OF BUSINESS**

36 **A. Consideration of Resolution 2025-01; Declaring Seat Vacancies – Seat 1, 2 & 5**

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38

On MOTION by Mr. J. Cameratta seconded by Ms. Barrett, with all in
39 favor, Resolution 2025-01; Declaring Seat Vacancies – Seat 1, 2 & 5,
40 was adopted. 4-0

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42 **B. Consideration of Resolution 2025-02; Designation of Officers**

43 The following persons were elected to the offices shown:

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- Brian Lamb Secretary
- Eric Davidson Treasurer
- Leah Popelka Assistant Treasurer

C. Appointment of Officers

The Board approved the appointment of officers as follows:

- Thomas Butler serving as Chairperson
- Eileen Barrett serving as Vice Chairperson

On MOTION by Mr. A. Cameratta seconded by Mr. J. Cameratta, with all in favor, Resolution 2025-02; Designation of Officers, as detailed above, was adopted and the Appointment of Officers also detailed above, was approved. 4-0

D. Consideration of Resolution 2025-03; Amending the General Fund Budget for Fiscal Year 2023-2024

On MOTION by Mr. Butler seconded by Ms. Barrett, with all in favor Resolution 2025-03, Amending the General Fund Budget for Fiscal Year 2023-2024, as discussed, was adopted. 4-0

E. General Matters of the District

There being none, the next item followed.

F. Consideration of CDD Phase 2 Agreement

On MOTION by Mr. A. Cameratta seconded by Mr. J. Cameratta with all in favor, CDD Phase 2 Agreement with *The Place Master Association* for the operation, maintenance and repair of certain property of and on behalf of the District, in substantial form, was approved. 4-0

FIFTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of Minutes of the August 21, 2024; Public Hearing & Regular Meetings**
- 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**

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On MOTION by Mr. A. Cameratta seconded by Ms. Barrett, with all in favor, the Consent Agenda, was approved. 4-0

SIXTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. J. Cameratta seconded by Ms. Barrett, with all in favor, the meeting was adjourned at 1:46pm. 4-0

Bryan Radcliff
District Manager

Thomas Butler
Chairperson

<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	2/18/2025	143781	\$0.75	\$0.75	copies
INFRAMARK LLC	2/1/2025	142782	\$3,308.33	\$3,308.33	Feb 25 MANAGEMENT FEE
Monthly Contract Subtotal			\$3,309.08	\$3,309.08	
Regular Services					
BARRACO AND ASSOCIATES	6/27/2024	28123	\$3,223.75	\$3,223.75	Professional Services
COLEMAN, YOVANOVICH	2/19/2025	78	\$906.25	\$906.25	LEGAL COUNSEL
Regular Services Subtotal			\$4,130.00	\$4,130.00	
TOTAL			\$7,439.08	\$7,439.08	



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

143781

DATE

2/18/2025

CUSTOMER ID

C2294

NET TERMS

Net 30

BILL TO

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

PO#**DUE DATE**

3/20/2025

Services provided for the Month of: January 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	5	Ea	0.15		0.75
Subtotal					0.75

Subtotal	\$0.75
Tax	\$0.00
Total Due	\$0.75

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.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

142782

DATE

2/1/2025

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**

3/3/2025

Services provided for the Month of: February 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

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Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

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

**REMINDER
 Past Due**



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

Invoice number 28123
 Date 06/27/2024

Project **23331 Corkscrew Farms CDD**

Description	Contract Amount	Percent Complete	Billed To Date	Less Previous Billing	Amount Due This Billing
2024.1 Miscellaneous Professional Services	0.00	0.00	4,838.75	1,615.00	3,223.75
Total	0.00	0.00	4,838.75	1,615.00	3,223.75

2024.1 Miscellaneous Professional Services

	Hours	Rate	Billed Amount
CDD Manager	1.50	150.00	225.00
<i>Meeting with FDEP staff re: BMAP for TN reduction and anticipated requirements/obligations of CDD. Correspondence re: washouts at Lakes 3, 4 and 11. Review correspondence re: washouts and coordinate follow-up</i>			
Senior Construction Observer	4.00	120.00	480.00
<i>Check Lakes 3, 4, & 11 for severe erosion as reported. Photograph (GPS) areas of major concern, document conditions, create exhibit for location reference.</i>			
Senior Professional Engineer	2.25	225.00	506.25
<i>Review BMAP and correspondence re potential implications. Attend call with FDEP re BMAP updates.</i>			
Senior Project Manager	1.50	175.00	262.50
<i>Emails regarding Lake 4 berm repair. Emails regarding lake bank erosion due to rains.</i>			
Principal Professional Engineer	7.00	250.00	1,750.00
<i>Prepare for and attend 5-15-24 BOS meeting. Review and coordinate LCU easement. Coordinate erosion investigation. Review LCU easements.</i>			
subtotal	16.25		3,223.75
Phase subtotal			3,223.75
Invoice total			3,223.75

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
28123	06/27/2024	3,223.75	3,223.75				
	Total	3,223.75	3,223.75	0.00	0.00	0.00	0.00

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

Page: 1
 February 19, 2025
 File No: 6677-001M
 Statement No: 78

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

Attn: Teresa Farlow

Gen Rep

SENT VIA EMAIL TO: inframarkcms@payableslockbox.com

Previous Balance \$712.25

Fees

			Hours	
01/09/2025	GLU	Review and respond to email correspondence from Brian Lamb on District schedule	0.10	39.50
01/11/2025	GLU	Review and respond to email correspondence from Brian Lamb on HOA-CDD agreement and updates; review files on same.	0.40	158.00
01/13/2025	GLU	Review and respond to email correspondence from Tony Cameratta on HOA-CDD maintenance agreement; Exchange multiple email correspondence with Brian Lamb and Eric Davidson; Review and finalize agreement; Draft email correspondence to team with draft agreement	0.75	296.25
	MEM	Prepare HOA-CDD maintenance agreement	<u>1.50</u>	<u>412.50</u>
		Professional Fees through 02/19/2025	2.75	906.25

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Gregory L. Urbancic	1.25	\$395.00	\$493.75
Meagan E. Magaldi	1.50	275.00	412.50

Total Current Work 906.25

Balance Due (includes previous balance, if any) \$1,618.50

Corkscrew Farms Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 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 February 28, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2016		SERIES 2017		SERIES 2017		GENERAL		TOTAL
	GENERAL FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND			
ASSETS									
Cash - Operating Account	\$ 103,596	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 103,596
Cash in Transit	-	705,652	876,874	-	-	-	-	-	1,582,526
Due From Other Funds	717	7,535	-	3	-	-	-	-	8,255
Investments:									
Prepayment Account	-	143	2,641	-	-	-	-	-	2,784
Reserve Fund	-	556,910	691,328	-	-	-	-	-	1,248,238
Revenue Fund	-	884,297	1,015,737	-	-	-	-	-	1,900,034
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	\$ 104,313	\$ 2,154,537	\$ 2,586,580	\$ 3	\$ 22,459,733	\$ 23,789,943	\$ -	\$ -	\$ 51,095,109
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 February 28, 2025
(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016	SERIES 2017	SERIES 2017	GENERAL	GENERAL	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
<u>FUND BALANCES</u>							
Restricted for:							
Debt Service	-	2,154,537	2,578,325	-	-	-	4,732,862
Capital Projects	-	-	-	3	-	-	3
Unassigned:	99,610	-	-	-	22,459,733	(1)	22,559,342
TOTAL FUND BALANCES	99,610	2,154,537	2,578,325	3	22,459,733	(1)	27,292,207
TOTAL LIABILITIES & FUND BALANCES	\$ 104,313	\$ 2,154,537	\$ 2,586,580	\$ 3	\$ 22,459,733	\$ 23,789,943	\$ 51,095,109

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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	\$ 90,921	\$ (2,289)	97.54%
TOTAL REVENUES	93,210	90,921	(2,289)	97.54%
<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	1,719	7,781	18.09%
District Engineer	9,000	3,224	5,776	35.82%
District Manager	34,000	14,842	19,158	43.65%
Auditing Services	6,800	6,800	-	100.00%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	150	4	146	2.67%
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	43,445	39,799	52.19%
<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	56,942	36,268	61.09%
Excess (deficiency) of revenues				
Over (under) expenditures	-	33,979	33,979	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		65,631		
FUND BALANCE, ENDING		\$ 99,610		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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	\$ -	\$ 15,432	\$ 15,432	0.00%
Special Assmnts- Tax Collector	738,525	722,800	(15,725)	97.87%
Special Assmnts- CDD Collected	-	705,652	705,652	0.00%
TOTAL REVENUES	738,525	1,443,884	705,359	195.51%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	265,000	275,000	(10,000)	103.77%
Interest Expense	473,525	241,819	231,706	51.07%
Total Debt Service	738,525	516,819	221,706	69.98%
TOTAL EXPENDITURES	738,525	516,819	221,706	69.98%
Excess (deficiency) of revenues Over (under) expenditures	-	927,065	927,065	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,227,472		
FUND BALANCE, ENDING		\$ 2,154,537		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 17,546	\$ 17,546	0.00%
Special Assmnts- Tax Collector	918,294	898,184	(20,110)	97.81%
Special Assmnts- CDD Collected	-	876,874	876,874	0.00%
TOTAL REVENUES	918,294	1,792,604	874,310	195.21%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	260,000	290,000	(30,000)	111.54%
Interest Expense	658,294	334,278	324,016	50.78%
Total Debt Service	918,294	624,278	294,016	67.98%
TOTAL EXPENDITURES	918,294	624,278	294,016	67.98%
Excess (deficiency) of revenues Over (under) expenditures	-	1,168,326	1,168,326	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,409,999		
FUND BALANCE, ENDING		\$ 2,578,325		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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>		

Bank Account Statement

Monday, March 10, 2025

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Corkscrew Farms CDD

Bank Account No. 5580

Statement No. 02_25

Statement Date 02/28/2025

G/L Account No. 101001 Balance	103,595.72	Statement Balance	108,004.38
		Outstanding Deposits	1,019.42
Positive Adjustments	0.00		
Subtotal	103,595.72	Subtotal	109,023.80
Negative Adjustments	0.00	Outstanding Checks	-5,428.08
Ending G/L Balance	103,595.72	Ending Balance	103,595.72

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
02/07/2025	Payment	BD00002	Special Assmnts-Tax Collector	Deposit No. BD00002	40,615.89	40,615.89	0.00
Total Deposits					40,615.89	40,615.89	0.00
Checks							
							0.00
01/21/2025	Payment	1206	CORKSCREW FARMS CDD	Check for Vendor V00014	-39,275.29	-39,275.29	0.00
01/30/2025	Payment	1208	CORKSCREW FARMS CDD	Check for Vendor V00014	-13,172.28	-13,172.28	0.00
02/05/2025	Payment	100018	BARRACO AND ASSOCIATES	Inv: 28123	-3,223.75	-3,223.75	0.00
02/18/2025	Payment	1209	CORKSCREW FARMS CDD	Check for Vendor V00014	-38,458.74	-38,458.74	0.00
Total Checks					-94,130.06	-94,130.06	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
02/27/2025	Payment	100019	COLEMAN, YOVANOVICH	Inv: 78			-906.25
02/27/2025	Payment	100020	INFRAMARK LLC	Inv: 142782, Inv: 143781			-3,309.08
Total Outstanding Checks							-5,428.08
Outstanding Deposits							
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 02/01/2025 to 02/28/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

001	100018	02/05/25	BARRACO AND ASSOCIATES	28123	Professional Services	District Engineer	531147-51301	\$3,223.75
001	100019	02/27/25	COLEMAN, YOVANOVICH	78	HOA-CDD agreement review	LEGAL COUNSEL	531146-51401	\$906.25
001	100020	02/27/25	INFRAMARK LLC	143781	Copies	Postage, Phone, Faxes, Copies	541024-51301	\$0.75
001	100020	02/27/25	INFRAMARK LLC	142782	Management fee monthly	Feb 25 MANAGEMENT FEE	531150-51301	\$3,308.33
Fund Total								\$7,439.08

SERIES 2016 DEBT SERVICE FUND - 200

200	1209	02/18/25	CORKSCREW FARMS CDD	02072025 - 01	Series 2016&2017 FY25 Tax Dist ID 01.01 - 01.31.25	SERIES 2016 FY25 TAX DIST ID 01.01 - 01.31.25	103200	\$17,148.83
Fund Total								\$17,148.83

SERIES 2017 DEBT SERVICE FUND - 201

201	1209	02/18/25	CORKSCREW FARMS CDD	02072025 - 01	Series 2016&2017 FY25 Tax Dist ID 01.01 - 01.31.25	SERIES 2017 FY 25 TAX DIST ID 01.01 - 01.31.25	103200	\$21,309.91
Fund Total								\$21,309.91

Total Checks Paid	\$45,897.82
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