

**CORKSCREW FARMS
COMMUNITY DEVELOPMENT DISTRICT**

MAY 19, 2025

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

Corkscrew Farms Community Development District

Board of Supervisors:

Eileen Barrett, Chairman
Nick Casalanguida, Vice Chairman
Thomas Butler, Assistant Secretary
Janet Shanley, Assistant Secretary
Jimmie Webb, Assistant Secretary

Staff:

Bryan Radcliff, District Manager
Greg Urbancic, District Counsel
Carl A. Barraco, District Engineer

Regular Meeting Agenda Monday, May 19, 2025 – 1:30 p.m.

The Regular Meeting of Corkscrew Farms Community Development District will be held at **The Barefoot Bar and Grill** located at **19921 Beechcrest Place Estero, FL, 33928**.

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

Meeting ID: 211 018 727 987 8

Call in (audio only): +1 646-838-1601

Passcode: Pw3Th3EM

Phone Conference ID: 579 185 092#

1. Call to Order/Roll Call

2. Public Comment Period

3. Business Items

A. Consideration of the Corkscrew FY2026 Proposed Budget

B. Consideration of Resolution 2025-07; Approving Proposed Budget and Setting Public Hearing

C. Consideration of Registered Voter Count

4. Consent Agenda Items

A. Approval of Meeting Minutes (*March 18, 2025 Special Meeting Minutes*)

B. Acceptance of Financials (*March 2025*)

C. Acceptance of the Check Registers (*March 2025*)

D. Consideration of Operations and Maintenance Invoices (*March 2025*)

5. Staff Reports

A. District Counsel

B. District Engineer

C. District Manager

District Office:

Pan Am Circle, Suite 300
Tampa, FL 33607
(813) 873-7300

Meeting Location:

In person: 19921 Beechcrest Place, Estero, FL
Participate remotely: Microsoft Teams [Join the meeting now](#)
OR dial in for audio only (646) 838-1601
Meeting ID: 211 018 727 987 8
Passcode: Pw3Th3EM

6. Other Business, Updates, and Supervisor Comments

7. Adjournment

Third Order of Business

3A

Corkscrew Farms
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Proposed Budget

Prepared by:



Corkscrew Farms

Community Development District

Table of Contents

	<u>Page #</u>
 <u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1
Exhibit A - Allocation of Fund Balances	2
Budget Narrative	3 - 5
 <u>DEBT SERVICE BUDGETS</u>	
Series 2016	
Summary of Revenues, Expenditures and Changes in Fund Balances	6
Amortization Schedule	7 - 8
 Series 2017	
Summary of Revenues, Expenditures and Changes in Fund Balances	10 -11
Amortization Schedule	12 - 13
Budget Narrative	14
 <u>SUPPORTING BUDGET SCHEDULES</u>	
Non-Ad Valorem Assessment Summary	15

Corkscrew Farms
Community Development District

Operating Budget

Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund

Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-	ANNUAL
	BUDGET	THRU	April-	PROJECTED		BUDGET
	FY 2025	3/31/25	9/30/2025	FY 2025	Budget	FY 2026
REVENUES						
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0%	\$ -
Operations & Maintenance Assmts - Tax Collector	93,210	88,764	4,446	93,210	0%	\$ 110,617
Special Assmnts- CDD Collected	-	-	-	-	0%	-
Developer Contributions	-	-	-	-	0%	-
Other Miscellaneous Revenues	-	-	-	-	0%	-
TOTAL REVENUES	\$ 93,210	\$ 88,764	\$ 4,446	\$ 93,210		\$ 110,617
EXPENDITURES						
Financial and Administrative						
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	0%	\$ 12,000
District Management	34,000	18,150	15,850	34,000	0%	34,000
Website Admin Services	1,500	500	1,000	1,500	0%	1,500
District Engineer	9,000	3,224	5,776	9,000	0%	9,000
District Counsel	9,500	2,319	7,181	9,500	0%	9,500
Trustees Fees	10,700	5,241	5,459	10,700	0%	10,700
Auditing Services	6,800	8,800	-	8,800	29%	6,800
Postage, Phone, Faxes, Copies	150	4	146	150	0%	150
Legal Advertising	1,000	1,404	-	1,404	40%	1,000
Bank Fees	100	-	100	100	0%	100
Dues, Licenses & Fees	1,500	490	1,010	1,500	0%	1,500
Onsite Office Supplies	126	-	126	126	0%	126
Website ADA Compliance	1,500	1,500	-	1,500	0%	1,500
Disclosure Report	4,200	1,400	2,800	4,200	0%	4,200
Misc Admin	230	-	230	230	0%	230
Total Financial and Administrative	\$ 80,306	\$ 43,032	\$ 39,678	\$ 82,710		\$ 92,306
Insurance						
General Liability	\$ -	\$ -	\$ -	\$ -	0%	\$ 4,401
Public Officials Insurance	3,168	3,168	-	3,168	0%	3,432
Property & Casualty Insurance	9,736	13,497	-	13,497	39%	10,478
Total Insurance	\$ 12,904	\$ 16,665	\$ -	\$ 16,665		\$ 18,311
TOTAL EXPENDITURES	\$ 93,210	\$ 59,697	\$ 39,678	\$ 99,375		\$ 110,617
Excess (deficiency) of revenues	\$ -	\$ 29,067	\$ (35,232)	\$ (6,165)		\$ -
Net change in fund balance	\$ -	\$ 29,067	\$ (35,232)	\$ (6,165)		\$ -
FUND BALANCE, BEGINNING	\$ 65,629	\$ 65,629	\$ 94,696	\$ 65,629		\$ 65,629

Summary of Revenues, Expenditures and Changes in Fund Balances
General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	April-	PROJECTED	% +/-)	BUDGET
	FY 2025	3/31/25	9/30/2025	FY 2025	Budget	FY 2026
FUND BALANCE, ENDING	\$ 65,629	\$ 94,696	\$ 59,464	\$ 59,464		\$ 65,629

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2025 RESERVE FUND ANALYSIS		
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2024	\$	65,629
Less: Forecasted Surplus/(Deficit) as of 9/30/2025		(6,165)
Estimated Funds Available - 9/30/2025		59,464

FISCAL YEAR 2026 RESERVE FUND ANALYSIS		
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$	59,464
Less: First Quarter Operating Reserve		(27,654) ⁽¹⁾
Less: Designated Reserves for Capital Projects		
Less: Forecasted Surplus/(Deficit) as of 9/30/2026		-
Estimated Remaining Undesignated Cash as of 9/30/2026		31,810

Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Financial and Administrative (continued)

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

EXPENDITURES

Budget Narrative
Fiscal Year 2026

Financial and Administrative (continued)

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

EXPENDITURES

Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Amenity

Pool Monitor

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

EXPENDITURES

Budget Narrative
Fiscal Year 2026

Amenity (Continued)

Entrance Monuments, Gates, Walls R&M

Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES

Landscape and Pond Maintenance

R&M – Stormwater System

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

EXPENDITURES

Landscape and Pond Maintenance (Continued)

Budget Narrative
Fiscal Year 2026

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

EXPENDITURES

Contingency/Reserves

Contingency

Funds set aside for projects, as determined by the district's board.

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.

Corkscrew Farms
Community Development District

Debt Service Budgets

Fiscal Year 2026

Series 2016 Bonds
Fiscal Year 2026 Budget

REVENUES		
CDD Debt Service Assessments	\$	737,263
TOTAL REVENUES	\$	737,263
EXPENDITURES		
Series 2016 May Bond Interest Payment	\$	231,131
Series 2016 November Bond Principal Payment	\$	275,000
Series 2016 November Bond Interest Payment	\$	231,131
TOTAL EXPENDITURES	\$	737,263
EXCESS OF REVENUES OVER EXPENDITURES	\$	-
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2025	\$	9,515,000
Principal Payment Applied Toward Series 2016 Bonds	\$	275,000
Bonds Outstanding - Period Ending 11/1/2026	\$	9,240,000

**CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2016
(ASSESSMENT AREA ONE PROJECT)**

Date	Outstanding Balance	Principal	Rate	Interest	Total
11/1/2021	\$ 10,735,000	\$ 225,000	3.50%	\$ 256,213	\$ 481,213
5/1/2022	\$ 10,510,000			\$ 252,275	\$ 252,275
11/1/2022	\$ 10,510,000	\$ 235,000	4.25%	\$ 252,275	\$ 487,275
5/1/2023	\$ 10,275,000			\$ 247,281	\$ 247,281
11/1/2023	\$ 10,275,000	\$ 240,000	4.25%	\$ 247,281	\$ 487,281
5/1/2024	\$ 10,035,000			\$ 242,181	\$ 242,181
11/1/2024	\$ 10,035,000	\$ 255,000	4.25%	\$ 242,181	\$ 497,181
5/1/2025	\$ 9,780,000			\$ 236,763	\$ 236,763
11/1/2025	\$ 9,780,000	\$ 265,000	4.25%	\$ 236,763	\$ 501,763
5/1/2026	\$ 9,515,000			\$ 231,131	\$ 231,131
11/1/2026	\$ 9,515,000	\$ 275,000	4.25%	\$ 231,131	\$ 506,131
5/1/2027	\$ 9,240,000			\$ 225,288	\$ 225,288
11/1/2027	\$ 9,240,000	\$ 285,000	4.25%	\$ 225,288	\$ 510,288
5/1/2028	\$ 8,955,000			\$ 219,231	\$ 219,231
11/1/2028	\$ 8,955,000	\$ 300,000	4.75%	\$ 219,231	\$ 519,231
5/1/2029	\$ 8,655,000			\$ 212,106	\$ 212,106
11/1/2029	\$ 8,655,000	\$ 310,000	4.75%	\$ 212,106	\$ 522,106
5/1/2030	\$ 8,345,000			\$ 204,744	\$ 204,744
11/1/2030	\$ 8,345,000	\$ 325,000	4.75%	\$ 204,744	\$ 529,744
5/1/2031	\$ 8,020,000			\$ 197,025	\$ 197,025
11/1/2031	\$ 8,020,000	\$ 345,000	4.75%	\$ 197,025	\$ 542,025
5/1/2032	\$ 7,675,000			\$ 188,831	\$ 188,831
11/1/2032	\$ 7,675,000	\$ 360,000	4.75%	\$ 188,831	\$ 548,831
5/1/2033	\$ 7,315,000			\$ 180,281	\$ 180,281
11/1/2033	\$ 7,315,000	\$ 375,000	4.75%	\$ 180,281	\$ 555,281
5/1/2034	\$ 6,940,000			\$ 171,375	\$ 171,375
11/1/2034	\$ 6,940,000	\$ 395,000	4.75%	\$ 171,375	\$ 566,375
5/1/2035	\$ 6,545,000			\$ 161,994	\$ 161,994
11/1/2035	\$ 6,545,000	\$ 415,000	4.75%	\$ 161,994	\$ 576,994
5/1/2036	\$ 6,130,000			\$ 152,138	\$ 152,138
11/1/2036	\$ 6,130,000	\$ 435,000	4.75%	\$ 152,138	\$ 587,138
5/1/2037	\$ 5,695,000			\$ 141,806	\$ 141,806
11/1/2037	\$ 5,695,000	\$ 455,000	4.75%	\$ 141,806	\$ 596,806
5/1/2038	\$ 5,240,000			\$ 131,000	\$ 131,000
11/1/2038	\$ 5,240,000	\$ 475,000	5.00%	\$ 131,000	\$ 606,000
5/1/2039	\$ 4,765,000			\$ 119,125	\$ 119,125
11/1/2039	\$ 4,765,000	\$ 500,000	5.00%	\$ 119,125	\$ 619,125
5/1/2040	\$ 4,265,000			\$ 106,625	\$ 106,625
11/1/2040	\$ 4,265,000	\$ 525,000	5.00%	\$ 106,625	\$ 631,625
5/1/2041	\$ 3,740,000			\$ 93,500	\$ 93,500
11/1/2041	\$ 3,740,000	\$ 550,000	5.00%	\$ 93,500	\$ 643,500
5/1/2042	\$ 3,190,000			\$ 79,750	\$ 79,750
11/1/2042	\$ 3,190,000	\$ 580,000	5.00%	\$ 79,750	\$ 659,750
5/1/2043	\$ 2,610,000			\$ 65,250	\$ 65,250
11/1/2043	\$ 2,610,000	\$ 605,000	5.00%	\$ 65,250	\$ 670,250

Corkscrew Farms
Community Development District

Series 2016 Debt Service

Date	Outstanding Balance	Principal	Rate	Interest	Total
5/1/2044	\$ 2,005,000			\$ 50,125	\$ 50,125
11/1/2044	\$ 2,005,000	\$ 635,000	5.00%	\$ 50,125	\$ 685,125
5/1/2045	\$ 1,370,000			\$ 34,250	\$ 34,250
11/1/2045	\$ 1,370,000	\$ 670,000	5.00%	\$ 34,250	\$ 704,250
5/1/2046	\$ 700,000			\$ 17,500	\$ 17,500
11/1/2046	\$ 700,000	\$ 700,000	5.00%	\$ 17,500	\$ 717,500
		\$ 10,735,000		\$ 8,179,363	\$ 18,914,363

Series 2017 Bonds
Fiscal Year 2026 Budget

REVENUES		
CDD Debt Service Assessments	\$	916,594
TOTAL REVENUES	\$	916,594
EXPENDITURES		
Series 2017 May Bond Interest Payment	\$	323,297
Series 2017 May Bond Principal Payment	\$	270,000
Series 2017 November Bond Interest Payment	\$	323,297
TOTAL EXPENDITURES	\$	916,594
EXCESS OF REVENUES OVER EXPENDITURES	\$	-
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2025	\$	12,815,000
Principal Payment Applied Toward Series 2017 Bonds	\$	270,000
Bonds Outstanding - Period Ending 11/1/2026	\$	12,545,000

**CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2017
(ASSESSMENT AREA TWO PROJECT)**

Date	Outstanding Balance	Principal	Rate	Interest	Total
11/1/2022	\$ 13,565,000	\$ -	3.75%	\$ -	\$ -
5/1/2023	\$ 13,565,000			\$ 339,272	\$ 339,272
11/1/2023	\$ 13,565,000	\$ 240,000	3.75%	\$ 339,272	\$ 579,272
5/1/2024	\$ 13,325,000			\$ 334,772	\$ 334,772
11/1/2024	\$ 13,325,000	\$ 250,000	4.50%	\$ 334,772	\$ 584,772
5/1/2025	\$ 13,075,000			\$ 329,147	\$ 329,147
11/1/2025	\$ 13,075,000	\$ 260,000	4.50%	\$ 329,147	\$ 589,147
5/1/2026	\$ 12,815,000			\$ 323,297	\$ 323,297
11/1/2026	\$ 12,815,000	\$ 270,000	4.50%	\$ 323,297	\$ 593,297
5/1/2027	\$ 12,545,000			\$ 317,222	\$ 317,222
11/1/2027	\$ 12,545,000	\$ 285,000	4.50%	\$ 317,222	\$ 602,222
5/1/2028	\$ 12,260,000			\$ 310,809	\$ 310,809
11/1/2028	\$ 12,260,000	\$ 295,000	4.50%	\$ 310,809	\$ 605,809
5/1/2029	\$ 11,965,000			\$ 304,172	\$ 304,172
11/1/2029	\$ 11,965,000	\$ 310,000	5.00%	\$ 304,172	\$ 614,172
5/1/2030	\$ 11,655,000			\$ 296,422	\$ 296,422
11/1/2030	\$ 11,655,000	\$ 325,000	5.00%	\$ 296,422	\$ 621,422
5/1/2031	\$ 11,330,000			\$ 288,297	\$ 288,297
11/1/2031	\$ 11,330,000	\$ 340,000	5.00%	\$ 288,297	\$ 628,297
5/1/2032	\$ 10,990,000			\$ 279,797	\$ 279,797
11/1/2032	\$ 10,990,000	\$ 360,000	5.00%	\$ 279,797	\$ 639,797
5/1/2033	\$ 10,630,000			\$ 270,797	\$ 270,797
11/1/2033	\$ 10,630,000	\$ 375,000	5.00%	\$ 270,797	\$ 645,797
5/1/2034	\$ 10,255,000			\$ 261,422	\$ 261,422
11/1/2034	\$ 10,255,000	\$ 395,000	5.00%	\$ 261,422	\$ 656,422
5/1/2035	\$ 9,860,000			\$ 251,547	\$ 251,547
11/1/2035	\$ 9,860,000	\$ 415,000	5.00%	\$ 251,547	\$ 666,547
5/1/2036	\$ 9,445,000			\$ 241,172	\$ 241,172
11/1/2036	\$ 9,445,000	\$ 435,000	5.00%	\$ 241,172	\$ 676,172
5/1/2037	\$ 9,010,000			\$ 230,297	\$ 230,297
11/1/2037	\$ 9,010,000	\$ 455,000	5.00%	\$ 230,297	\$ 685,297
5/1/2038	\$ 8,555,000			\$ 218,922	\$ 218,922
11/1/2038	\$ 8,555,000	\$ 480,000	5.00%	\$ 218,922	\$ 698,922
5/1/2039	\$ 8,075,000			\$ 206,922	\$ 206,922
11/1/2039	\$ 8,075,000	\$ 505,000	5.13%	\$ 206,922	\$ 711,922
5/1/2040	\$ 7,570,000			\$ 193,981	\$ 193,981
11/1/2040	\$ 7,570,000	\$ 530,000	5.13%	\$ 193,981	\$ 723,981
5/1/2041	\$ 7,040,000			\$ 180,400	\$ 180,400
11/1/2041	\$ 7,040,000	\$ 555,000	5.13%	\$ 180,400	\$ 735,400
5/1/2042	\$ 6,485,000			\$ 166,178	\$ 166,178
11/1/2042	\$ 6,485,000	\$ 585,000	5.13%	\$ 166,178	\$ 751,178
5/1/2043	\$ 5,900,000			\$ 151,188	\$ 151,188
11/1/2043	\$ 5,900,000	\$ 615,000	5.13%	\$ 151,188	\$ 766,188
5/1/2044	\$ 5,285,000			\$ 135,428	\$ 135,428
11/1/2044	\$ 5,285,000	\$ 645,000	5.13%	\$ 135,428	\$ 780,428
5/1/2045	\$ 4,640,000			\$ 118,900	\$ 118,900
11/1/2045	\$ 4,640,000	\$ 680,000	5.13%	\$ 118,900	\$ 798,900
5/1/2046	\$ 3,960,000			\$ 101,475	\$ 101,475
11/1/2046	\$ 3,960,000	\$ 715,000	5.13%	\$ 101,475	\$ 816,475
5/1/2047	\$ 3,245,000			\$ 83,153	\$ 83,153
11/1/2047	\$ 3,245,000	\$ 750,000	5.13%	\$ 83,153	\$ 833,153
5/1/2048	\$ 2,495,000			\$ 63,934	\$ 63,934
11/1/2048	\$ 2,495,000	\$ 790,000	5.13%	\$ 63,934	\$ 853,934
5/1/2049	\$ 1,705,000			\$ 43,691	\$ 43,691
11/1/2049	\$ 1,705,000	\$ 830,000	5.13%	\$ 43,691	\$ 873,691
5/1/2050	\$ 875,000			\$ 22,422	\$ 22,422
11/1/2050	\$ 875,000	\$ 875,000	5.13%	\$ 22,422	\$ 897,422
	\$ 13,565,000			\$ 12,130,069	\$ 25,695,069

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Corkscrew Farms
Community Development District

Supporting Budget Schedules

Fiscal Year 2026

SCHEDULE OF ANNUAL ASSESSMENTS

FISCAL YEAR 2025							FISCAL YEAR 2026				
Lot Size	EAU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	Discounts and Collection Fees ⁽¹⁾	FY 2025 Total Assessment	Debt Service Per Unit	O&M Per Unit	Discounts and Collection Fees ⁽¹⁾	FY 2026 Total Assessment	Total Increase / (Decrease) in Annual Assmt
PHASE 1 -- SERIES 2016 BONDS											
Single Family 52'	1.00	267	\$1,000.00	\$70.35	\$68.32	\$1,138.67	\$1,000.00	\$83.48	\$69.16	\$1,152.64	\$13.98
Single Family 62'	1.20	230	\$1,200.00	\$70.35	\$81.09	\$1,351.43	\$1,200.00	\$83.48	\$81.92	\$1,365.41	\$13.98
Single Family 75'	1.50	132	\$1,500.00	\$70.35	\$100.23	\$1,670.58	\$1,500.00	\$83.48	\$101.07	\$1,684.56	\$13.98
Subtotal	629										
PHASE 2 -- SERIES 2017 BONDS											
Single Family 52'	1.00	314	\$1,200.00	\$70.35	\$81.09	\$1,351.43	\$1,200.00	\$83.48	\$81.92	\$1,365.41	\$13.98
Single Family 62'	1.20	290	\$1,400.00	\$70.35	\$93.85	\$1,564.20	\$1,400.00	\$83.48	\$94.69	\$1,578.18	\$13.98
Single Family 75'	1.50	92	\$1,500.00	\$70.35	\$100.23	\$1,670.58	\$1,500.00	\$83.48	\$101.07	\$1,684.56	\$13.98
Subtotal	696										
Total	1,325										

Notations:

⁽¹⁾ Annual assessments are net the Lee County collection fees and statutory discounts for early payment.

Third Order of Business

3B

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025-26 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (the “Board”) of Corkscrew Farms Community Development District (the “District”) prior to June 15, 2025 a proposed operation and maintenance budget (the “Proposed Budget”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“Fiscal Year 2025-26”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. Recitals. The foregoing recitals are true and correct and incorporated herein as if written into this Section.

2. Proposed Budget. The Proposed Budget, incorporating any modifications made by the Board, for Fiscal Year 2025-26 and attached hereto as **Exhibit “A”** is hereby approved as the basis for conducting a public hearing to adopt the Proposed Budget.

3. Public Hearing. A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	July 21, 2025
HOUR:	1:30 p.m.
LOCATION:	The Barefoot Bar and Grill 19921 Beechcrest Place Estero, FL 33928

4. Posting of Proposed Budget. In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. Publication of Notice. Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. Conflicts. All Sections or parts of Sections of any Resolutions or actions of the Board in conflict are hereby repealed to the extent of such conflict.

8. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 19th day of May, 2025, by the Board of Supervisors of Corkscrew Farms Community Development District.

Attest:

**CORKSCREW FARMS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chair/Vice-Chair

Exhibit “A”

Corkscrew Farms
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Proposed Budget

Prepared by:



Corkscrew Farms

Community Development District

Table of Contents

	<u>Page #</u>
 <u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1
Exhibit A - Allocation of Fund Balances	2
Budget Narrative	3 - 5
 <u>DEBT SERVICE BUDGETS</u>	
Series 2016	
Summary of Revenues, Expenditures and Changes in Fund Balances	6
Amortization Schedule	7 - 8
 Series 2017	
Summary of Revenues, Expenditures and Changes in Fund Balances	10 -11
Amortization Schedule	12 - 13
Budget Narrative	14
 <u>SUPPORTING BUDGET SCHEDULES</u>	
Non-Ad Valorem Assessment Summary	15

Corkscrew Farms
Community Development District

Operating Budget

Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund

Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	April-	PROJECTED	% +/-	BUDGET
	FY 2025	3/31/25	9/30/2025	FY 2025	Budget	FY 2026
REVENUES						
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0%	\$ -
Operations & Maintenance Assmts - Tax Collector	93,210	88,764	4,446	93,210	0%	\$ 110,617
Special Assmnts- CDD Collected	-	-	-	-	0%	-
Developer Contributions	-	-	-	-	0%	-
Other Miscellaneous Revenues	-	-	-	-	0%	-
TOTAL REVENUES	\$ 93,210	\$ 88,764	\$ 4,446	\$ 93,210		\$ 110,617
EXPENDITURES						
Financial and Administrative						
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	0%	\$ 12,000
District Management	34,000	18,150	15,850	34,000	0%	34,000
Website Admin Services	1,500	500	1,000	1,500	0%	1,500
District Engineer	9,000	3,224	5,776	9,000	0%	9,000
District Counsel	9,500	2,319	7,181	9,500	0%	9,500
Trustees Fees	10,700	5,241	5,459	10,700	0%	10,700
Auditing Services	6,800	8,800	-	8,800	29%	6,800
Postage, Phone, Faxes, Copies	150	4	146	150	0%	150
Legal Advertising	1,000	1,404	-	1,404	40%	1,000
Bank Fees	100	-	100	100	0%	100
Dues, Licenses & Fees	1,500	490	1,010	1,500	0%	1,500
Onsite Office Supplies	126	-	126	126	0%	126
Website ADA Compliance	1,500	1,500	-	1,500	0%	1,500
Disclosure Report	4,200	1,400	2,800	4,200	0%	4,200
Misc Admin	230	-	230	230	0%	230
Total Financial and Administrative	\$ 80,306	\$ 43,032	\$ 39,678	\$ 82,710		\$ 92,306
Insurance						
General Liability	\$ -	\$ -	\$ -	\$ -	0%	\$ 4,401
Public Officials Insurance	3,168	3,168	-	3,168	0%	3,432
Property & Casualty Insurance	9,736	13,497	-	13,497	39%	10,478
Total Insurance	\$ 12,904	\$ 16,665	\$ -	\$ 16,665		\$ 18,311
TOTAL EXPENDITURES	\$ 93,210	\$ 59,697	\$ 39,678	\$ 99,375		\$ 110,617
Excess (deficiency) of revenues	\$ -	\$ 29,067	\$ (35,232)	\$ (6,165)		\$ -
Net change in fund balance	\$ -	\$ 29,067	\$ (35,232)	\$ (6,165)		\$ -
FUND BALANCE, BEGINNING	\$ 65,629	\$ 65,629	\$ 94,696	\$ 65,629		\$ 65,629

Summary of Revenues, Expenditures and Changes in Fund Balances
General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	April-	PROJECTED	% +/(-)	BUDGET
	FY 2025	3/31/25	9/30/2025	FY 2025	Budget	FY 2026
FUND BALANCE, ENDING	\$ 65,629	\$ 94,696	\$ 59,464	\$ 59,464		\$ 65,629

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2025 RESERVE FUND ANALYSIS		
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2024	\$	65,629
Less: Forecasted Surplus/(Deficit) as of 9/30/2025		(6,165)
Estimated Funds Available - 9/30/2025		59,464

FISCAL YEAR 2026 RESERVE FUND ANALYSIS		
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$	59,464
Less: First Quarter Operating Reserve		(27,654) ⁽¹⁾
Less: Designated Reserves for Capital Projects		
Less: Forecasted Surplus/(Deficit) as of 9/30/2026		-
Estimated Remaining Undesignated Cash as of 9/30/2026		31,810

Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Financial and Administrative (continued)

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

EXPENDITURES

Budget Narrative
Fiscal Year 2026

Financial and Administrative (continued)

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

EXPENDITURES

Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Amenity

Pool Monitor

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

EXPENDITURES

Budget Narrative
Fiscal Year 2026

Amenity (Continued)

Entrance Monuments, Gates, Walls R&M

Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES

Landscape and Pond Maintenance

R&M – Stormwater System

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

EXPENDITURES

Landscape and Pond Maintenance (Continued)

Budget Narrative
Fiscal Year 2026

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

EXPENDITURES

Contingency/Reserves

Contingency

Funds set aside for projects, as determined by the district's board.

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.

Corkscrew Farms
Community Development District

Debt Service Budgets

Fiscal Year 2026

Series 2016 Bonds
Fiscal Year 2026 Budget

REVENUES		
CDD Debt Service Assessments	\$	737,263
TOTAL REVENUES	\$	737,263
EXPENDITURES		
Series 2016 May Bond Interest Payment	\$	231,131
Series 2016 November Bond Principal Payment	\$	275,000
Series 2016 November Bond Interest Payment	\$	231,131
TOTAL EXPENDITURES	\$	737,263
EXCESS OF REVENUES OVER EXPENDITURES	\$	-
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2025	\$	9,515,000
Principal Payment Applied Toward Series 2016 Bonds	\$	275,000
Bonds Outstanding - Period Ending 11/1/2026	\$	9,240,000

**CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2016
(ASSESSMENT AREA ONE PROJECT)**

Date	Outstanding Balance	Principal	Rate	Interest	Total
11/1/2021	\$ 10,735,000	\$ 225,000	3.50%	\$ 256,213	\$ 481,213
5/1/2022	\$ 10,510,000			\$ 252,275	\$ 252,275
11/1/2022	\$ 10,510,000	\$ 235,000	4.25%	\$ 252,275	\$ 487,275
5/1/2023	\$ 10,275,000			\$ 247,281	\$ 247,281
11/1/2023	\$ 10,275,000	\$ 240,000	4.25%	\$ 247,281	\$ 487,281
5/1/2024	\$ 10,035,000			\$ 242,181	\$ 242,181
11/1/2024	\$ 10,035,000	\$ 255,000	4.25%	\$ 242,181	\$ 497,181
5/1/2025	\$ 9,780,000			\$ 236,763	\$ 236,763
11/1/2025	\$ 9,780,000	\$ 265,000	4.25%	\$ 236,763	\$ 501,763
5/1/2026	\$ 9,515,000			\$ 231,131	\$ 231,131
11/1/2026	\$ 9,515,000	\$ 275,000	4.25%	\$ 231,131	\$ 506,131
5/1/2027	\$ 9,240,000			\$ 225,288	\$ 225,288
11/1/2027	\$ 9,240,000	\$ 285,000	4.25%	\$ 225,288	\$ 510,288
5/1/2028	\$ 8,955,000			\$ 219,231	\$ 219,231
11/1/2028	\$ 8,955,000	\$ 300,000	4.75%	\$ 219,231	\$ 519,231
5/1/2029	\$ 8,655,000			\$ 212,106	\$ 212,106
11/1/2029	\$ 8,655,000	\$ 310,000	4.75%	\$ 212,106	\$ 522,106
5/1/2030	\$ 8,345,000			\$ 204,744	\$ 204,744
11/1/2030	\$ 8,345,000	\$ 325,000	4.75%	\$ 204,744	\$ 529,744
5/1/2031	\$ 8,020,000			\$ 197,025	\$ 197,025
11/1/2031	\$ 8,020,000	\$ 345,000	4.75%	\$ 197,025	\$ 542,025
5/1/2032	\$ 7,675,000			\$ 188,831	\$ 188,831
11/1/2032	\$ 7,675,000	\$ 360,000	4.75%	\$ 188,831	\$ 548,831
5/1/2033	\$ 7,315,000			\$ 180,281	\$ 180,281
11/1/2033	\$ 7,315,000	\$ 375,000	4.75%	\$ 180,281	\$ 555,281
5/1/2034	\$ 6,940,000			\$ 171,375	\$ 171,375
11/1/2034	\$ 6,940,000	\$ 395,000	4.75%	\$ 171,375	\$ 566,375
5/1/2035	\$ 6,545,000			\$ 161,994	\$ 161,994
11/1/2035	\$ 6,545,000	\$ 415,000	4.75%	\$ 161,994	\$ 576,994
5/1/2036	\$ 6,130,000			\$ 152,138	\$ 152,138
11/1/2036	\$ 6,130,000	\$ 435,000	4.75%	\$ 152,138	\$ 587,138
5/1/2037	\$ 5,695,000			\$ 141,806	\$ 141,806
11/1/2037	\$ 5,695,000	\$ 455,000	4.75%	\$ 141,806	\$ 596,806
5/1/2038	\$ 5,240,000			\$ 131,000	\$ 131,000
11/1/2038	\$ 5,240,000	\$ 475,000	5.00%	\$ 131,000	\$ 606,000
5/1/2039	\$ 4,765,000			\$ 119,125	\$ 119,125
11/1/2039	\$ 4,765,000	\$ 500,000	5.00%	\$ 119,125	\$ 619,125
5/1/2040	\$ 4,265,000			\$ 106,625	\$ 106,625
11/1/2040	\$ 4,265,000	\$ 525,000	5.00%	\$ 106,625	\$ 631,625
5/1/2041	\$ 3,740,000			\$ 93,500	\$ 93,500
11/1/2041	\$ 3,740,000	\$ 550,000	5.00%	\$ 93,500	\$ 643,500
5/1/2042	\$ 3,190,000			\$ 79,750	\$ 79,750
11/1/2042	\$ 3,190,000	\$ 580,000	5.00%	\$ 79,750	\$ 659,750
5/1/2043	\$ 2,610,000			\$ 65,250	\$ 65,250
11/1/2043	\$ 2,610,000	\$ 605,000	5.00%	\$ 65,250	\$ 670,250

Corkscrew Farms
Community Development District

Series 2016 Debt Service

Date	Outstanding Balance	Principal	Rate	Interest	Total
5/1/2044	\$ 2,005,000			\$ 50,125	\$ 50,125
11/1/2044	\$ 2,005,000	\$ 635,000	5.00%	\$ 50,125	\$ 685,125
5/1/2045	\$ 1,370,000			\$ 34,250	\$ 34,250
11/1/2045	\$ 1,370,000	\$ 670,000	5.00%	\$ 34,250	\$ 704,250
5/1/2046	\$ 700,000			\$ 17,500	\$ 17,500
11/1/2046	\$ 700,000	\$ 700,000	5.00%	\$ 17,500	\$ 717,500
		\$ 10,735,000		\$ 8,179,363	\$ 18,914,363

Series 2017 Bonds
Fiscal Year 2026 Budget

REVENUES		
CDD Debt Service Assessments	\$	916,594
TOTAL REVENUES	\$	916,594
EXPENDITURES		
Series 2017 May Bond Interest Payment	\$	323,297
Series 2017 May Bond Principal Payment	\$	270,000
Series 2017 November Bond Interest Payment	\$	323,297
TOTAL EXPENDITURES	\$	916,594
EXCESS OF REVENUES OVER EXPENDITURES	\$	-
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2025	\$	12,815,000
Principal Payment Applied Toward Series 2017 Bonds	\$	270,000
Bonds Outstanding - Period Ending 11/1/2026	\$	12,545,000

**CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2017
(ASSESSMENT AREA TWO PROJECT)**

Date	Outstanding Balance	Principal	Rate	Interest	Total
11/1/2022	\$ 13,565,000	\$ -	3.75%	\$ -	\$ -
5/1/2023	\$ 13,565,000			\$ 339,272	\$ 339,272
11/1/2023	\$ 13,565,000	\$ 240,000	3.75%	\$ 339,272	\$ 579,272
5/1/2024	\$ 13,325,000			\$ 334,772	\$ 334,772
11/1/2024	\$ 13,325,000	\$ 250,000	4.50%	\$ 334,772	\$ 584,772
5/1/2025	\$ 13,075,000			\$ 329,147	\$ 329,147
11/1/2025	\$ 13,075,000	\$ 260,000	4.50%	\$ 329,147	\$ 589,147
5/1/2026	\$ 12,815,000			\$ 323,297	\$ 323,297
11/1/2026	\$ 12,815,000	\$ 270,000	4.50%	\$ 323,297	\$ 593,297
5/1/2027	\$ 12,545,000			\$ 317,222	\$ 317,222
11/1/2027	\$ 12,545,000	\$ 285,000	4.50%	\$ 317,222	\$ 602,222
5/1/2028	\$ 12,260,000			\$ 310,809	\$ 310,809
11/1/2028	\$ 12,260,000	\$ 295,000	4.50%	\$ 310,809	\$ 605,809
5/1/2029	\$ 11,965,000			\$ 304,172	\$ 304,172
11/1/2029	\$ 11,965,000	\$ 310,000	5.00%	\$ 304,172	\$ 614,172
5/1/2030	\$ 11,655,000			\$ 296,422	\$ 296,422
11/1/2030	\$ 11,655,000	\$ 325,000	5.00%	\$ 296,422	\$ 621,422
5/1/2031	\$ 11,330,000			\$ 288,297	\$ 288,297
11/1/2031	\$ 11,330,000	\$ 340,000	5.00%	\$ 288,297	\$ 628,297
5/1/2032	\$ 10,990,000			\$ 279,797	\$ 279,797
11/1/2032	\$ 10,990,000	\$ 360,000	5.00%	\$ 279,797	\$ 639,797
5/1/2033	\$ 10,630,000			\$ 270,797	\$ 270,797
11/1/2033	\$ 10,630,000	\$ 375,000	5.00%	\$ 270,797	\$ 645,797
5/1/2034	\$ 10,255,000			\$ 261,422	\$ 261,422
11/1/2034	\$ 10,255,000	\$ 395,000	5.00%	\$ 261,422	\$ 656,422
5/1/2035	\$ 9,860,000			\$ 251,547	\$ 251,547
11/1/2035	\$ 9,860,000	\$ 415,000	5.00%	\$ 251,547	\$ 666,547
5/1/2036	\$ 9,445,000			\$ 241,172	\$ 241,172
11/1/2036	\$ 9,445,000	\$ 435,000	5.00%	\$ 241,172	\$ 676,172
5/1/2037	\$ 9,010,000			\$ 230,297	\$ 230,297
11/1/2037	\$ 9,010,000	\$ 455,000	5.00%	\$ 230,297	\$ 685,297
5/1/2038	\$ 8,555,000			\$ 218,922	\$ 218,922
11/1/2038	\$ 8,555,000	\$ 480,000	5.00%	\$ 218,922	\$ 698,922
5/1/2039	\$ 8,075,000			\$ 206,922	\$ 206,922
11/1/2039	\$ 8,075,000	\$ 505,000	5.13%	\$ 206,922	\$ 711,922
5/1/2040	\$ 7,570,000			\$ 193,981	\$ 193,981
11/1/2040	\$ 7,570,000	\$ 530,000	5.13%	\$ 193,981	\$ 723,981
5/1/2041	\$ 7,040,000			\$ 180,400	\$ 180,400
11/1/2041	\$ 7,040,000	\$ 555,000	5.13%	\$ 180,400	\$ 735,400
5/1/2042	\$ 6,485,000			\$ 166,178	\$ 166,178
11/1/2042	\$ 6,485,000	\$ 585,000	5.13%	\$ 166,178	\$ 751,178
5/1/2043	\$ 5,900,000			\$ 151,188	\$ 151,188
11/1/2043	\$ 5,900,000	\$ 615,000	5.13%	\$ 151,188	\$ 766,188
5/1/2044	\$ 5,285,000			\$ 135,428	\$ 135,428
11/1/2044	\$ 5,285,000	\$ 645,000	5.13%	\$ 135,428	\$ 780,428
5/1/2045	\$ 4,640,000			\$ 118,900	\$ 118,900
11/1/2045	\$ 4,640,000	\$ 680,000	5.13%	\$ 118,900	\$ 798,900
5/1/2046	\$ 3,960,000			\$ 101,475	\$ 101,475
11/1/2046	\$ 3,960,000	\$ 715,000	5.13%	\$ 101,475	\$ 816,475
5/1/2047	\$ 3,245,000			\$ 83,153	\$ 83,153
11/1/2047	\$ 3,245,000	\$ 750,000	5.13%	\$ 83,153	\$ 833,153
5/1/2048	\$ 2,495,000			\$ 63,934	\$ 63,934
11/1/2048	\$ 2,495,000	\$ 790,000	5.13%	\$ 63,934	\$ 853,934
5/1/2049	\$ 1,705,000			\$ 43,691	\$ 43,691
11/1/2049	\$ 1,705,000	\$ 830,000	5.13%	\$ 43,691	\$ 873,691
5/1/2050	\$ 875,000			\$ 22,422	\$ 22,422
11/1/2050	\$ 875,000	\$ 875,000	5.13%	\$ 22,422	\$ 897,422
	\$ 13,565,000			\$ 12,130,069	\$ 25,695,069

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Corkscrew Farms
Community Development District

Supporting Budget Schedules

Fiscal Year 2026

SCHEDULE OF ANNUAL ASSESSMENTS

FISCAL YEAR 2025							FISCAL YEAR 2026				
Lot Size	EAU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	Discounts and Collection Fees ⁽¹⁾	FY 2025 Total Assessment	Debt Service Per Unit	O&M Per Unit	Discounts and Collection Fees ⁽¹⁾	FY 2026 Total Assessment	Total Increase / (Decrease) in Annual Assmt
PHASE 1 -- SERIES 2016 BONDS											
Single Family 52'	1.00	267	\$1,000.00	\$70.35	\$68.32	\$1,138.67	\$1,000.00	\$83.48	\$69.16	\$1,152.64	\$13.98
Single Family 62'	1.20	230	\$1,200.00	\$70.35	\$81.09	\$1,351.43	\$1,200.00	\$83.48	\$81.92	\$1,365.41	\$13.98
Single Family 75'	1.50	132	\$1,500.00	\$70.35	\$100.23	\$1,670.58	\$1,500.00	\$83.48	\$101.07	\$1,684.56	\$13.98
Subtotal	629										
PHASE 2 -- SERIES 2017 BONDS											
Single Family 52'	1.00	314	\$1,200.00	\$70.35	\$81.09	\$1,351.43	\$1,200.00	\$83.48	\$81.92	\$1,365.41	\$13.98
Single Family 62'	1.20	290	\$1,400.00	\$70.35	\$93.85	\$1,564.20	\$1,400.00	\$83.48	\$94.69	\$1,578.18	\$13.98
Single Family 75'	1.50	92	\$1,500.00	\$70.35	\$100.23	\$1,670.58	\$1,500.00	\$83.48	\$101.07	\$1,684.56	\$13.98
Subtotal	696										
Total	1,325										

Notations:

⁽¹⁾ Annual assessments are net the Lee County collection fees and statutory discounts for early payment.

Third Order of Business

3C

INFRAMARK MANAGEMENT SERVICES

**2005 Pan Am Cir., Suite 300
TAMPA FL 33607**

**Lee County – Community Development Districts
FLORIDA**

04/15/2025

NAME OF COMMUNITY DEVELOPMENT DISTRICT	NUMBER OF REGISTERED VOTERS AS OF 04/15/2025
Corkscrew Farms	2,222
Kingston One	0
V-Dana	1,369

Tammy Lipa – Voice: 239-533-6329

Email: tlipa@lee.vote

Send to: Kelly Dattler KDattler@inframark.com Phone: 813-873-7300

Fourth Order of Business

4A

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

The Special meeting of the Board of Supervisors of the Corkscrew Farms Community Development District was held on Tuesday, March 18, 2025, and called to order at 1:40 p.m. at the offices of Cameratta Companies located at 21101 Design Parc Lane Suite #103, Estero, FL 33928.

Present and constituting a quorum were:

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

Also present were:

Bryan Radcliff	District Manager
Samantha Ford	District Manager
Greg Urbancic	District Counsel (<i>via phone</i>)
Carl Barraco	District Engineer (<i>via phone</i>)
Nick Casalanguida	Resident
Janet Shanley	Resident
Martin Samuels	Resident
Jimmie Webb	Resident

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment on Agenda Items

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Urbancic notified the Board that legislative updates will be shared when available.

B. District Engineer

There being no report, the next item followed.

C. District Manager

Mr. Radcliff notified the Board that the Proposed Budget meeting will take place in May and that the Public Hearing to Adopt the Proposed Budget will take place in July.

FIFTH ORDER OF BUSINESS

Consent Agenda (CONTINUED)

A. Approval of Minutes of the February 19, 2025; Regular Meeting

B. Consideration of Operation and Maintenance Expenditures February 2025

C. Acceptance of the Financials and Approval of the Check Register for February 2025

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

FOURTH ORDER OF BUSINESS

Business Items

B. Consideration of Resident Resumes (CONTINUED)

The Board reviewed resumes submitted for three (3) open Board seats. Each applicant addressed the Board for questions and answers. The Board agreed to select the following individuals: Nick Casalanguida to seat 1, Janet Shanley to Seat 2 and Jimmie Webb to Seat 5.

A. Consideration of Resolution 2025-04; Filling Seat Vacancies – Seats 1, 2 & 5

The Board assigned:

- Seat 1 to Nick Casalanguida,
- Seat 2 to Janet Shanley and
- Seat 5 to Jimmie Webb

On MOTION by Ms. Barrett seconded by Mr. J. Cameratta, with all in favor, Resolution 2025-04; Filling Seat Vacancies - 1, 2 & 5, as detailed above was adopted. 4-0

Mr. Radcliff, as Certified Notary Public for the State of Florida, administered the Oaths of Office to the new Board members and compensations accepted/declined were as follows:

- Nick Casalanguida accepted compensation,
- Janet Shanley declined compensation and
- Jimmie Webb accepted compensation

C. Consideration of Resolution 2025-05; Designation of Officers

The Designation of Officers were as follows:

- | | |
|---------------------|---------------------|
| • Eileen Barrett | Chairperson |
| • Nick Casalanguida | Vice Chairperson |
| • Brian Lamb | Secretary |
| • Leah Popelka | Treasurer |
| • Eric Davidson | Assistant Secretary |

- Bryan Radcliff Assistant Secretary
- Thomas Butler Assistant Secretary
- Janet Shanley Assistant Secretary and
- Jimmie Webb Assistant Secretary

On MOTION by Ms. Barrett seconded by Mr. Butler, with all in favor, Resolution 2025-05; Designation of Officers, as detailed above, was adopted. 4-0

D. Consideration of Resolution 2025-06; Setting the FY 2026 Meeting Schedule

On MOTION by Mr. Casalanguida seconded by Ms. Barrett, with all in favor, Resolution 2025-06; Setting the FY 2026 Meeting Schedule for the 3rd Monday of every month at 1:30 pm ET at The Barefoot Bar and Grill located at 19921 Beechcrest Place in Estero, FL 33928, was adopted. 4-0

SIXTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

- Mr. Casalanguida requested copies of the current FY Budget to review.
- Ms. Barrett requested copies of the fully executed HOA agreement with the CDD.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Casalanguida seconded by Ms. Shanley, with all in favor, the meeting was adjourned at 2:28 pm. 4-0

Bryan Radcliff
District Manager

Eileen Barrett
Chairperson

Fourth Order of Business

4B

Corkscrew Farms Community Development District

Financial Statements
(Unaudited)

Period Ending
March 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 March 31, 2025

(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	\$ 102,054	\$ -	\$ -	\$ -	\$ -	\$ -	102,054	
Cash in Transit	-	715,300	888,864	-	-	-	1,604,164	
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	\$ 102,771	\$ 2,164,185	\$ 2,598,570	\$ 3	\$ 22,459,733	\$ 23,789,943	\$ 51,115,205	
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 March 31, 2025

(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	
FUND BALANCES							
Restricted for:							
Debt Service	-	2,164,185	2,590,315	-	-	-	4,754,500
Capital Projects	-	-	-	3	-	-	3
Unassigned:	98,068	-	-	-	22,459,733	(1)	22,557,800
TOTAL FUND BALANCES	98,068	2,164,185	2,590,315	3	22,459,733	(1)	27,312,303
TOTAL LIABILITIES & FUND BALANCES	\$ 102,771	\$ 2,164,185	\$ 2,598,570	\$ 3	\$ 22,459,733	\$ 23,789,943	\$ 51,115,205

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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	\$ 92,134	\$ (1,076)	98.85%
TOTAL REVENUES	93,210	92,134	(1,076)	98.85%
<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	2,319	7,181	24.41%
District Engineer	9,000	3,224	5,776	35.82%
District Manager	34,000	18,150	15,850	53.38%
Auditing Services	6,800	8,800	(2,000)	129.41%
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	1,404	(404)	140.40%
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	46,200	37,044	55.50%
<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	59,697	33,513	64.05%
Excess (deficiency) of revenues				
Over (under) expenditures	-	32,437	32,437	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		65,631		
FUND BALANCE, ENDING		\$ 98,068		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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	\$ -	\$ 15,431	\$ 15,431	0.00%
Special Assmnts- Tax Collector	738,525	732,449	(6,076)	99.18%
Special Assmnts- CDD Collected	-	705,652	705,652	0.00%
TOTAL REVENUES	738,525	1,453,532	715,007	196.82%
<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	-	936,713	936,713	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,227,472		
FUND BALANCE, ENDING		\$ 2,164,185		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 17,546	\$ 17,546	0.00%
Special Assmnts- Tax Collector	918,294	910,174	(8,120)	99.12%
Special Assmnts- CDD Collected	-	876,874	876,874	0.00%
TOTAL REVENUES	918,294	1,804,594	886,300	196.52%
<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	-	1,180,316	1,180,316	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,409,999		
FUND BALANCE, ENDING		\$ 2,590,315		

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

Monday, April 7, 2025
Page 1

Page 1

Statement Date 03/31/2025

G/L Account No. 101001 Balance	102,053.87	Statement Balance	123,893.15
		Outstanding Deposits	1,019.42
Positive Adjustments	0.00		
		Subtotal	124,912.57
Subtotal	102,053.87	Outstanding Checks	-22,858.70
Negative Adjustments	0.00		
		Ending Balance	102,053.87
Ending G/L Balance	102,053.87		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
11/12/2024		JE000341	Special Assmnts-Tax Collector	Debt service/ Tax revenue	13,911.00	13,911.00	0.00
03/07/2025	Payment	BD00003	Legal Advertising	Deposit No. BD00003	3,152.78	3,152.78	0.00
03/01/2025	Payment	BD00004	Special Assmnts-Tax Collector	Deposit No. BD00004	22,852.15	22,852.15	0.00
Total Deposits					39,915.93	39,915.93	0.00
Checks							
							0.00
11/12/2024		JE000341	Special Assmnts-Tax Collector	Debt service/ Tax revenue	-13,911.00	-13,911.00	0.00
01/21/2025	Payment	100017	COLEMAN, YOVANOVICH	Inv: 77	-192.50	-192.50	0.00
02/27/2025	Payment	100019	COLEMAN, YOVANOVICH	Inv: 78	-906.25	-906.25	0.00
02/27/2025	Payment	100020	INFRAMARK LLC	Inv: 142782, Inv: 143781	-3,309.08	-3,309.08	0.00
03/05/2025	Payment	100021	GRAU AND ASSOCIATES	Inv: 26958	-2,000.00	-2,000.00	0.00
03/05/2025	Payment	100022	INFRAMARK LLC	Inv: 144878	-3,308.33	-3,308.33	0.00
03/20/2025	Payment	1210	JIMMIE H. WEBB	Check for Vendor V00028	-200.00	-200.00	0.00
03/20/2025	Payment	1211	NICK CASALANGUIDA	Check for Vendor V00027	-200.00	-200.00	0.00
Total Checks					-24,027.16	-24,027.16	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
10/23/2024	Payment	100006	COLEMAN, YOVANOVICH	Inv: 73, Inv: 74			-1,020.25
03/20/2025	Payment	1212	THOMAS BUTLER	Check for Vendor V00026			-200.00
03/25/2025	Payment	1213	CORKSCREW FARMS CDD	Check for Vendor V00014			-21,638.45
Total Outstanding Checks							-22,858.70

Bank Account Statement

Corkscrew Farms CDD

Monday, April 7, 2025
Page 2

Bank Account No.	5580		
Statement No.	03_25	Statement Date	03/31/2025

Outstanding Deposits

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

Fourth Order of Business

4C

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT**Payment Register by Fund**

For the Period from 03/01/2025 to 03/31/2025

(Sorted by Check / ACH No.)

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

001	100021	03/05/25	GRAU AND ASSOCIATES	26958	FY 24 Audit Services	Auditing Services	532002-51301	\$2,000.00
001	100022	03/05/25	INFRAMARK LLC	144878	Management fee monthly	MANAGEMENT FEE	531150-51301	\$3,308.33
001	1210	03/20/25	JIMMIE H. WEBB	JW 031825	BOARD 3/18/25	District Counsel	531146-51401	\$200.00
001	1211	03/20/25	NICK CASALANGUIDA	NC 031825	BOARD 3/18/25	District Counsel	531146-51401	\$200.00
001	1212	03/20/25	THOMAS BUTLER	TB 021925	BOARD 2/19/25	District Counsel	531146-51401	\$200.00
Fund Total								<u>\$5,908.33</u>

SERIES 2016 DEBT SERVICE FUND - 200

200	1213	03/25/25	CORKSCREW FARMS CDD	03012025 - 01	FY25 TAX DIST ID 02.01.25 - 02.28.25	SERIES 2016 FY25 TAX DIST ID 02.01.25 - 02.28.25	103200	\$9,648.63
Fund Total								<u>\$9,648.63</u>

SERIES 2017 DEBT SERVICE FUND - 201

201	1213	03/25/25	CORKSCREW FARMS CDD	03012025 - 01	FY25 TAX DIST ID 02.01.25 - 02.28.25	SERIES 2017 FY25 TAX DIST ID 02.01.25 - 02.28.25	103200	\$11,989.82
Fund Total								<u>\$11,989.82</u>

Total Checks Paid	\$27,546.78
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Fourth Order of Business

4D

CORKSCREW FARMS CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	3/3/2025	144878	\$3,308.33	\$3,308.33	MANAGEMENT FEE
Monthly Contract Subtotal			\$3,308.33	\$3,308.33	
Variable Contract					
JIMMIE H. WEBB	3/18/2025	JW 031825	\$200.00	\$200.00	BOARD 3/18/25
NICK CASALANGUIDA	3/18/2025	NC 031825	\$200.00	\$200.00	BOARD 3/18/25
THOMAS BUTLER	2/19/2025	TB 021925	\$200.00	\$200.00	BOARD 2/19/25
Variable Contract Subtotal			\$600.00	\$600.00	
Additional Services					
GRAU AND ASSOCIATES	3/3/2025	26958	\$2,000.00	\$2,000.00	FY 24 Audit Services
Additional Services Subtotal			\$2,000.00	\$2,000.00	
TOTAL			\$5,908.33	\$5,908.33	



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

144878

CUSTOMER ID

C2294

PO#

INVOICE

DATE

3/3/2025

NET TERMS

Net 30

DUE DATE

4/2/2025

BILL TO

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

Services provided for the Month of: March 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
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Tax	\$0.00
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Total Due	\$3,308.33
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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 - 03/18/2025

DMS Sta Signature -

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	Payment Amount
Nick Casalanguida	In Attendance	Salary ACCEPTED	\$200.00
Janet Shanley	In Attendance	Salary Waived	\$0
Eileen H Barrett	In Attendance	Salary Waived	\$0
Thomas Butler	In Attendance	Salary Accepted	\$200.00
Jimmie Webb	In Attendance	Salary Accepted	\$200.00

CORKSCREW FARMS CDD

MEETING DATE - 03/18/2025

DMS Sta Signature -

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	Payment Amount
Nick Casalanguida	In Attendance	Salary ACCEPTED	\$200.00
Janet Shanley	In Attendance	Salary Waived	\$0
Eileen H Barrett	In Attendance	Salary Waived	\$0
Thomas Butler	In Attendance	Salary Accepted	\$200.00
Jimmie Webb	In Attendance	Salary Accepted	\$200.00

CORKSCREW FARMS CDD

MEETING DATE - 02/19/2025

DMS Sta Signature -

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	Payment Amount
Joseph Cameratta	In attendance	Salary Waived	\$0
Anthony Cameratta	In attendance	Salary Waived	\$0
Eileen H Barrett	In attendance	Salary Waived	\$0
Thomas Butler	In attendance	Salary Accepted	\$200.00
Russell Cameratta	In attendance	Salary Waived	\$0

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. 26958
Date 03/03/2025

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>2,000.00</u>
Current Amount Due	\$ <u><u>2,000.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,000.00	0.00	0.00	0.00	0.00	2,000.00

Payment due upon receipt.