

**CORKSCREW FARMS
COMMUNITY DEVELOPMENT DISTRICT**

JULY 21, 2025

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

Corkscrew Farms Community Development District

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Board of Supervisors:

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

Staff:

Justin Faircloth, District Manager
Greg Urbancic, District Counsel
Carl A. Barraco, District Engineer

Public Hearing and Regular Meeting Agenda Monday, July 21, 2025 – 1:30 p.m.

The Public Hearing and Regular Meetings 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. Audience Comments on Agenda Items

3. Consideration of Resolution 2025-08; Resetting the Public Hearing for the FY2026 Budget

A. FY2026 Budget Discussion

4. Business Items

A. Consideration of Resolution 2025-09; Setting the FY2026 Meeting Schedule

B. Acceptance of FY2024 Audit

C. Consideration of HB7013 – Special Districts Performance Measures and Standards Memo

5. Consent Agenda Items

A. Approval of Meeting Minutes

i. August 21, 2024 Public Hearing & Regular Meeting Minutes

ii. May 19, 2025 Regular Meeting Minutes

B. Acceptance of Financials

i. April 2025

ii. May 2025

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

iii. June 2025

C. Acceptance of the Check Registers

i. April 2025

ii. May 2025

6. Staff Reports

A. District Counsel

B. District Engineer

C. District Manager

7. Supervisor Comments

8. Adjournment

Third Order of Business

3A

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2025-07 TO RESET THE DATE OF THE PUBLIC HEARING ON THE PROPOSED BUDGET FOR FISCAL YEAR 2025-2026; RATIFYING THE ACTION OF THE DISTRICT MANAGER TO PROVIDE NOTICE THEREOF; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the District Manager has previously prepared and submitted a proposed budget to the Board of Supervisors (“**Board**”) of Corkscrew Farms Community Development District (“**District**”) for Fiscal Year 2025-2026; and

WHEREAS, on May 19, 2025 at a duly noticed public meeting, the Board adopted Resolution 2025-07 approving the Fiscal Year 2025-2026 Proposed Budget and set a hearing thereon pursuant to Florida law for July 21, 2025 at 1:30 p.m., at The Barefoot Bar and Grill located at 19921 Beechcrest Place, Estero, FL, 33928; and

WHEREAS, the required advertisements for the public hearing did not run in the newspaper as anticipated; and

WHEREAS, the District has reset the public hearing on the Fiscal Year 2025-2026 Budget to August 18, 2025 at 1:30 p.m. at The Barefoot Bar and Grill located at 19921 Beechcrest Place, Estero, FL, 33928; and

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

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

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

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

SECTION 2. AMENDED PUBLIC HEARING. Resolution 2025-07 is hereby amended to reflect that the public hearing as declared in Resolution 2025-07 is reset to the following:

DATE:	August 18, 2025
HOOR:	1:30 p.m.
LOCATION:	The Barefoot Bar and Grill located 19921 Beechcrest Place Estero, FL, 33928

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

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

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

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

PASSED AND ADOPTED this 21st day of July, 2025, by the Board of Supervisors of Corkscrew Farms Community Development District, Lee County, Florida.

Attest:

**CORKSCREW FARMS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chair/Vice-Chair

Fourth Order of Business

4A

RESOLUTION 2025-09
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 2026 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 21st DAY OF JULY, 2025.

ATTEST:

**CORKSCREW FARMS
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIRMAN/VICE CHAIRMAN

EXHIBIT A

**BOARD OF SUPERVISORS' MEETING DATES
CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT**

THE FISCAL YEAR 2025/2026

October 20, 2025	1:30 p.m.
November 17, 2025	1:30 p.m.
December 15, 2025	1:30 p.m.*
January 19, 2026	1:30 p.m.*
February 16, 2026	1:30 p.m.*
March 16, 2026	1:30 p.m. - Draft Budget Review
April 20, 2026	1:30 p.m.
May 18, 2026	1:30 p.m. - Tentative Budget Adoption
June 15, 2026	1:30 p.m.
July 20, 2026	1:30 p.m.
August 17, 2026	1:30 p.m. – Budget Public Hearing
September 21, 2026	1:30 p.m.

All meetings will convene at:

**The Barefoot Bar and Grill
19921 Beechcrest Place
Estero, FL 33928**

***Meeting date is subject to change due to the holiday.**

Fourth Order of Business

4B

**CORKSCREW FARMS
COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

**CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA**

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
 Corkscrew Farms Community Development District
 Lee County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Corkscrew Farms Community Development District, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 17, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 17, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Corkscrew Farms Community Development District, Lee County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$2,922,133).
- The change in the District's total net position in comparison with the prior fiscal year was (\$55,435), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$2,699,437, an increase of \$159,299 in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include general government (management) and physical environment.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category, governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (CONTINUED)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2024	2023
Assets, excluding capital assets	\$ 2,713,502	\$ 2,552,033
Capital assets, net of depreciation	18,173,300	18,921,958
Total assets	20,886,802	21,473,991
Current liabilities	493,935	500,689
Long-term liabilities	23,315,000	23,840,000
Total liabilities	23,808,935	24,340,689
Net Position		
Net investment in capital assets	(5,141,700)	(4,918,042)
Restricted	2,157,604	2,008,292
Unrestricted	61,963	43,052
Total net position	\$ (2,922,133)	\$ (2,866,698)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (CONTINUED)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION		FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
		2024	2023
Revenues:			
Program revenues			
Charges for services	\$	1,810,746	\$ 1,799,501
Operating grants and contributions		114,865	53,074
Capital grants and contributions		-	3
General revenues			
Unrestricted investment earnings		4,167	-
Total revenues		1,929,778	1,852,578
Expenses:			
General government		69,206	78,832
Physical environment		761,732	767,606
Interest		1,154,275	1,174,646
Total expenses		1,985,213	2,021,084
Change in net position		(55,435)	(168,506)
Net position - beginning		(2,866,698)	(2,698,192)
Net position - ending	\$	(2,922,133)	\$ (2,866,698)

As noted above and in the statement of activities, the cost of all governmental activities for the fiscal year ended September 30, 2024 was \$1,985,213. The costs of the District's activities were funded primarily by program revenues. Program revenues are comprised primarily of assessments. The increase in charges for services relates to prepayment revenue being collected in the current year. The majority of the change in expenses results from the decrease in interest as well as a decrease in professional services expenses.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2024 was amended to increase appropriations and increase use of fund balance by \$7,759.

CAPITAL ASSETS AND DEBT ADMINISTRATIONCapital Assets

At September 30, 2024, the District had \$22,459,733 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$4,286,433 been taken, which resulted in a net book value of \$18,173,300. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had \$23,315,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Corkscrew Farms Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

**CORKSCREW FARMS
COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

	Governmental Activities
ASSETS	
Cash	\$ 70,650
Assessments receivable	4,661
Restricted assets:	
Investments	2,638,191
Capital assets:	
Depreciable, net	18,173,300
Total assets	<u>20,886,802</u>
 LIABILITIES	
Accounts payable	14,065
Accrued interest payable	479,870
Non-current liabilities:	
Due within one year	505,000
Due in more than one year	22,810,000
Total liabilities	<u>23,808,935</u>
 NET POSITION	
Net investment in capital assets	(5,141,700)
Restricted for debt service	2,157,604
Unrestricted	61,963
Total net position	<u>\$ (2,922,133)</u>

See notes to the financial statements

**CORKSCREW FARMS
COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

Functions/Programs	Expenses	Program Revenues		Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	
Primary government:				
Governmental activities:				
General government	\$ 69,206	\$ 69,206	\$ -	\$ -
Physical environment	761,732	27,818	-	(733,914)
Interest on long-term debt	1,154,275	1,713,722	114,865	674,312
Total governmental activities	1,985,213	1,810,746	114,865	(59,602)
General revenues:				
Unrestricted investment earnings				4,167
Total general revenues				4,167
			Change in net position	(55,435)
			Net position - beginning	(2,866,698)
			Net position - ending	<u>\$ (2,922,133)</u>

See notes to the financial statements

**CORKSCREW FARMS
COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 70,650	\$ -	\$ -	\$ 70,650
Investments	-	2,638,191	-	2,638,191
Assessments receivable	702	3,959	-	4,661
Due from other funds	4,676	-	-	4,676
Total assets	<u>\$ 76,028</u>	<u>\$ 2,642,150</u>	<u>\$ -</u>	<u>\$ 2,718,178</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 14,065	\$ -	\$ -	\$ 14,065
Due to other funds	-	4,676	-	4,676
Total liabilities	<u>14,065</u>	<u>4,676</u>	<u>-</u>	<u>18,741</u>
Fund balances:				
Restricted for:				
Debt service	-	2,637,474	-	2,637,474
Unassigned	61,963	-	-	61,963
Total fund balances	<u>61,963</u>	<u>2,637,474</u>	<u>-</u>	<u>2,699,437</u>
Total liabilities and fund balances	<u>\$ 76,028</u>	<u>\$ 2,642,150</u>	<u>\$ -</u>	<u>\$ 2,718,178</u>

See notes to the financial statements

**CORKSCREW FARMS
COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENTS OF NET POSITION
SEPTEMBER 30, 2024**

Total fund balances - governmental funds \$ 2,699,437

Amounts reported for governmental activities in the statement of net position
are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	22,459,733	
Accumulated depreciation	<u>(4,286,433)</u>	18,173,300

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(479,870)	
Bonds payable	<u>(23,315,000)</u>	<u>(23,794,870)</u>
Net position of governmental activities		<u><u>\$ (2,922,133)</u></u>

See notes to the financial statements

**CORKSCREW FARMS
COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 97,024	\$ 1,713,722	\$ -	\$ 1,810,746
Interest income	4,167	114,865	-	119,032
Total revenues	101,191	1,828,587	-	1,929,778
EXPENDITURES				
Current:				
General government	69,206	-	-	69,206
Physical environment	13,074	-	-	13,074
Debt Service:				
Principal	-	525,000	-	525,000
Interest	-	1,163,199	-	1,163,199
Total expenditures	82,280	1,688,199	-	1,770,479
Excess (deficiency) of revenues over (under) expenditures	18,911	140,388	-	159,299
OTHER FINANCING SOURCES (USES)				
Interfund transfers in (out)	-	3	(3)	-
Total other financing sources (uses)	-	3	(3)	-
Net change in fund balances	18,911	140,391	(3)	159,299
Fund balances - beginning	43,052	2,497,083	3	2,540,138
Fund balances - ending	\$ 61,963	\$ 2,637,474	\$ -	\$ 2,699,437

See notes to the financial statements

CORKSCREW FARMS
COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

Net change in fund balances - total governmental funds	\$ 159,299
Amounts reported for governmental activities in the statement of activities are different because:	
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	525,000
Depreciation on capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(748,658)
The change in accrued interest on long-term liabilities between the current and prior fiscal year recorded in the statement of activities but not in the governmental fund financial statements.	8,924
Change in net position of governmental activities	<u>\$ (55,435)</u>

See notes to the financial statements

**CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Corkscrew Farms Community Development District ("District") was established on December 15, 2015, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Lee County Ordinance 15-16. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2024, three of the Board members are affiliated with PLC Land Development, LLC ("Developer"), and the remaining two are residents.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, any unspent Bond proceeds are required to be held in investments as specified in the Bond Indentures.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Asset</u>	<u>Years</u>
Improvements other than buildings	30

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**Other Disclosures****Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS**Deposits**

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2024:

	Amortized cost	Credit Risk	Maturities
First American Funds Institutional Government Fund	\$ 1,386,044	N/A	N/A
Busey Bank MMKT	1,252,147	Not available	N/A
Total Investments	<u>\$ 2,638,191</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)**Investments (Continued)**

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Improvements other than buildings - phase 1	\$ 12,033,257	\$ -	\$ -	\$ 12,033,257
Improvements other than buildings - phase 2	10,426,476	-	-	10,426,476
Total capital assets, being depreciated	22,459,733	-	-	22,459,733
Less accumulated depreciation for:				
Improvements other than buildings - phase 1	2,147,579	401,109	-	2,548,688
Improvements other than buildings - phase 2	1,390,196	347,549	-	1,737,745
Total accumulated depreciation	3,537,775	748,658	-	4,286,433
Total capital assets, being depreciated, net	18,921,958	(748,658)	-	18,173,300
Governmental activities capital assets, net	\$ 18,921,958	\$ (748,658)	\$ -	\$ 18,173,300

Depreciation expense was charged to the physical environment function.

NOTE 6 – LONG TERM LIABILITIES**Series 2016 Bonds**

In August 2016, the District issued \$20,000,000 of Series 2016 Special Assessment Bonds consisting of various term Bonds due November 1, 2021 through November 1, 2046. Interest rates range from 3.50% to 5.00%. The Bonds were issued to provide funds for the costs of acquiring a portion of the Project. Interest is to be paid semiannually on each May 1 and November 1, commencing November 1, 2016. Principal on the Bonds is to be paid serially commencing November 1, 2017 through November 1, 2046.

NOTE 6 – LONG TERM LIABILITIES

Series 2017 Bonds

On December 13, 2017, the District issued \$28,000,000 of Special Assessment Bonds, Series 2017. The Series 2017 Bonds consist of multiple term Bonds with maturity dates ranging from November 1, 2023 - November 1, 2050 and interest rates ranging from 3.75% - 5.125%. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially, commencing November 1, 2020 through November 1, 2050. The Bonds were issued to fund the costs of acquiring and/or construction all or a portion of the Assessment Area Two Project.

Redemption Provisions

The Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected prepaid assessments and prepaid \$20,000 of the Series 2016 Bonds and \$25,000 of the Series 2017 Bonds.

See Note 11 - Subsequent Events for additional call amounts subsequent to the fiscal year end.

Bond Compliance

The Bond Indentures established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2016	\$ 10,275,000	\$ -	\$ 260,000	\$ 10,015,000	\$ 255,000
Series 2017	13,565,000	-	265,000	13,300,000	250,000
Total	<u>\$ 23,840,000</u>	<u>\$ -</u>	<u>\$ 525,000</u>	<u>\$ 23,315,000</u>	<u>\$ 505,000</u>

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 505,000	\$ 1,140,644	\$ 1,645,644
2026	525,000	1,118,119	1,643,119
2027	545,000	1,094,719	1,639,719
2028	565,000	1,070,444	1,635,444
2029	595,000	1,044,325	1,639,325
2030-2034	3,415,000	2,752,463	6,167,463
2035-2039	4,350,000	3,809,656	8,159,656
2040-2044	5,540,000	2,580,528	8,120,528
2045-2049	5,575,000	1,064,859	6,639,859
2050-2051	1,700,000	88,150	1,788,150
	<u>\$ 23,315,000</u>	<u>\$ 15,763,907</u>	<u>\$ 39,078,907</u>

NOTE 7 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which would have a material adverse effect on the District's operations.

NOTE 8 – MANAGEMENT COMPANY

The District has contracted with a management company to perform financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 9 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 10 – MAINTENANCE AGREEMENT

The District entered into an agreement for management and maintenance with The Place Master Association (Association). Under the agreement the Association will maintain various improvements within the District. The Association will be solely responsible for collection of all fees and assessments necessary to perform its management and maintenance responsibilities.

NOTE 11 – SUBSEQUENT EVENTS**Bond Payments**

Subsequent to fiscal year end, the District prepaid a total of \$20,000 of the Series 2016 Bonds and \$45,000 of the Series 2017 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

**CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Assessments	\$ 93,210	\$ 93,210	\$ 97,024	\$ 3,814
Interest	-	-	4,167	4,167
Total revenues	93,210	93,210	101,191	7,981
EXPENDITURES				
Current:				
General government	83,244	87,665	69,206	18,459
Physical environment	9,736	13,074	13,074	-
Capital outlay	230	230	-	230
Total expenditures	93,210	100,969	82,280	18,689
Excess (deficiency) of revenues over (under) expenditures	-	(7,759)	18,911	26,670
Other Financing Sources (Uses)				
Use of fund balance	-	7,759	-	(7,759)
Total other financing sources (uses)	-	7,759	-	(7,759)
Net change in fund balance	\$ -	\$ -	18,911	\$ 18,911
Fund balance - beginning			43,052	
Fund balance - ending			\$ 61,963	

See notes to required supplementary information

**CORKSCREW FARMSCOMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2024 was amended to increase appropriations and increase use of fund balance by \$7,759.

**CORKSCREW FARMS
COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	None
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	2
Employee compensation	\$0
Independent contractor compensation	\$46,857
Construction projects to begin on or after October 1; (>\$65k)	N/A
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance \$70.35
	Debt Service - \$1,000 to \$1,500
Special assessments collected	\$1,810,746
Outstanding Bonds:	see Note 6 for details
Series 2016, due November 1, 2046	\$10,015,000
Series 2017, due November 1, 2050	\$13,300,000



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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
 Corkscrew Farms Community Development District
 Lee County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Corkscrew Farms Community Development District, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 17, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 17, 2025



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
 REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
 RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
 Corkscrew Farms Community Development District
 Lee County, Florida

We have examined Corkscrew Farms Community Development District, Lee County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Corkscrew Farms Community Development District, Lee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 17, 2025



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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 (561) 994-9299 • (800) 299-4728
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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
 Corkscrew Farms Community Development District
 Lee County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Corkscrew Farms Community Development District, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated June 17, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 17, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Corkscrew Farms Community Development District, Lee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Corkscrew Farms Community Development District, Lee County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 17, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2024. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

Fourth Order of Business

4C



Memorandum

To: Board of Supervisors

From: District Management

Date: 7/21/25

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as Exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**Corkscrew Farms Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website and publishing in a local newspaper of general circulation.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper and District website).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and accessible to the public pursuant to applicable law by completing annual District website checks.

Measurement: An annual website review will be completed to ensure public records are up to date as evidenced by District Management’s records.

Standard: 100% of the annual website check was completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget by September 15 each year.

Measurement: Proposed budget was approved by the Board by June 15 and final budget was adopted by September 15 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website (or link as permitted by applicable law) the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website (or linked) and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Corkscrew Farms Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Corkscrew Farms Community Development District

Fifth Order of Business

5A

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

The Public Hearing and regular meeting of the Board of Supervisors of the Corkscrew Farms Community Development District was held on Tuesday, August 21, 2024, at 1:30 p.m. at the offices of Cameratta Companies located at 21101 Design Parc Ln. Suite #103, Estero, FL 33928.

Present and constituting a quorum were:

Anthony Cameratta
Eileen Henrietta Barrett
Russell Cameratta
Thomas Butler

Vice Chairperson
Assistant Secretary *(via phone)*
Assistant Secretary
Assistant Secretary

Also present were

Brian Lamb
Justin Faircloth
Greg Urbancic
Frank Barraco
Ray Blacksmith
Dominic Cameratta
Sheryl Smith

District Manager
Inframark
District Counsel *(via phone)*
District Engineer *(via phone)*
Cameratta Company
Cameratta Company
Cameratta Company

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

Mr. Lamb, a certified Notary Public for the State of Florida, administered the Oath of Office to Thomas Butler to the Board of Supervisors. Mr. Butler accepted compensation.

SECOND ORDER OF BUSINESS

Public Comment on Agenda Items

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Recess to Public Hearings

Mr. Lamb directed the Board of Supervisors to recess to the Public Hearings.

FOURTH ORDER OF BUSINESS

**Public Hearing on Adopting Fiscal Year
2025 Final Budget**

A. Open Public Hearing on Adopting Fiscal Year 2025 Final Budget

On MOTION Mr. A. Cameratta, by seconded by Ms. Barrett, with all in favor, Public Hearing on Adopting Fiscal Year 2025 Final Budget, was opened. 4-0

B. Staff Presentations

C. Public Comments

There were none, the next item followed.

D. Consideration of Resolution 2024-04; Adopting Final Fiscal Year 2025 Budget

On MOTION by Mr. A. Cameratta seconded by Mr. R. Cameratta with all in favor Resolution 2024-04, Adopting Final Fiscal Year 2025 Budget, was adopted. 4-0

E. Close Public Hearing on Adopting Fiscal Year 2025 Final Budget

Public Hearing on Adopting Fiscal Year 2025 Final Budget was closed.

FIFTH ORDER OF BUSINESS

Public Hearing on Levying O&M Assessments

A. Open Public Hearing on Levying O&M Assessments

On MOTION by Ms. Barrett seconded by Mr. R. Cameratta with all in favor Public Hearing on Levying O&M Assessments was opened. 4-0

B. Staff Presentations

C. Public Comments

There were none, the next item followed.

D. Consideration of Resolution 2024-05; Levying O&M Assessments

On MOTION by Mr. A. Cameratta seconded by Mr. R. Cameratta, with all in favor, Resolution 2024-05, Levying O&M Assessments, was adopted. 4-0

E. Close Public Hearing on Levying O&M Assessments

The Public Hearing on Levying O&M Assessments was closed.

SIXTH ORDER OF BUSINESS

Return to Regular Meeting

Mr. Lamb requested the Board return to regular meeting.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being no report, the next item followed.

B. District Engineer

Mr. Barraco presented his report. A request for a status on Conservation and Flow Easement Inspection, was discussed.

C. District Manager

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

EIGHTH ORDER OF BUSINESS**Business Items****A. Acceptance of Financial Report for Fiscal Year Ending September 30, 2022**

On MOTION by Mr. A. Cameratta seconded by Mr. R. Cameratta, with all in favor, Financial Report for Fiscal Year Ending September 30, 2022, was accepted. 4-0

B. Consideration of Resolution 2024-06; Setting FY 2025 Meeting Schedule

Fiscal Year 2025 Meeting Schedule is as follows:

October	16, 2024	1:30 p.m.
November	20, 2024	1:30 p.m.
December	18, 2024	1:30 p.m.
January	15, 2025	1:30 p.m.
February	19, 2025	1:30 p.m.
March	19, 2025	1:30 p.m.
April	16, 2025	1:30 p.m.
May	21, 2025	1:30 p.m.
June	18, 2025	1:30 p.m.
July	16, 2025	1:30 p.m.
August	20, 2025	1:30 p.m.
September	17, 2025	1:30 p.m.

On MOTION by Mr. A. Cameratta seconded by Mr. R. Cameratta with all in favor Resolution 2024-06 Setting Fiscal Year 2024 Meeting Schedule, with amendment to Exhibit A, as detailed above, was adopted. 4-0

C. General Matters of District

Mr. Lamb mentioned the already discussed issue related to the efforts of Mr. Barraco with the lake banks and the association.

NINTH ORDER OF BUSINESS**Consent Agenda****A. Consideration of Board of Supervisors' Special Meeting Minutes May 15, 2024****B. Consideration of Operations and Maintenance Expenditures July 2024****C. Review of Financial Statements Through July 2024**

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

TENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

There being none, the next order of business followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. A. Cameratta seconded by Mr. R. Cameratta, with all in favor, the meeting was adjourned. 4-0

Brian Lamb
District Manager

Anthony Cameratta
Vice Chairperson

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

The regular meeting of the Board of Supervisors of the Corkscrew Farms Community Development District was held on Tuesday, May 19, 2025, and called to order at 1:31 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:

Eileen Henrietta Barrett
Jimmie Webb
Janet Shanley
Thomas Butler

Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary (*via phone*)

Also present were:

Bryan Radcliff
Justin Faircloth
Meagan Magaldi
Frank Savage

District Manager
District Manager
District Counsel (*via phone*)
District Engineer (*via phone*)

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

Business Items

A. Consideration of the Corkscrew FY2026 Proposed Budget

Mr. Radcliff presented the FY 26 Proposed Budget to the Board. Discussion ensued.

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

On MOTION by Ms. Barrett seconded by Mr. Webb, with all in favor, Resolution 2025-07, Approving Proposed Budget and Setting Public Hearing for Monday, July 21, 2025 at 1:30 pm at The Barefoot Bar and Grill located at 19921 Beechcrest Place in Estero, FL., was adopted. 4-0

C. Consideration of Registered Voter Count

Mr. Radcliff announced that as of April 15, 2025 the District had two thousand two hundred and twenty-two (2,222) registered voters.

FOURTH ORDER OF BUSINESS**Consent Agenda**

- 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*)**

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

FIFTH ORDER OF BUSINESS**Staff Reports**

- A. District Counsel**
- B. District Engineer**

Mr. Savage addressed the Board and offered to assist with any concerns or questions going forward.

- C. District Manager**

Mr. Radcliff verified with the Board that the June meeting will be cancelled, and that Mr. Justin Faircloth will assume management duties for the July meeting and going forward.

SIXTH ORDER OF BUSINESS**Other Business, Updates and Supervisors' Comments**

Ms. Barrett requested follow-up on required supervisor training hours that need to be done, also that a copy of the standards/goals be emailed to the Board for District Staff.

SEVENTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Ms. Barrett seconded by Mr. Webb, with all in favor, the meeting was adjourned at 1:53 pm. 4-0

Bryan Radcliff
District Manager

Eileen Barrett
Chairperson

Fifth Order of Business

5B

Corkscrew Farms Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 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 April 30, 2025
(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	SERIES 2017 DEBT SERVICE FUND	SERIES 2017 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS							
Cash - Operating Account	\$ 138,571	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 138,571
Cash in Transit	-	721,154	908,129	-	-	-	1,629,283
Due From Other Funds	-	23,038	11,010	3	-	-	34,051
Investments:							
Prepayment Account	-	4,633	7,537	-	-	-	12,170
Reserve Fund	-	554,339	688,831	-	-	-	1,243,170
Revenue Fund	-	899,560	1,034,169	-	-	-	1,933,729
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	\$ 138,571	\$ 2,202,724	\$ 2,649,676	\$ 3	\$ 22,459,733	\$ 23,789,943	\$ 51,240,650
LIABILITIES							
Accounts Payable	\$ -	\$ 15,503	\$ 19,265	\$ -	\$ -	\$ -	\$ 34,768
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	34,051	-	-	-	-	-	34,051
TOTAL LIABILITIES	38,754	15,503	19,265	-	-	23,789,944	23,863,466
FUND BALANCES							
Restricted for:							
Debt Service	-	2,187,221	2,630,411	-	-	-	4,817,632
Capital Projects	-	-	-	3	-	-	3
Unassigned:	99,817	-	-	-	22,459,733	(1)	22,559,549
TOTAL FUND BALANCES	99,817	2,187,221	2,630,411	3	22,459,733	(1)	27,377,184
TOTAL LIABILITIES & FUND BALANCES	\$ 138,571	\$ 2,202,724	\$ 2,649,676	\$ 3	\$ 22,459,733	\$ 23,789,943	\$ 51,240,650

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ 94,084	\$ 874	100.94%
TOTAL REVENUES	93,210	94,084	874	100.94%
<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	2,719	6,781	28.62%
District Engineer	9,000	3,224	5,776	35.82%
District Manager	34,000	17,950	16,050	52.79%
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	46,400	36,844	55.74%
<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	59,897	33,313	64.26%
Excess (deficiency) of revenues				
Over (under) expenditures	-	34,187	34,187	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		65,630		
FUND BALANCE, ENDING		\$ 99,817		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ -	\$ 22,964	\$ 22,964	0.00%
Special Assmnts- Tax Collector	738,525	747,952	9,427	101.28%
Special Assmnts- CDD Collected	-	705,652	705,652	0.00%
TOTAL REVENUES	738,525	1,476,568	738,043	199.93%
<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	-	959,749	959,749	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,227,472		
FUND BALANCE, ENDING		\$ 2,187,221		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ -	\$ 38,377	\$ 38,377	0.00%
Special Assmnts- Tax Collector	918,294	929,439	11,145	101.21%
Special Assmnts- CDD Collected	-	876,874	876,874	0.00%
TOTAL REVENUES	918,294	1,844,690	926,396	200.88%
<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	-	1,220,412	1,220,412	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,409,999		
FUND BALANCE, ENDING		\$ 2,630,411		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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>		

04/30/2025

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

Corkscrew Farms Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
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CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2017							TOTAL
	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	SERIES 2017 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND		
ASSETS								
Cash - Operating Account	\$ 102,861	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	102,861
Cash in Transit	-	705,652	888,864	-	-	-	-	1,594,516
Due From Other Funds	-	11,646	-	3	-	-	-	11,649
Investments:								
Prepayment Account	-	4,648	2,561	-	-	-	-	7,209
Reserve Fund	-	557,912	693,268	-	-	-	-	1,251,180
Revenue Fund	-	682,181	729,269	-	-	-	-	1,411,450
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	-	-	-	-	-	19,717,272	-	19,717,272
TOTAL ASSETS	\$ 102,861	\$ 1,962,039	\$ 2,313,962	\$ 3	\$ 22,459,733	\$ 23,784,943	\$ -	\$ 50,623,541
LIABILITIES								
Accounts Payable	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	200
Accrued Expenses	100	-	-	-	-	-	-	100
Accounts Payable - Other	3,133	-	-	-	-	-	-	3,133
Due to Other	1,470	-	-	-	-	-	-	1,470
Bonds Payable	-	-	-	-	-	23,784,944	-	23,784,944
Due To Other Funds	8,503	-	3,146	-	-	-	-	11,649
TOTAL LIABILITIES	13,406	-	3,146	-	-	23,784,944	-	23,801,496

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 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	FUND	DEBT FUND	
<u>FUND BALANCES</u>							
Restricted for:							
Debt Service	-	1,962,039	2,310,816	-	-	-	4,272,855
Capital Projects	-	-	-	3	-	-	3
Unassigned:	89,455	-	-	-	22,459,733	(1)	22,549,187
TOTAL FUND BALANCES	89,455	1,962,039	2,310,816	3	22,459,733	(1)	26,822,045
TOTAL LIABILITIES & FUND BALANCES	\$ 102,861	\$ 1,962,039	\$ 2,313,962	\$ 3	\$ 22,459,733	\$ 23,784,943	\$ 50,623,541

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	\$ 94,602	\$ 1,392	101.49%
TOTAL REVENUES	93,210	94,602	1,392	101.49%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Trustee Fees	10,700	11,374	(674)	106.30%
Disclosure Report	4,200	1,400	2,800	33.33%
District Counsel	9,500	6,008	3,492	63.24%
District Engineer	9,000	3,224	5,776	35.82%
District Manager	34,000	17,950	16,050	52.79%
Auditing Services	6,800	9,800	(3,000)	144.12%
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	1,861	(861)	186.10%
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	57,279	25,965	68.81%
<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	70,776	22,434	75.93%
Excess (deficiency) of revenues Over (under) expenditures	-	23,826	23,826	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		65,629		
FUND BALANCE, ENDING		\$ 89,455		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	\$ -	\$ 29,458	\$ 29,458	0.00%
Special Assmnts- Tax Collector	738,525	752,063	13,538	101.83%
Special Assmnts- CDD Collected	-	705,652	705,652	0.00%
TOTAL REVENUES	738,525	1,487,173	748,648	201.37%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	265,000	275,000	(10,000)	103.77%
Interest Expense	473,525	477,606	(4,081)	100.86%
Total Debt Service	738,525	752,606	(14,081)	101.91%
TOTAL EXPENDITURES	738,525	752,606	(14,081)	101.91%
Excess (deficiency) of revenues				
Over (under) expenditures	-	734,567	734,567	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,227,472		
FUND BALANCE, ENDING		\$ 1,962,039		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	\$ -	\$ 46,176	\$ 46,176	0.00%
Special Assmnts- Tax Collector	918,294	934,548	16,254	101.77%
Special Assmnts- CDD Collected	-	876,874	876,874	0.00%
TOTAL REVENUES	918,294	1,857,598	939,304	202.29%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	260,000	295,000	(35,000)	113.46%
Interest Expense	658,294	661,781	(3,487)	100.53%
Total Debt Service	918,294	956,781	(38,487)	104.19%
TOTAL EXPENDITURES	918,294	956,781	(38,487)	104.19%
Excess (deficiency) of revenues				
Over (under) expenditures	-	900,817	900,817	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,409,999		
FUND BALANCE, ENDING		\$ 2,310,816		

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

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Statement Date 05/31/2025

G/L Account No. 101001 Balance	102,861.40	Statement Balance	106,951.98
		Outstanding Deposits	1,019.42
Positive Adjustments	0.00		
		Subtotal	107,971.40
Subtotal	102,861.40	Outstanding Checks	-5,110.00
Negative Adjustments	0.00		
		Ending Balance	102,861.40
Ending G/L Balance	102,861.40		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
05/15/2025	Payment	BD00006	Special Assmnts-Tax Collector	Deposit No. BD00006	9,737.73	9,737.73	0.00
Total Deposits					9,737.73	9,737.73	0.00
Checks							
							0.00
05/08/2025	Payment	1215	CORKSCREW FARMS CDD	Payment of Invoice 000325	-34,767.37	-34,767.37	0.00
05/14/2025	Payment	100023	GANNETT FLORIDA LOCALIQ	Inv: 0006986074, Inv: 0007038721	-456.92	-456.92	0.00
05/14/2025	Payment	1216	U.S. BANK	Check for Vendor V00019	-6,133.63	-6,133.63	0.00
Total Checks					-41,357.92	-41,357.92	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
10/23/2024	Payment	100006	COLEMAN, YOVANOVICH	Inv: 73, Inv: 74			-1,020.25
05/27/2025	Payment	1217	JIMMIE H. WEBB	Payment of Invoice 000329			-200.00
05/28/2025	Payment	100024	GRAU AND ASSOCIATES	Inv: 27422			-1,000.00
05/28/2025	Payment	100025	COLEMAN, YOVANOVICH	Inv: 79, Inv: 80, Inv: 81			-2,889.75
Total Outstanding Checks							-5,110.00
Outstanding Deposits							
05/20/2024	Payment	BD00001		Deposit No. BD00001			1,019.42
Total Outstanding Deposits							1,019.42

Corkscrew Farms Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2025

Prepared by:



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Phone (813) 873-7300 ~ Fax (813) 873-7070

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2017							TOTAL
	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	SERIES 2017 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND		
ASSETS								
Cash - Operating Account	\$ 101,649	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	101,649
Cash in Transit	-	17,513	11,990	-	-	-	-	29,503
Due From Other Funds	-	11,015	-	3	-	-	-	11,018
Investments:								
Prepayment Account	-	10,191	9,564	-	-	-	-	19,755
Reserve Fund	-	552,384	686,273	-	-	-	-	1,238,657
Revenue Fund	-	688,528	736,763	-	-	-	-	1,425,291
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	-	-	-	-	-	19,717,272	-	19,717,272
TOTAL ASSETS	\$ 101,649	\$ 1,279,631	\$ 1,444,590	\$ 3	\$ 22,459,733	\$ 23,784,943	\$ -	\$ 49,070,549
LIABILITIES								
Accounts Payable	\$ 10,402	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,402
Accrued Expenses	100	-	-	-	-	-	-	100
Accounts Payable - Other	3,133	-	-	-	-	-	-	3,133
Due to Other	1,470	-	-	-	-	-	-	1,470
Bonds Payable	-	-	-	-	-	23,784,944	-	23,784,944
Due To Other Funds	7,088	-	3,930	-	-	-	-	11,018
TOTAL LIABILITIES	22,193	-	3,930	-	-	23,784,944	-	23,811,067

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT**Balance Sheet**

As of June 30, 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	FUND	DEBT FUND	
<u>FUND BALANCES</u>							
Restricted for:							
Debt Service	-	1,279,631	1,440,660	-	-	-	2,720,291
Capital Projects	-	-	-	3	-	-	3
Unassigned:	79,456	-	-	-	22,459,733	(1)	22,539,188
TOTAL FUND BALANCES	79,456	1,279,631	1,440,660	3	22,459,733	(1)	25,259,482
TOTAL LIABILITIES & FUND BALANCES	\$ 101,649	\$ 1,279,631	\$ 1,444,590	\$ 3	\$ 22,459,733	\$ 23,784,943	\$ 49,070,549

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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	\$ 95,039	\$ 1,829	101.96%
TOTAL REVENUES	93,210	95,039	1,829	101.96%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Trustee Fees	10,700	11,374	(674)	106.30%
Disclosure Report	4,200	2,450	1,750	58.33%
District Counsel	9,500	6,486	3,014	68.27%
District Engineer	9,000	3,224	5,776	35.82%
District Manager	34,000	26,450	7,550	77.79%
Auditing Services	6,800	9,800	(3,000)	144.12%
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	1,861	(861)	186.10%
Bank Fees	100	35	65	35.00%
Website Administration	1,500	875	625	58.33%
Office Supplies	126	-	126	0.00%
Dues, Licenses, Subscriptions	1,500	490	1,010	32.67%
Total Administration	83,244	67,717	15,527	81.35%
<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	81,214	11,996	87.13%
Excess (deficiency) of revenues Over (under) expenditures	-	13,825	13,825	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		65,631		
FUND BALANCE, ENDING		\$ 79,456		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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	\$ -	\$ 31,708	\$ 31,708	0.00%
Special Assmnts- Tax Collector	738,525	755,544	17,019	102.30%
Special Assmnts- CDD Collected	-	17,513	17,513	0.00%
TOTAL REVENUES	738,525	804,765	66,240	108.97%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	265,000	275,000	(10,000)	103.77%
Interest Expense	473,525	477,606	(4,081)	100.86%
Total Debt Service	738,525	752,606	(14,081)	101.91%
TOTAL EXPENDITURES	738,525	752,606	(14,081)	101.91%
Excess (deficiency) of revenues Over (under) expenditures	-	52,159	52,159	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,227,472		
FUND BALANCE, ENDING		\$ 1,279,631		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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	\$ -	\$ 48,569	\$ 48,569	0.00%
Special Assmnts- Tax Collector	918,294	938,873	20,579	102.24%
TOTAL REVENUES	918,294	987,442	69,148	107.53%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	260,000	295,000	(35,000)	113.46%
Interest Expense	658,294	661,781	(3,487)	100.53%
Total Debt Service	918,294	956,781	(38,487)	104.19%
TOTAL EXPENDITURES	918,294	956,781	(38,487)	104.19%
Excess (deficiency) of revenues Over (under) expenditures	-	30,661	30,661	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,409,999		
FUND BALANCE, ENDING		\$ 1,440,660		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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>		

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Statement Date 06/30/2025

G/L Account No. 101001 Balance	101,649.12	Statement Balance	101,649.95
		Outstanding Deposits	1,019.42
Positive Adjustments	0.00		
		Subtotal	102,669.37
Subtotal	101,649.12	Outstanding Checks	-1,020.25
Negative Adjustments	0.00		
		Ending Balance	101,649.12
Ending G/L Balance	101,649.12		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
06/11/2025	Payment	BD00007	Special Assmnts-Tax Collector	Deposit No. BD00007	8,243.27	8,243.27	0.00
06/09/2025		JE000451	Bank Fees	Bank fees	35.00	35.00	0.00
Total Deposits					8,278.27	8,278.27	0.00
Checks							
							0.00
05/27/2025	Payment	1217	JIMMIE H. WEBB	Payment of Invoice 000329	-200.00	-200.00	0.00
05/28/2025	Payment	100024	GRAU AND ASSOCIATES	Inv: 27422	-1,000.00	-1,000.00	0.00
05/28/2025	Payment	100025	COLEMAN, YOVANOVICH	Inv: 79, Inv: 80, Inv: 81	-2,889.75	-2,889.75	0.00
06/09/2025	Payment	1218	THOMAS BUTLER	Payment of Invoice 000335	-200.00	-200.00	0.00
06/18/2025	Payment	1219	CORKSCREW FARMS CDD	Payment of Invoice 000336	-9,220.55	-9,220.55	0.00
06/09/2025		JE000452	Bank Fees	Bank fees	-35.00	-35.00	0.00
06/09/2025		JE000451	Bank Fees	Bank fees	-35.00	-35.00	0.00
Total Checks					-13,580.30	-13,580.30	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
10/23/2024	Payment	100006	COLEMAN, YOVANOVICH	Inv: 73, Inv: 74			-1,020.25
Total Outstanding Checks							-1,020.25
Outstanding Deposits							
05/20/2024	Payment	BD00001		Deposit No. BD00001			1,019.42
Total Outstanding Deposits							1,019.42

Fifth Order of Business

5C

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2025 to 04/30/2025

(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	1214	04/18/25	THOMAS BUTLER	TB 031825	BOARD 3/18/25	District Counsel	531146-51401	\$200.00
Fund Total								<u>\$200.00</u>

Total Checks Paid	\$200.00
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CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT**Payment Register by Fund**

For the Period from 05/01/2025 to 05/31/2025

(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	100023	05/14/25	GANNETT FLORIDA LOCALIQ	0007038721	REVISED MEETING SCHEDULE AD	AD SERVICES	548002-51301	\$245.36
001	100023	05/14/25	GANNETT FLORIDA LOCALIQ	0006986074	SPECIAL MEETING AD	AD SERVICES	548002-51301	\$211.56
001	100024	05/28/25	GRAU AND ASSOCIATES	27422	FY2024 audit progress payment	Auditing Services	532002-51301	\$1,000.00
001	100025	05/28/25	COLEMAN, YOVANOVICH	79	LEGAL COUNSEL through 2-28-25	District Counsel	531146-51301	\$1,527.00
001	100025	05/28/25	COLEMAN, YOVANOVICH	80	LEGAL COUNSEL through 4-21-25	District Counsel	531146-51301	\$1,283.75
001	100025	05/28/25	COLEMAN, YOVANOVICH	81	LEGAL COUNSEL through 5-16-25	District Counsel	531146-51301	\$79.00
001	1216	05/14/25	U.S. BANK	7627862	TRUSTEE FEE	TRUTEE FEE	531045-51301	\$6,133.63
001	1217	05/27/25	JIMMIE H. WEBB	JW-051925	BOARD 5/19/25	District Counsel	531146-51401	\$200.00
Fund Total								\$10,680.30

SERIES 2016 DEBT SERVICE FUND - 200

200	1215	05/08/25	CORKSCREW FARMS CDD	04032025 - 01	FY25 TAX DIST ID 03.01.25 - 03.31.25	SERIES 2016 FY25 TAX DIST ID 03.01.25 - 03.31.25	103200	\$15,502.84
Fund Total								\$15,502.84

SERIES 2017 DEBT SERVICE FUND - 201

201	1215	05/08/25	CORKSCREW FARMS CDD	04032025 - 01	FY25 TAX DIST ID 03.01.25 - 03.31.25	SERIES 2017 FY25 TAX DIST ID 03.01.25 - 03.31.25	103200	\$19,264.53
Fund Total								\$19,264.53

Total Checks Paid	\$45,447.67
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