

**CORKSCREW FARMS
COMMUNITY DEVELOPMENT DISTRICT**

AUGUST 18, 2025

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA. FL 33067

Corkscrew Farms Community Development District

Board of Supervisors:

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

Staff:

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

Continued Public Hearing and Regular Meeting Agenda Monday, August 18, 2025 – 1:30 p.m.

The Continued 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. Public Comment on Agenda Items

3. Organizational Matters

A. Consideration of Resolution 2025-10, Re-Designation of Officers

4. Public Hearing on Adopting FY2026 Proposed Operations Budget

A. Open Public Hearing on Adopting FY2026 Proposed Operations Budget

B. Staff Presentations

C. Public Comment

D. Consideration of Resolution 2025-11; Adopting the FY2026 Budget

E. Consideration of Resolution 2025-12; Levying Assessments

F. Close Public Hearing on Adopting FY2026 Proposed Budget

5. Business Items

A. ADA Site Compliance Services; Notice of Termination for Convenience

6. Consent Agenda Items

A. Approval of Meeting Minutes (*July 21, 2025 Regular Meeting Minutes*)

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

B. Acceptance of Financials *(July 2025)*

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

D. Consideration of Operations and Maintenance Report *(July 2025)*

7. Staff Reports

A. District Counsel

B. District Engineer

1. District Infrastructure and Facilities Inspections Proposal

C. District Manager

1. Follow-Up Items

8. Supervisor Comments

9. Audience Comments

10. Adjournment

Third Order of Business

3A

RESOLUTION 2025-10

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

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

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

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

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

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

- | | |
|-------------------------|---------------------|
| _____ | Chairman |
| _____ | Vice-Chairman |
| <u>Justin Faircloth</u> | Secretary |
| _____ | Treasurer |
| _____ | Assistant Treasurer |
| _____ | Assistant Secretary |

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

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

ATTEST:

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT

Print Name: _____
Secretary/ Assistant Secretary

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

Fourth Order of Business

4A

Corkscrew Farms
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Approved Proposed Operations Budget

Prepared by:



Corkscrew Farms
Community Development District

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Corkscrew Farms
Community Development District

Operating Budget

Fiscal Year 2026

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

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

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

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

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2025 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2024	\$	65,629
Less: Forecasted Surplus/(Deficit) as of 9/30/2025		(6,165)

Estimated Funds Available - 9/30/2025		59,464
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FISCAL YEAR 2026 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$	59,464
Less: First Quarter Operating Reserve		(27,654) ⁽¹⁾
Less: Designated Reserves for Capital Projects		
Less: Forecasted Surplus/(Deficit) as of 9/30/2026		-

Estimated Remaining Undesignated Cash as of 9/30/2026		31,810
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Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

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

Developer Contributions

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

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

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

EXPENDITURES

Financial and Administrative

Supervisor Fees

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

Onsite Staff

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

District Management

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

Field Management

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

Administration

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

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Financial and Administrative (continued)

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Construction Accounting

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

Financial/Revenue Collections

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

Rentals and Leases

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

Data Storage

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

Accounting Services

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

Dissemination Agent/Reporting

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

Website Administration Services

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

District Engineer

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

District Counsel

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

Trustee Fees

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

EXPENDITURES

Budget Narrative
Fiscal Year 2026

Financial and Administrative (continued)

Auditing Services

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

Postage, Phone, Faxes, Copies

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

Mailings

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

Professional Services – Arbitrage Rebate

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

Legal Advertising

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

Bank Fees

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

Dues, Licenses and Fees

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

Onsite Office Supplies

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

Website ADA Compliance

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

Disclosure Report

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

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Insurance

Insurance-General Liability

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

Public Officials Insurance

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

Property & Casualty Insurance

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

Deductible

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

EXPENDITURES

Utility Services

Electric Utility Services

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

Streetlights

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

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

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

Gas

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

Facility A/C & Heating R&M

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

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Amenity

Pool Monitor

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

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

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

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

Athletic Courts and Field Maintenance

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

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

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

Clubhouse Office Supplies

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

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

EXPENDITURES

Budget Narrative
Fiscal Year 2026

Amenity (Continued)

Entrance Monuments, Gates, Walls R&M

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

Sidewalk, Pavement, Signage R&M

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

Trail/Bike Path Maintenance

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

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

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

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

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

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES

Landscape and Pond Maintenance

R&M – Stormwater System

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

Landscape Maintenance - Contract

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

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

EXPENDITURES

Landscape and Pond Maintenance (Continued)

Budget Narrative
Fiscal Year 2026

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

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

Aquatics – Contract

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

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

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

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

EXPENDITURES

Contingency/Reserves

Contingency

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

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

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

Corkscrew Farms
Community Development District

Debt Service Budgets

Fiscal Year 2026

Series 2016 Bonds
Fiscal Year 2026 Budget

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

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

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

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

Series 2017 Bonds
Fiscal Year 2026 Budget

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

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

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

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

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

Developer Contributions

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

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

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

EXPENDITURES

Debt Service

Principal Debt Retirement

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

Interest Expense

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

Corkscrew Farms
Community Development District

Supporting Budget Schedules

Fiscal Year 2026

SCHEDULE OF ANNUAL ASSESSMENTS

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

Notations:

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

Fourth Order of Business

4D

RESOLUTION 2025-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS OF THE DISTRICT AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, AND REFERENCING THE MAINTENANCE AND BENEFIT SPECIAL ASSESSMENTS TO BE LEVIED BY THE DISTRICT FOR SAID FISCAL YEAR; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2025, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of Corkscrew Farms Community Development District (the “District”), pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget and any proposed long-term financial plan or program of the District for future operations (the “Proposed Budget”) the District filed a copy of the Proposed Budget with the general purpose local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the District further posted the Proposed Budget on its website as required pursuant to Section 189.016, Florida Statutes; and

WHEREAS, the Board set August 18, 2025 as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a) Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes requires that, prior to October 1 of each year, the Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget on a Cash Flow Budget basis, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

WHEREAS, Section 190.021, Florida Statutes provides that the Annual Appropriation Resolution shall also fix the Maintenance Special Assessments and Benefit Special Assessments upon each piece of property within the boundaries of the District benefited, specifically and peculiarly, by the maintenance and/or capital improvement programs of the District, such levy representing the amount of District assessments necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment

bonds, in order for the District to exercise its various general and special powers to implement its single and specialized infrastructure provision purpose; and

WHEREAS, the Board finds and determines that the non-ad valorem special assessments it imposes and levies by this Resolution for maintenance on the parcels of property involved will constitute a mechanism by which the property owners lawfully and validly will reimburse the District for those certain special and peculiar benefits the District has determined are received by, and flow to, the parcels of property from the systems, facilities and services being provided, and that the special and peculiar benefits are apportioned in a manner that is fair and reasonable in accordance with applicable assessment methodology and related case law; and

WHEREAS, the Chair of the Board may designate the District Manager or other person to certify the non-ad valorem assessment roll to the Tax Collector in and for Lee County political subdivision on a compatible electronic medium tied to the property identification number no later than September 15, 2025, so that the Tax Collector may merge that roll with others into the collection roll from which the November tax notice is to be printed and mailed; and

WHEREAS, the proceeds from the collections of these imposed and levied non-ad valorem assessments shall be paid to the District; and

WHEREAS, the Tax Collector, under the direct supervision of the Florida Department of Revenue performs the state work in preparing, mailing out, collecting and enforcing against delinquency the non-ad valorem assessments of the District using the Uniform Collection Methodology for non-ad valorem assessments; and

WHEREAS, if the Property Appraiser and the Tax Collector have adopted a different technological procedure for certifying and merging the rolls, then that procedure must be worked out and negotiated with Board approval through the auspices of the District Manager before there are any deviations from the provisions of Section 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code.

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

Section 1. Recitals. The foregoing recitals are true and correct and are incorporated herein by reference.

Section 2. Budget.

a. The Board has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Treasurer and the District's Local Records Office, and is hereby attached to this Resolution, and hereby approves certain amendments thereto, as referenced herein.

b. The District Manager's Proposed Budget, as amended by the Board, is adopted hereby in accordance with the provisions of Section 190.008(2)(a), Florida Statutes and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be revised subsequently as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2024-2025 and/or revised projections for Fiscal Year 2025-2026.

c. The adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District's Local Records Office in addition to being posted on the District's website as may be required by Florida law and identified as "The Budget for the Corkscrew Farms Community Development District for the Fiscal Year Ending September 30, 2026, as adopted by the Board of Supervisors on August 18, 2025.

Section 3. Appropriations. There is hereby appropriated out of the revenues of the District, for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026 the sum of \$ 1,750,029.00 to be raised by the applicable imposition and levy by the Board of applicable non-ad valorem special assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 93,210.00
DEBT SERVICE FUND (2016)	\$ 738,525.00
DEBT SERVICE FUND (2017)	\$ 918,294.00
Total All Funds	<u>\$ 1,750,029.00</u>

Section 4. Supplemental Appropriations.

The Board may authorize by resolution supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. The Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. The Board may authorize an appropriation from the unappropriated balance of any fund.
- c. The Board may increase any revenue or income budget account to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpended balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand Dollars (\$10,000) or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the applicable department director and the District Manager or Treasurer. The District Manager or Treasurer must establish administrative procedures, which require information on the request forms proving that such transfer requests comply with this section.

Section 5. Maintenance Special Assessment Levy: Fixed and Referenced and to be

Levied by the Board.

a. The Fiscal Year 2025-26 Maintenance Special Assessment Levy (the “Assessment Levy”) for the assessment upon all the property within the boundaries of the District based upon the special and peculiar benefit received and further based upon reasonable and fair apportionment of the special benefit, shall be in accordance with the attached Exhibit “A”, which levy represents the amount of District assessments necessary to provide for payment during the aforementioned budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds. The Assessment Levy shall be distributed as follows:

General Fund O & M \$[See Assessment Levy Resolution 2025- ____]

Debt Service Fund \$[See Assessment Levy Resolution 2025- ____]

b. The designee of the Chair of the Board shall be the Manager or the Treasurer of the District designated to certify the non-ad valorem assessment roll to the Tax Collector in and for the Lee County political subdivision, in accordance with applicable provisions of State law (Chapters 170, 190 and 197, Florida Statutes) and applicable rules (Rule 12D-18, Florida Administrative Code) which shall include not only the maintenance special assessment levy but also the total for the debt service levy, as required by and pursuant to law.

Section 6. Effective Date. This Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED at a meeting of the Board of Supervisors of Corkscrew Farms Community Development District this 18th day of August 2025.

**CORKSCREW FARMS COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Secretary/Assistant Secretary

Chairman/Vice Chairman

Fourth Order of Business

4E

RESOLUTION 2025-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT LEVYING AND IMPOSING NON AD VALOREM MAINTENANCE SPECIAL ASSESSMENTS FOR THE CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT AND CERTIFYING AN ASSESSMENT ROLL FOR FISCAL YEAR 2025/2026; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Corkscrew Farms Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, the District is located in Lee County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired certain public improvements within the District and provides certain services in accordance with Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s general fund budget for Fiscal Year 2025/2026 attached hereto as Exhibit “A” and incorporated by reference herein (“Operations and Maintenance Budget”); and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Operations and Maintenance Budget for Fiscal Year 2025/2026; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefited lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously levied special assessments for debt service, which the District desires to collect on the tax roll pursuant to the Uniform Method and which is also indicated on Exhibit “A”; and

WHEREAS, the District has previously authorized and evidenced its intention to utilize the Uniform Method; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, the Board finds that the District's total Operations and Maintenance special assessments, taking into consideration other revenue sources during Fiscal Year 2025/2026 (defined as October 1, 2025, through September 30, 2026, will amount to \$93,210.00 (net); and

WHEREAS, the Board finds that the non-ad valorem special assessments it levies and imposes by this resolution for operation and maintenance on the parcels of property involved will reimburse the District for certain special and peculiar benefits received by the property flowing from the maintenance of the improvements, facilities and services apportioned in a manner that is fair and reasonable, in accordance with the applicable assessment methodology as adopted by the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

Section 1. Recitals. The foregoing recitals are true and correct and incorporated herein by reference.

Section 2. Benefit. The Board finds that the provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the Assessments (as defined below). The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B".

Section 3. Assessment Imposition. A special assessment for operations and maintenance as provided for in Chapter 190, Florida Statutes is hereby imposed and levied on the benefitted lands within the District in accordance with Exhibits "A" and "B" (the "Assessments"). The lien of the Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 4. Collection. The collection of the Assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. Further, the

collection of the Assessments will be together with the collection of all other debt service non-ad valorem assessments, if any, which have been levied and certified by the District. The District shall also collect its previously levied debt service assessment pursuant to the Uniform Method, in the amounts as indicated on Exhibits "A" and "B."

Section 5. Assessment Roll. The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District. The Chairperson of the Board designates the District Manager to perform the certification duties. A copy of this Resolution shall be transmitted to the proper public officials so that its purpose and effect may be carried out in accordance with law.

Section 6. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property tax roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property tax roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the property tax roll in the District records.

Section 7. Conflict. All Resolutions, sections or parts of sections of any Resolutions or actions of the Board in conflict are hereby repealed to the extent of such conflict.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of the District.

{Remainder of page intentionally left blank. Signatures appear on next page.}

PASSED AND ADOPTED at a meeting of the Board of Supervisors of Corkscrew Farms Community Development District this 18th day of August, 2025.

**CORKSCREW FARMS COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Secretary/Assistant Secretary

Chairman/Vice Chairman

Fifth Order of Business

5A

B. Radcliff

AudioEye, Inc.
5210 E Williams Circle Suite 750
Tucson, AZ 85711

June 4, 2025

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

Re: ADA Site Compliance Services; Notice of Termination for Convenience

To Whom it May Concern:

As you may know, ADA Site Compliance was recently acquired by AudioEye (collectively, "Service Provider"). As part of this transition, we're winding down the web development services previously offered by ADASC.

We know how important it is to keep your site running smoothly, so we've partnered with The Web Guys to provide web development services. They're integrated with AudioEye, so you can continue to improve your site's accessibility and protect your business. You can contact them here:

Chad Frazell
cf@the-web-guys.com
317-289-5675

If you choose to work with a different provider, we'd still love to support your accessibility needs through the AudioEye Marketplace.

This letter serves as notification of termination of your contract with Service Provider dated October 26th, 2018, including the underlying Master Services Agreement (collectively, the "Contract"). Termination will become effective on August 30th, 2025. On such date, Service Provider will cease all work under the Contract. A refund will be provided for the unused portion of your services term.

This letter complies with the minimum notice period required by the Contract. Nothing in this letter constitutes an admission of any liability by Service Provider, and Service Provider denies any such deficiency or liability. By this correspondence, Service Provider expressly does not waive any rights, remedies, or privileges available to it under the Contract and under applicable law.

If you have any questions or need guidance through this transition, we're here to help.

Best,

John Shaft
Senior Corporate Counsel
AudioEye, Inc.

Sixth Order of Business

6A

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A. FY2026 Budget Discussion

On MOTION by Ms. Barrett seconded by Mr. Butler, with all in favor, Resolution 2025-08; Resetting the Public Hearing for the Fiscal Year 2026 Budget, as presented, was adopted. 4-0

FOURTH ORDER OF BUSINESS Business Items

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

The following is the Fiscal Year 2026 Meeting schedule:

- 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.

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

On MOTION by Mr. Webb seconded by Ms. Shanley, with all in favor, Resolution 2025-09; Setting the FY2026 Meeting Schedule, as detailed above, was adopted. 4-0

B. Acceptance of FY2024 Audit

Mr. Faircloth explained, the District is required to have an annual audit completed, and noted, the audit for Fiscal Year 2024 was a clean audit with no findings.

On MOTION by Mr. Butler seconded by Ms. Barrett, with all in favor, Fiscal Year 2024 Audit, was accepted. 4-0

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

78 Mr. Faircloth explained the need for the Board to adopt goals and objectives to be in
79 compliance with HB7013, and that he previously reviewed and could not find where the Board had
80 adopted such goals and objectives. Discussion on the memo ensued.

81 The Board requested Mr. Barraco provide proposals at the next meeting to ensure the
82 District complies with Goal & Objective 2.1.

83
84 On MOTION by Mr. Butler seconded by Ms. Barrett, with all in favor,
85 HB7013–Special Districts Performance Measures and Standards Memo,
86 with the change that objective and standard for Goal 1.1 would be two
87 (2) meetings per year, was accepted. 4-0

88
89 **FIFTH ORDER OF BUSINESS** **Consent Agenda**

- 90 **A. Approval of Meeting Minutes**
 - 91 **i. August 21, 2024 Public Hearing & Regular Meeting Minutes**
 - 92 **ii. May 19, 2025 Regular Meeting Minutes**
- 93 **B. Acceptance of Financials**
 - 94 **i. April 2025**
 - 95 **ii. May 2025**
 - 96 **iii. June 2025**
- 97 **C. Acceptance of the Check Registers**
 - 98 **i. April 2025**
 - 99 **ii. May 2025**

100
101 On MOTION by Ms. Barrett seconded by Mr. Butler, with all in favor,
102 the Consent Agenda, was approved. 4-0

103
104 **SIXTH ORDER OF BUSINESS** **Staff Reports**

105 **A. District Counsel**

106 Ms. Magaldi reminded supervisors to complete their ethics training as required by
107 December 31, 2025. The Board requested Mr. Faircloth circulate the ethics memo from Mr.
108 Urbancic.

109 **B. District Engineer**

110 There being no report, the next item followed.

111 **C. District Manager**

112 Mr. Faircloth inquired if the Board would like to have agendas posted to the website if
113 they were not already posted. The Board was in agreement to have agenda packets included on the
114 Districts’ website.

115
116 **SEVENTH ORDER OF BUSINESS** **Supervisor Comments**
117 There were no comments from Supervisors, but Mr. Faircloth opened the meeting for
118 audience comments. Residents inquired about the CDD, its assets, and purpose, the bonds, and
119 communication with residents.

120
121 **EIGHTH ORDER OF BUSINESS** **Adjournment**
122 There being no further business,

123
124 On MOTION by Mr. Butler seconded by Mr. Barrett, with all in favor,
125 the meeting was adjourned at 2:49 pm. 4-0

126
127
128
129 _____
130 Justin Faircloth
District Manager

_____ Eileen Henrietta Barrett
Chairperson

Sixth Order of Business

6B

Corkscrew Farms Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2025

Prepared by:



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

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
 As of July 31, 2025
 (In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2016		SERIES 2017		SERIES 2017		TOTAL
	GENERAL FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
ASSETS							
Cash - Operating Account	\$ 83,417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83,417
Cash in Transit	-	20,498	15,699	-	-	-	36,197
Due From Other Funds	717	7,535	-	3	-	-	8,255
Investments:							
Prepayment Account	-	10,217	9,586	-	-	-	19,803
Reserve Fund	-	554,232	688,569	-	-	-	1,242,801
Revenue Fund	-	694,210	743,442	-	-	-	1,437,652
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	\$ 84,134	\$ 1,286,692	\$ 1,457,296	\$ 3	\$ 22,459,733	\$ 23,784,943	\$ 49,072,801
LIABILITIES							
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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	-	-	8,255	-	-	-	8,255
TOTAL LIABILITIES	4,703	-	8,255	-	-	23,784,944	23,797,902

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
 As of July 31, 2025
(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	SERIES 2017 DEBT SERVICE FUND	SERIES 2017	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
				CAPITAL PROJECTS FUND			
<u>FUND BALANCES</u>							
Restricted for:							
Debt Service	-	1,286,692	1,449,041	-	-	-	2,735,733
Capital Projects	-	-	-	3	-	-	3
Unassigned:	79,431	-	-	-	22,459,733	(1)	22,539,163
TOTAL FUND BALANCES	79,431	1,286,692	1,449,041	3	22,459,733	(1)	25,274,899
TOTAL LIABILITIES & FUND BALANCES	\$ 84,134	\$ 1,286,692	\$ 1,457,296	\$ 3	\$ 22,459,733	\$ 23,784,943	\$ 49,072,801

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ 95,415	\$ 2,205	102.37%
TOTAL REVENUES	93,210	95,415	2,205	102.37%
<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	6,886	2,614	72.48%
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	68,117	15,127	81.83%
<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	81,614	11,596	87.56%
Excess (deficiency) of revenues				
Over (under) expenditures	-	13,801	13,801	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		65,630		
FUND BALANCE, ENDING		\$ 79,431		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 35,784	\$ 35,784	0.00%
Special Assmnts- Tax Collector	738,525	758,529	20,004	102.71%
Special Assmnts- CDD Collected	-	17,513	17,513	0.00%
TOTAL REVENUES	738,525	811,826	73,301	109.93%
<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	-	59,220	59,220	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,227,472		
FUND BALANCE, ENDING		\$ 1,286,692		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 53,241	\$ 53,241	0.00%
Special Assmnts- Tax Collector	918,294	942,582	24,288	102.64%
TOTAL REVENUES	918,294	995,823	77,529	108.44%
<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	-	39,042	39,042	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,409,999		
FUND BALANCE, ENDING		\$ 1,449,041		

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

Bank Account Statement

Monday, August 11, 2025

Corkscrew Farms CDD

Page 1

Bank Account No. 5580
Statement No. 07_25

Statement Date 07/31/2025

G/L Account No. 101001 Balance	83,416.63	Statement Balance	90,311.44
		Outstanding Deposits	1,019.42
Positive Adjustments	0.00		
Subtotal	83,416.63	Subtotal	91,330.86
Negative Adjustments	0.00	Outstanding Checks	-7,914.23
Ending G/L Balance	83,416.63	Ending Balance	83,416.63

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
07/11/2025	Payment	BD00008	Special Assmnts-Tax Collector	Deposit No. BD00008	7,069.44	7,069.44	0.00
Total Deposits					7,069.44	7,069.44	0.00
Checks							
							0.00
07/03/2025	Payment	100026	INFRAMARK LLC	Inv: 147048, Inv: 148993,	-9,924.99	-9,924.99	0.00
07/03/2025	Payment	100027	COLEMAN, YOVANOVICH	Inv: 82	-477.50	-477.50	0.00
07/08/2025	Payment	1220	CORKSCREW FARMS CDD	Payment of Invoice 000341	-7,805.46	-7,805.46	0.00
07/23/2025	Payment	1222	JIMMIE H. WEBB	Payment of Invoice 000344	-200.00	-200.00	0.00
Total Checks					-18,407.95	-18,407.95	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
10/23/2024	Payment	100006	COLEMAN, YOVANOVICH	Inv: 73, Inv: 74			-1,020.25
07/23/2025	Payment	1221	CORKSCREW FARMS CDD	Payment of Invoice 000342			-6,693.98
07/23/2025	Payment	1223	THOMAS BUTLER	Payment of Invoice 000343			-200.00
Total Outstanding Checks							-7,914.23
Outstanding Deposits							
05/20/2024	Payment	BD00001		Deposit No. BD00001			1,019.42
Total Outstanding Deposits							1,019.42

Sixth Order of Business

6C

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2025 to 07/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100026	07/03/25	INFRAMARK LLC	147048	4/1/25 Inframark - Managment Services for April 2025	4/1/25 Inframark - Managment Services - Dissemination Services	531142-51301	\$350.00
001	100026	07/03/25	INFRAMARK LLC	147048	4/1/25 Inframark - Managment Services for April 2025	4/1/25 Inframark - Managment Services	531150-51301	\$2,833.33
001	100026	07/03/25	INFRAMARK LLC	147048	4/1/25 Inframark - Managment Services for April 2025	4/1/25 Inframark - Managment Services - Web Admin	549936-51301	\$125.00
001	100026	07/03/25	INFRAMARK LLC	148993	4/1/25 Inframark - Managment Services - May 2025	4/1/25 Inframark - Managment Services - Disseminaiton Services	531142-51301	\$350.00
001	100026	07/03/25	INFRAMARK LLC	148993	4/1/25 Inframark - Managment Services - May 2025	4/1/25 Inframark - Managment Services	531150-51301	\$2,833.33
001	100026	07/03/25	INFRAMARK LLC	148993	4/1/25 Inframark - Managment Services - May 2025	4/1/25 Inframark - Managment Services - Web Admin	549936-51301	\$125.00
001	100026	07/03/25	INFRAMARK LLC	150735	6/1/25 Inframark - Managment Services	6/1/25 Inframark - Managment Services - Disseminaiton Services	531142-51301	\$350.00
001	100026	07/03/25	INFRAMARK LLC	150735	6/1/25 Inframark - Managment Services	District Manager	531150-51301	\$2,833.33
001	100026	07/03/25	INFRAMARK LLC	150735	6/1/25 Inframark - Managment Services	6/1/25 Inframark - Managment Services - Website	549936-51301	\$125.00
001	100027	07/03/25	COLEMAN, YOYANOVICH	82	6/18/25 CYK - Legal Services through 5/21/25	District Counsel	531146-51301	\$477.50
001	1222	07/23/25	JIMMIE H. WEBB	JW-072125	BOARD 7/21/25	Supervisor Fees	511100-51301	\$200.00
001	1223	07/23/25	THOMAS BUTLER	TB-072125	BOARD 7/21/25	Supervisor Fees	511100-51301	\$200.00
							Fund Total	\$10,802.49
<hr/>								
SERIES 2016 DEBT SERVICE FUND - 200								
200	1220	07/08/25	CORKSCREW FARMS CDD	06112025-01	FY25 TAX DIST ID	SERIES 2016 FY25 TAX DIST ID	103200-51301	\$3,480.47
200	1221	07/23/25	CORKSCREW FARMS CDD	07112025-01	FY25 TAX DIST ID 06.01-06.30.25	SERIES 2016 FY25 TAX DIST ID 06.01.25 - 06.30.25	103200	\$2,984.86
							Fund Total	\$6,465.33
<hr/>								
SERIES 2017 DEBT SERVICE FUND - 201								
201	1220	07/08/25	CORKSCREW FARMS CDD	06112025-01	FY25 TAX DIST ID	SERIES 2017 FY25 TAX DIST ID	103200-51301	\$4,324.99
201	1221	07/23/25	CORKSCREW FARMS CDD	07112025-01	FY25 TAX DIST ID 06.01-06.30.25	SERIES 2017 FY25 TAX DIST ID 06.01.25 - 06.30.25	103200	\$3,709.12
							Fund Total	\$8,034.11
<hr/>								
							Total Checks Paid	\$25,301.93

Sixth Order of Business

6D

CORKSCREW FARMS CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	4/1/2025	147048	\$350.00		4/1/25 Inframark - Managment Services - Dissemination Services
INFRAMARK LLC	4/1/2025	147048	\$2,833.33		4/1/25 Inframark - Managment Services
INFRAMARK LLC	4/1/2025	147048	\$125.00	\$3,308.33	4/1/25 Inframark - Managment Services - Web Admin
INFRAMARK LLC	5/2/2025	148993	\$350.00		4/1/25 Inframark - Managment Services - Disseminaiton Services
INFRAMARK LLC	5/2/2025	148993	\$2,833.33		4/1/25 Inframark - Managment Services
INFRAMARK LLC	5/2/2025	148993	\$125.00	\$3,308.33	4/1/25 Inframark - Managment Services - Web Admin
INFRAMARK LLC	6/1/2025	150735	\$350.00		6/1/25 Inframark - Managment Services - Disseminaiton Services
INFRAMARK LLC	6/1/2025	150735	\$2,833.33		6/1/25 Inframark - Managment Services
INFRAMARK LLC	6/1/2025	150735	\$125.00	\$3,308.33	6/1/25 Inframark - Managment Services - Website
Monthly Contract Subtotal			\$9,924.99	\$9,924.99	
Regular Services					
COLEMAN, YOVANOVICH	6/18/2025	82	\$477.50	\$477.50	6/18/25 CYK - Legal Services through 5/21/25
JIMMIE H. WEBB	7/21/2025	JW-072125	\$200.00	\$200.00	BOARD 7/21/25
THOMAS BUTLER	7/21/2025	TB-072125	\$200.00	\$200.00	BOARD 7/21/25
Regular Services Subtotal			\$877.50	\$877.50	
Additional Services					
CORKSCREW FARMS CDD	6/11/2025	06112025-01	\$3,480.47		SERIES 2016 FY25 TAX DIST ID
CORKSCREW FARMS CDD	6/11/2025	06112025-01	\$4,324.99	\$7,805.46	SERIES 2017 FY25 TAX DIST ID
CORKSCREW FARMS CDD	7/11/2025	07112025-01	\$2,984.86		SERIES 2016 FY25 TAX DIST ID 06.01.25 - 06.30.25
CORKSCREW FARMS CDD	7/11/2025	07112025-01	\$3,709.12	\$6,693.98	SERIES 2017 FY25 TAX DIST ID 06.01.25 - 06.30.25
Additional Services Subtotal			\$14,499.44	\$14,499.44	
TOTAL			\$25,301.93		



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

147048

DATE

4/1/2025

BILL TO

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

CUSTOMER ID

C2294

NET TERMS

Net 30

PO#**DUE DATE**

5/1/2025

Services provided for the Month of: April 2025

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

Subtotal	\$3,308.33
Tax	\$0.00
Total Due	\$3,308.33

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

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

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

148993

DATE

5/2/2025

BILL TO

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

CUSTOMER ID

C2294

NET TERMS

Net 30

PO#**DUE DATE**

6/1/2025

Services provided for the Month of: May 2025

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

Subtotal	\$3,308.33
Tax	\$0.00
Total Due	\$3,308.33

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

150735

DATE

6/1/2025

BILL TO

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

CUSTOMER ID

C2294

NET TERMS

Net 30

PO#**DUE DATE**

7/1/2025

Services provided for the Month of: June 2025

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

Subtotal	\$3,308.33
Tax	\$0.00
Total Due	\$3,308.33

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

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

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

Page: 1
 June 18, 2025

File No: 6677-001M
 Statement No: 82

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

Attn: Teresa Farlow

Gen Rep

SENT VIA EMAIL TO: inframarkcms@payableslockbox.com

Previous Balance \$3,409.50

Fees

			Hours	
05/02/2025	GLU	Review and respond to email correspondence from District Manager' office; draft initial budget adoption resolution	0.70	276.50
05/19/2025	MEM	Preparation for and attendance at May Board of Supervisors meeting	0.30	82.50
05/20/2025	GLU	Draft email correspondence to Bryan Radcliff on requested memo; Review and respond to email correspondence from District Manager's office regarding assessment resolutions	0.20	79.00
05/21/2025	GLU	Review and respond to email correspondence from District Manager's office regarding assessment increase	0.10	39.50
		Professional Fees through 06/18/2025	1.30	477.50

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Gregory L. Urbancic	1.00	\$395.00	\$395.00
Meagan E. Magaldi	0.30	275.00	82.50

Total Current Work 477.50

Payments

06/10/2025	Fee payment received ck # 100025 Corkscrew Farms CDD	-1,527.00
06/10/2025	Fee payment received ck # 100025 Corkscrew Farms CDD	-1,283.75
06/10/2025	Fee payment received ck # 100025 Corkscrew Farms CDD	-79.00
	Total Payments	-2,889.75
	Balance Due (includes previous balance, if any)	<u>\$997.25</u>



DISTRICT SERVICES

This is the meeting of the Board of Supervisors of the Corkscrew Farms CDD
Community Development District. This meeting is being held today,

July 21 2025 at 1:30 a.m. p.m.

B.O.S

Staff

- *Eileen Barrett Chairman
- Nick Casalanguida Vice Chair
- Thomas Butler Assistant Secretary
- Janet Shanley Assistant Secretary
- Jimmie Webb Assistant Secretary

- Justin Faircloth District Manager
- Greg Urbancic District Counsel
- Carl Barraco District Engineer
- Frank Savage Barraco & Associa
- *Meagan Magaldi Coleman Yovanovi
- _____ (Fillable)
- _____ (Fillable)
- _____ (Fillable)

**Use an asterisk to indicate participation through teleconference.*

District Manager Notes for Meeting

Agenda #	Notes & Motions
1	As noted above along with residents. M/Butler S/Shanley - All. Authorizing Ms. Barrett to attend and vote remotely.
2	Residents commented on the FY2026 budget, the notice to owners regarding the FY2026 budget public hearing, the agenda, and the CDD. Mr. Faircloth introduced himself to the community and noted this was his first meeting as the district manager. Mr. Faircloth noted the proposed increase to the
3	M/Barret S/Butler - All. As presented.
4A	M/Webb S/Shanley - All. As presented.

4B	Mr. Faircloth explained the District is required to have an annual audit completed and noted the audit for FY2024 was a clean audit with no findings. M/Butler S/Barrett - All. Accepting the FY2024 audit.
4C	Mr. Faircloth explained the need for the board to adopt goals and objectives to be in compliance with HB7013, and that he previously reviewed and could not find where the board had adopted such goals and objectives. Discussion on the memo ensued.
5	M/Barrett S/Butler - As presented.
6A	Ms. Magaldi reminded supervisors to complete their ethics training as required by 12/31/25. The board requested Mr. Faircloth circulate the ethics memo from the attorney.
6B	N/A.
6C	Mr. Faircloth inquired if the board would like to have agendas posted to the website if they were not already posted. The board was in agreement to have agenda packets included on the District's website.
7	There were no comments from supervisors, but Mr. Faircloth opened the meeting for audience comments. Residents inquired about the CDD, its assets, and purpose, the bonds, and communication with residents.
8	M/ Butler S/ Barrett - All. Meeting ended at 2:49 P.M.



DISTRICT SERVICES

This is the meeting of the Board of Supervisors of the Corkscrew Farms CDD Community Development District. This meeting is being held today,

July 21 2025 at 1:30 a.m. p.m.

B.O.S

Staff

- *Eileen Barrett Chairman
- Nick Casalanguida Vice Chair
- Thomas Butler Assistant Secretary
- Janet Shanley Assistant Secretary
- Jimmie Webb Assistant Secretary

- Justin Faircloth District Manager
- Greg Urbancic District Counsel
- Carl Barraco District Engineer
- Frank Savage Barraco & Associa
- *Meagan Magaldi Coleman Yovanovi
- _____ (Fillable)
- _____ (Fillable)
- _____ (Fillable)

**Use an asterisk to indicate participation through teleconference.*

District Manager Notes for Meeting

Agenda #	Notes & Motions
1	As noted above along with residents. M/Butler S/Shanley - All. Authorizing Ms. Barrett to attend and vote remotely.
2	Residents commented on the FY2026 budget, the notice to owners regarding the FY2026 budget public hearing, the agenda, and the CDD. Mr. Faircloth introduced himself to the community and noted this was his first meeting as the district manager. Mr. Faircloth noted the proposed increase to the
3	M/Barret S/Butler - All. As presented.
4A	M/Webb S/Shanley - All. As presented.

4B	Mr. Faircloth explained the District is required to have an annual audit completed and noted the audit for FY2024 was a clean audit with no findings. M/Butler S/Barrett - All. Accepting the FY2024 audit.
4C	Mr. Faircloth explained the need for the board to adopt goals and objectives to be in compliance with HB7013, and that he previously reviewed and could not find where the board had adopted such goals and objectives. Discussion on the memo ensued.
5	M/Barrett S/Butler - As presented.
6A	Ms. Magaldi reminded supervisors to complete their ethics training as required by 12/31/25. The board requested Mr. Faircloth circulate the ethics memo from the attorney.
6B	N/A.
6C	Mr. Faircloth inquired if the board would like to have agendas posted to the website if they were not already posted. The board was in agreement to have agenda packets included on the District's website.
7	There were no comments from supervisors, but Mr. Faircloth opened the meeting for audience comments. Residents inquired about the CDD, its assets, and purpose, the bonds, and communication with residents.
8	M/ Butler S/ Barrett - All. Meeting ended at 2:49 P.M.

CORKSCREW FARMS CDD

DISTRICT CHECK REQUEST

Today's Date	<u>6/11/2025</u>
Payable To	<u>Corkscrew Farms CDD</u>
Check Amount	<u>\$3,480.47</u>
Check Description	<u>Series 2016 - FY 25 Tax Dist. ID</u>
Check Amount	<u>\$4,324.99</u>
Check Description	<u>Series 2017 - FY 25 Tax Dist. ID</u>
Special Instructions	<u>Do not mail. Please give to Eric</u>

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

ERIC
Authorization

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

CORKSCREW FARMS CDD

DISTRICT CHECK REQUEST

Today's Date	<u>7/11/2025</u>
Payable To	<u>Corkscrew Farms CDD</u>
Check Amount	<u>\$2,984.86</u>
Check Description	<u>Series 2016 - FY 25 Tax Dist. ID 6.1.6.30.25</u>
Check Amount	<u>\$3,709.12</u>
Check Description	<u>Series 2017 - FY 25 Tax Dist. ID 6.1.6.30.25</u>
Special Instructions	<u>Do not mail. Please give to Eric</u>

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

ERIC

Authorization

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

CORKSCREW FARMS CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2025, TAX YEAR 2024

	Dollar Amounts	Fiscal Year 2025 Percentages	
Net O&M	99,159.57	5.311%	0.053100
Net DS 16	788,297.87	42.222%	0.422200
Net DS 17	979,574.47	52.467%	0.524700
Net Total	1,867,031.91	100%	100%

96%

200

201

Date Received	Amount Received	5.31%	5.31%	42.22%	42.22%	52.47%	52.47%	Proof	Distribution Number & Date Transferred	Payments / CDD check #
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2016 Debt Service Revenue	Rounded 2016 Debt Service Revenue	Raw Numbers 2017 Debt Service Revenue	Rounded 2017 Debt Service Revenue			
11/12/2024	13,911.11	738.83	738.83	5,873.55	5,873.55	7,298.73	7,298.73	-	200	1208
11/26/2024	211,377.50	11,226.43	11,226.43	89,247.77	89,247.77	110,903.30	110,903.30	-	204	1205
12/23/2024	97,293.06	5,167.31	5,167.31	41,079.06	41,079.06	51,046.69	51,046.69	-	211	1205
12/8/2024	1,307,229.48	69,428.01	69,428.01	551,938.19	551,938.19	685,863.27	685,863.27	0.01	207	1205
1/15/2025	41,478.23	2,202.94	2,202.94	17,512.93	17,512.93	21,762.36	21,762.36	-	214	1206
2/7/2025	40,615.89	2,157.14	2,157.14	17,148.83	17,148.83	21,309.91	21,309.91	0.01	1.1.25-1.31.25	1209
3/1/2025	22,852.15	1,213.70	1,213.70	9,648.63	9,648.63	11,989.82	11,989.82	-	2.1-2.28.25	1213
4/3/2025	36,717.47	1,950.09	1,950.09	15,502.84	15,502.84	19,264.53	19,264.53	0.01	3.1-3.31.25	1215
5/15/2025	9737 27/37	517.18	517.18	4,111.46	4,111.46	5,109.09	5,109.09	-		
6/11/2025	8,243.27	437.81	437.81	3,480.47	3,480.47	4,324.99	4,324.99	-		
7/11/2025	7,069.44	375.46	375.46	2,984.86	2,984.86	3,709.12	3,709.12	-	6.1.6.30.25	
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
TOTAL	1,796,525.33	95,414.91	95,414.91	758,528.60	758,528.59	942,581.82	942,581.81	0.02		
Net Total on Roll	1,867,031.91		99,159.57		788,297.87		979,574.47	-		
Collection Surplus / (Deficit)	(70,506.58)		(3,744.66)		(29,769.28)		(36,992.66)			

Seventh Order of Business

7B

Archived: Tuesday, August 12, 2025 11:22:41 AM

From: [Frank Savage](#)

Sent: Mon, 11 Aug 2025 20:10:40 +0000ARC

To: [Faircloth, Justin Dattler, Kelly](#)

Cc: [Rachel Wright](#) [Carl A. Barraco](#) [Doug Tarn](#)

Subject: RE: CFCDD-Updated Goals & Objectives - HB7013

Sensitivity: Normal

Good afternoon, Justin and Kelly,

The following scope of services is provided to the Corkscrew Farms CDD to satisfy the inspection requirements of Section 2.1 of the Goals and Objectives adopted by the CDD in accordance with the requirements established by HB7013 for the fiscal year ending September 30, 2025.

As referenced during the most recent Board of Supervisors (BOS) meeting, the ideal timing for a more thorough inspection of the surface water management system (SWMS) is when the conditions are dry and the water levels are low, therefore it is our recommendation to proceed with Option 1 for this fiscal year, with a more comprehensive inspection (Option 2 or Option 3) considered in the future, however for the purpose of board discussion, we are outlining each of the three options available for consideration.

Option 1: *Inspect all control structures and basin interconnects to verify appropriate drainage conditions at all intended outfalls within the SWMS. Summarize findings in inspection memorandum for BOS consideration. The cost estimated to perform these services is \$3,500.*

Option 2: *Inspect all lake banks and detention areas, including primary storm sewer interconnects within each basin of the SWMS. Create erosion maps and associated reports with prioritization and order of magnitude cost estimates for BOS consideration. The cost estimated to perform these services is \$12,500.*

Option 3: *Comprehensive inspection of entire SWMS, including all components outlined in above Options 1 and 2, as well as the following: perimeter berms, swales, all storm sewer, any additional stormwater related facilities. Cost estimate to be provided upon request.*

Consistent with the other CDDs we support, it is our understanding any of these options can be authorized by the BOS under our existing agreement with the CDD as the District Engineer on an hourly, time and material basis. Should a more formal agreement be desired by the CDD, we can gladly provide, please just let us know.

Frank Savage
Senior Project Manager
Barraco and Associates, Inc.
Civil Engineers ~ Land Surveyors ~ Planners
2271 McGregor Boulevard, Suite 100
Fort Myers, FL 33901
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